



**HOME Investment Partnerships Program (“HOME”)  
CFDA# 14.239**

**2021 HOME Investment Partnerships Program Single Family General Set-Aside Notice of Funding  
Availability**

**1) Summary.**

- a) The Texas Department of Housing and Community Affairs (TDHCA or the Department) announces a NOFA of approximately \$19,108,348 in HOME funds for single family housing programs under the general set-aside utilizing a reservation system. These funds will be made available to HOME Reservation System Participants after a Reservation System Participation (“RSP”) Agreement has been ratified.
- b) The availability and use of these funds are subject to the HOME rules including, but not limited to the following Texas Administrative Code (TAC) rules in effect at the time of application review or contract execution (as applicable): Title 10, Part 1, Chapter 1, Administration; Chapter 2, Enforcement; Chapter 20, the Single Family Programs Umbrella Rule; Chapter 21, the Minimum Energy Efficiency Requirements for Single Family Construction Activities; Chapter 23, the Single Family HOME Program, (State HOME Rules); and Tex. Gov’t Code §2306. Other federal and state regulations include but are not limited to: 24 CFR Part 58 for environmental requirements, 2 CFR Part 200 for Uniform Administrative Requirements (including the amendments effective August 13, 2020), 24 CFR §135.38 for Section 3 requirements, 24 CFR Part 5, Subpart A for fair housing, (Federal HOME Rules), and for units of government, the Uniform Grant Management Standards (UGMS) as outlined in Chapter 783 in the Texas Local Government Code. Applicants must familiarize themselves with all of the applicable state and federal rules that govern the HOME Program.
- c) Capitalized terms in this NOFA have the meanings defined herein, or as defined in State HOME Rules or the Federal HOME Rules.
- d) If changes to the RSP are required during the RSP term due to required changes in Federal or State law, the Department may initiate an amendment process to ensure compliance.

- 2) Source of Funds.** Funds totaling \$19,108,348 are made available for single family activities through the Department’s 2020 annual HOME allocation from the U.S. Department of Housing and Urban

Development (HUD). The Department, in its sole discretion, may also release unallocated HOME funds, deobligated funds, Program Income, and funds reallocated from undersubscribed set-asides, as allowable and available, under this NOFA. The Department, in its sole discretion, also reserves the right to cancel or modify the amount available in this NOFA.

**3) Eligible Activity Types.** The following activity types are eligible uses of Set-Aside HOME funds under this NOFA:

- a) **Homeowner Rehabilitation Assistance (HRA).** HRA provides funds for the reconstruction or new construction of a single family residence owned and occupied by eligible low-income Households. Specific program guidelines can be found at 10 TAC Chapter 23, Single Family HOME Program, Subchapter C, Homeowner Rehabilitation Assistance Program, §§23.30 - 23.32.
- b) **Tenant-Based Rental Assistance (TBRA).** TBRA provides rental subsidies to eligible low-income Households. Assistance may include rental, security, and utility deposits. Specific program guidelines can be found at 10 TAC Chapter 23, Single Family HOME Program, Subchapter F, Tenant-Based Rental Assistance Program, §§23.60 - 23.62.
- c) **Homebuyer Assistance with New Construction (HANC).** HANC provides funds for mortgage financing to low-income homebuyers for acquisition and/or new construction of site-built housing, as well as acquisition and/or placement of a new Manufactured Housing Unit (MHU) to be occupied by the homebuyer. Specific program guidelines can be found at 10 TAC Chapter 23, Single Family HOME Program, Subchapter H, Homebuyer Assistance with New Construction Program, §§23.80 - 23.82.

**4) Limitation on Funds.**

- a) Funds may not be used in a Participating Jurisdiction (PJ).
- b) Funding under this NOFA may be made available through the Reservation System to HOME Administrators with active RSP Agreements. Applications to request an RSP Agreement are accepted on an on-going basis. Applicants requesting an RSP Agreement must submit a completed application, required documentation, and associated application materials as detailed in the Application Submission Procedures Manual (ASPM).
- c) Each applicant that is granted HOME funds may also be eligible to receive funding for Administrative costs. Funds for Administrative costs cannot exceed 4% of the total project funds committed under the Reservation System, except for TBRA, which may allow up to 8% for administrative costs.

**5) Regional Allocation Formula.** In accordance with Tex. Gov't Code §2306.111(d), these funds are subject to the Regional Allocation Formula (RAF). Refer to Table 1: Regional Allocation for Homeowner Rehabilitation Assistance (HRA); Table 2: Regional Allocation for Tenant-Based Rental Assistance (TBRA); and Table 3: Regional Allocation for Homebuyer Assistance with New Construction (HANC), which will also be published on the Department's website at

<b>Table 1: Regional Allocation for Homeowner Rehabilitation Assistance (HRA)</b>			
<b>Region</b>	<b>Urban Subregion</b>	<b>Rural Subregion</b>	<b>Total Available in Region</b>
<b>1</b>	\$ 115,681	\$ 522,581	\$ 638,262
<b>2</b>	\$ 106,620	\$ 424,518	\$ 531,138
<b>3</b>	\$ 1,691,289	\$ 287,164	\$ 1,978,453
<b>4</b>	\$ 413,931	\$ 673,405	\$ 1,087,336
<b>5</b>	\$ 191,791	\$ 500,788	\$ 692,579
<b>6</b>	\$ 376,801	\$ 253,426	\$ 630,227
<b>7</b>	\$ 886,849	\$ 177,304	\$ 1,064,153
<b>8</b>	\$ 397,639	\$ 387,196	\$ 784,835
<b>9</b>	\$ 298,089	\$ 271,144	\$ 569,233
<b>10</b>	\$ 246,950	\$ 408,387	\$ 655,337
<b>11</b>	\$ 299,758	\$ 496,714	\$ 796,472
<b>12</b>	\$ 215,722	\$ 443,822	\$ 659,544
<b>13</b>	\$ 231,468	\$ 1,145,972	\$ 1,377,440
<b>Total</b>	<b>\$ 5,472,588</b>	<b>\$ 5,992,421</b>	<b>\$ 11,465,009</b>

<b>Table 2: Regional Allocation for Tenant-Based Rental Assistance (TBRA)</b>			
<b>Region</b>	<b>Urban Subregion</b>	<b>Rural Subregion</b>	<b>Total Available in Region</b>
<b>1</b>	\$ 57,840	\$ 261,290	\$ 319,130
<b>2</b>	\$ 53,310	\$ 212,259	\$ 265,569
<b>3</b>	\$ 845,644	\$ 143,582	\$ 989,226
<b>4</b>	\$ 206,965	\$ 336,703	\$ 543,668
<b>5</b>	\$ 95,896	\$ 250,394	\$ 346,290
<b>6</b>	\$ 188,401	\$ 126,713	\$ 315,114
<b>7</b>	\$ 443,425	\$ 88,652	\$ 532,077
<b>8</b>	\$ 198,819	\$ 193,598	\$ 392,417
<b>9</b>	\$ 149,045	\$ 135,572	\$ 284,617
<b>10</b>	\$ 123,475	\$ 204,193	\$ 327,668
<b>11</b>	\$ 149,879	\$ 248,357	\$ 398,236
<b>12</b>	\$ 107,861	\$ 221,911	\$ 329,772
<b>13</b>	\$ 115,734	\$ 572,986	\$ 688,720
<b>Total</b>	<b>\$ 2,736,294</b>	<b>\$ 2,996,210</b>	<b>\$ 5,732,504</b>

<b>Region</b>	<b>Urban Subregion</b>	<b>Rural Subregion</b>	<b>Total Available in Region</b>
<b>1</b>	\$ 19,280	\$ 87,097	\$ 106,377
<b>2</b>	\$ 17,770	\$ 70,753	\$ 88,523
<b>3</b>	\$ 281,881	\$ 47,861	\$ 329,742
<b>4</b>	\$ 68,988	\$ 112,234	\$ 181,223
<b>5</b>	\$ 31,965	\$ 83,465	\$ 115,430
<b>6</b>	\$ 62,800	\$ 42,238	\$ 105,038
<b>7</b>	\$ 147,808	\$ 29,551	\$ 177,359
<b>8</b>	\$ 66,273	\$ 64,533	\$ 130,806
<b>9</b>	\$ 49,681	\$ 45,191	\$ 94,872
<b>10</b>	\$ 41,158	\$ 68,065	\$ 109,223
<b>11</b>	\$ 49,960	\$ 82,786	\$ 132,745
<b>12</b>	\$ 35,954	\$ 73,970	\$ 109,924
<b>13</b>	\$ 38,578	\$ 190,995	\$ 229,573
<b>Total</b>	<b>\$ 912,096</b>	<b>\$ 998,739</b>	<b>\$ 1,910,835</b>

**6) Allocation of Funds.**

- a) Approximately \$19,108,348 in funds are reserved for general set-aside activities through the HOME Reservation System in accordance with section 4 of this NOFA and subject to the RAF.
- b) Funds will be available under each activity by Uniform State Service Region by sub-region (Rural and Urban) beginning on **Tuesday, December 8, 2020, at the time specified for each activity as described below, until Monday, January 11, 2021 at 5:00 p.m. Austin local time.**
  - i) Funds will be made available for HRA beginning at 10:00 a.m. Austin local time
  - ii) Funds will be made available for TBRA beginning at 10:30 a.m. Austin local time
  - iii) Funds will be made available for HANC beginning at 11:00 a.m. Austin local time
- c) Remaining funds available within each subregion will be combined and made available by region and activity beginning on **Tuesday, January 12, 2021, at the time specified for each activity as described below, until Monday, February 15, 2021, at 5:00 p.m. Austin local time.**
  - i) Funds will be made available for HRA beginning at 10:00 a.m. Austin local time
  - ii) Funds will be made available for TBRA beginning at 10:30 a.m. Austin local time
  - iii) Funds will be made available for HANC beginning at 11:00 a.m. Austin local time
- d) Remaining funds available within each region will be combined and made available by activity, in any Uniform State Service Region, beginning on **Tuesday, February 16, 2021, at the time specified for each activity as described below, until Monday, April 19, 2021, at 5:00 p.m. Austin local time.**
  - i) Funds will be made available for HRA beginning at 10:00 a.m. Austin local time
  - ii) Funds will be made available for TBRA beginning at 10:30 a.m. Austin local time

iii) Funds will be made available for HANC beginning at 11:00 a.m. Austin local time

- e) On **Tuesday, April 20, 2021, at 10:00 a.m. Austin local time**, any funds which have not been requested under 6(c) of this NOFA will be made available in the Reservation System for any General Set-Aside Activity in any Uniform State Service Region. Funds not reserved on or before **Monday, June 21, 2021, at 5:00 p.m.** may be reprogrammed for use to other HOME activities.
- f) Except as limited in this NOFA or by statute, the Department may reprogram funds at any time to the Reservation System, or to administer directly.
- g) An alternative timeline and method of releasing funds may be implemented, at the Department's sole discretion. Subsequent changes to the timeline or method of release will be published on the Department's website. However, failure to do so will not invalidate reservations that are otherwise made in accordance with this NOFA.
- h) Updated balances for the Reservation System may be accessed online at [www.tdhca.state.tx.us/home-division/home-reservation-summary.htm](http://www.tdhca.state.tx.us/home-division/home-reservation-summary.htm). Reservations of funds may be submitted at any time during the term of a RSP Agreement, as long as funds are available in the Reservation System. Participation in the Reservation System is not a guarantee of funding availability.

## **7) Eligible and Ineligible Applicants.**

- a) Eligible Applicants include Units of General Local Government, Nonprofit Organizations, Public Housing Authorities, Local Mental Health Authorities, and Councils of Government.
- b) Applicants are required to familiarize themselves with the Department's certification and debarment policies prior to application submission.

## **8) Application Submission.**

- a) The Department will accept applications for the Reservation System on an ongoing basis. **Applications for the Reservation System are to be submitted as an upload to the Department's FTP server in the format requirements detailed in the RSP ASPM.**
- b) Applicants must submit a completed Application, required documentation, and associated application materials, as described in this NOFA and as detailed in the RSP ASPM. All scanned copies must be scanned in accordance with the guidance provided in the RSP ASPM.
- c) All Application materials including manuals, this NOFA, program guidelines, and applicable HOME rules are available on the Department's website at <http://www.tdhca.state.tx.us/home-division/applications.htm>. Applications will be required to adhere to the HOME Rule and threshold requirements in effect at the time of the Application submission. Applications must be on Application forms published online at the above reference site provided by the Department which cannot be altered or modified, and must be in final form before they are submitted to the Department.

- d) Applicants are required to remit a non-refundable Application fee payable to the Texas Department of Housing and Community Affairs in the amount of \$30 per Application. Payment must be in the form of a check, cashier's check or money order. **Do not send cash..**
- e) Pursuant to Tex. Gov't Code §2306.147(b), the Department will waive Application fees for private nonprofit organizations that offer expanded services such as child care, nutrition programs, job training assistance, health services, or human services. These organizations must request a waiver of the grant application fee in a board resolution authorizing the submittal of the application to the Department, and must include with the application proof of their exempt status and a description of their supportive services in lieu of the Application fee. The Application fee is not an allowable or reimbursable cost under the HOME Program.
- f) This NOFA does not include text of the various applicable regulatory provisions that may be important to the HOME Program. For proper completion of the application, the Department strongly encourages potential Applicants to review the State and Federal regulations, and contact the HOME and Homelessness Programs Division for guidance and assistance.

#### **9) Application Selection Process**

- a) Administrative deficiencies noted during the review of an Application shall be subject to the administrative deficiency process outlined in 10 TAC §23.24.
- b) All Applicants will be subject to a Previous Participation Review by the Department as outlined in 10 TAC Chapter 1, Subchapter C.
- c) Audit Requirements. All Applicants are subject to the requirements of 10 TAC §1.403, concerning Single Audits.
- d) Pursuant to Tex. Gov't Code §2306.1112, the Executive Award and Review Advisory Committee will make recommendations to the Board regarding funding and allocation decisions.

#### **10) Dispute Resolution/Appeal.**

- a) The Department encourages the use of alternative dispute resolution in accordance with Tex. Gov't Code §2306.082, and as described more fully in 10 TAC §1.17.
- b) An Applicant may appeal decisions made by staff in accordance with 10 TAC §1.7.

For questions regarding this NOFA, please contact Raul Salazar, HOME Production Coordinator for the Single Family and Homeless Programs Division, at (512) 475-2975 or via email at [HOME@tdhca.state.tx.us](mailto:HOME@tdhca.state.tx.us).