

# HOME

## Program Overview



Richland County, South Carolina  
(HOME)

**Richland County, SC**  
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\*These guidelines are neither intended to be all-inclusive but condensed guidelines for the overall program. Additional information can be requested to determine compliance and eligibility.

Richland County is issuing this Notice of Funding Availability (NOFA) for the allocation of its HOME Investment Partnership (HOME) for Federal Fiscal Year FY 2022. The federal funds are entitlement funds allocated to the County through the U.S. Department of Housing and Urban Development (HUD). Richland County intends to allocate a portion of HOME funds for programs that serve very low- to low-income residents of Richland County and to non-profit or private developers for construction activities. HOME applications will only be accepted for affordable housing

The HOME program was established by Congress to address affordable housing needs under Title II of the Cranston-Gonzalez National Affordable Housing Act, as amended. Final HOME Rule and Regulations may be found at 24 CFR Part 92. : The program was established by Congress to address affordable housing needs under Title II of the Cranston-Gonzalez National Affordable Housing Act, as amended. Final HOME Rule and Regulations may be found at 24 CFR Part 92. For more information go to: <https://www.hudexchange.info/resource/2333/24-cfr-part-92-homeinvestment-partnerships-program-final-rule/>

Applications must be for projects that will have a direct impact on very low- to moderate-income residents living within Richland County exclusive of the City of Columbia and incorporated municipalities in the County.

The primary objective is to fund projects and activities that are consistent with locally developed CDBG Program Priorities and to address the federal/local Consolidated Plan objectives. The purpose of HOME Funds are to Provide decent, affordable housing to very low, low, and moderate-income households;

Expand the capacity of nonprofit housing providers; Strengthen the ability of state and local government to provide housing; and Leverage private sector participation.

Available Richland County CDBG funding is currently \$868,030. There is a 25% match requirement. **Applications must be submitted by 4:30 pm on Thursday, November 10<sup>th</sup> 2022.**

The HOME regulations allow the use of grant funds for a wide range of projects including, but not limited to:

- CHDO Set-Aside funds- HOME funds will be used to assist a CHDO to increase the number of affordable housing units in the HOME Consortium for owners and renters by assisting with acquisition, soft costs, construction, and rehabilitation.
- Housing Construction/Rehabilitation HOME funds will be used to assist in the development of affordable housing for owners and renters by assisting with acquisition, soft costs, construction, and rehabilitation.
- HOME funds will be used to assist in the development of affordable housing in the HOME Consortium for owners and renters by assisting with acquisition, soft costs, construction, and rehabilitation.

The following Applicants are eligible:

- Community Housing Development Organizations (CHDOs), non-profit development organizations meeting the requirements at 24 CFR Part 92.2 and CPD Notice 97-11
- Subrecipients, a public agency or non-profit organization
- Developers, Owners, and Sponsors of affordable housing, either non-profit or for-profit entities. For-profit entities that partner with a non-profit developer or certified CHDO are preferred. For-profit entities not partnering with a non-profit may apply.

Examples of eligible Activities:

- Owner Occupied Housing Rehabilitation
- Down Payment and Closing Costs Assistance
- New Construction of Rental /Homeownership

### **Environmental Reviews**

Richland County is required to conduct an Environmental Review for each Activity. This program requires 24 CFR Part 58 environmental review prior to committing any federal funding to the project.

An environmental review is the process of reviewing a project and its potential environmental impacts to determine whether it meets federal, state, and local environmental standards. The environmental review process is required for all HUD-assisted projects to ensure that the proposed project does not negatively affect the surrounding environment and that the property site itself will not have an adverse environmental or health effect on end users. Not every project is subject to a full environmental review (i.e., every project's environmental impact must be examined, but the extent of this examination varies), but every project must be in compliance with the National Environmental Policy Act (NEPA) and other related Federal and state environmental laws.

**For eligible HOME activities:**

Please click [here](#).

**Client Eligibility & Required Beneficiary Documentation**

Each Subrecipient is required to maintain documentation on clients benefiting from activities and programs funded through the HOME program. As a condition of receiving the HUD grant, Richland County, and in turn the Subrecipient, must certify that low- and moderate-income persons are being served. HUD also requires information on the race, gender, and ethnic background of the clients, how many are female heads of households, their residency in Richland County, and how many are very- low income.

Richland County Community Development staff and HUD must also have access to the names and addresses of the clients. Any information regarding applicants for services funded through federal monies shall be held in strict confidence.

<b>HUD Income Limits 2022 Columbia SC (Richland County ) Metro FMR Area</b>								
<b># Of Persons in Household</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>
<b>80% Limits</b>	45,150	51,600	58,050	64,500	69,700	74,850	80,000	85,150
<b>50% Limits</b>	28,250	32,250	36,300	40,300	43,550	46,750	50,000	53,200
<b>30 % Limits</b>	16,950	19,400	23,030	27,750	32,470	37,190	41,910	46,630

**Subrecipient Orientation:** A **mandatory** orientation for Subrecipients will be held on October 19, 2022. At least two representatives from each Subrecipient program must attend (ex: program specialist, chief fiscal officer, a representative of the Board of Directors, etc.) The orientation is to educate Subrecipient organizations about the basic rules under which all HOME activities must operate and provides an opportunity to establish clear expectations with respect to performance standards, policies, and procedures.

**Mandatory Trainings:** Additional mandatory trainings may take place throughout the program year if deemed necessary by the Richland County or HUD.

**Program Performance Required Documentation:**

Agencies will be expected to submit progress reports quarterly via Neighborly. **Quarterly Reports are due by 5pm on the 15<sup>th</sup> of each quarter.**

**All applicants must submit the following documents:**

**Required Documentation**

- Complete application with **all** questions completed. *If an area does not apply, state N/A, do not leave a question blank.*
- Articles of Incorporation and Bylaws
- Current List of Board of Directors
- Certified Organization Audit/Financial Statements of most recent year
  - a. Copy of OMB A-133 Audit (required if \$750,000 in aggregate Federal funds expended), or
  - b. Financial statements audited by a CPA (only if not qualified for A-133), or
- IRS 501(c)(3) Designation Letter (Pending letters will not be accepted)
- Copy of IRS Form 990 filed for most recent year
- Form W-9 (can be obtained at [www.irs.gov](http://www.irs.gov))
- Current Fiscal Year Agency Budget, including all funding sources
- Job Descriptions for this activity/project
- Organizational Chart
- An Executed Statement of Applicant Form
- An Executed Signature Authorization Form