



**HOME Investment Partnership Program
and
National Housing Trust Fund
Rental Program Guidelines**

Rev. August 2025

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1. Summary

The Arkansas Development Finance Authority (ADFA) supports the rehabilitation and new construction of affordable rental housing for low-income, very low-income, and extremely low-income households with its annual funding allocation from the U.S. Department of Housing and Urban Development's (HUD) HOME Investment Partnerships Program (HOME) and National Housing Trust Fund Program (NHTF). HOME was created under Title 11 of the Cranston-Gonzalez National Affordable Housing Act of 1990 with implementing regulations at 24 CFR Part 92; NHTF was established under Title I of the Housing and Economic Recovery Act of 2008 with regulations at 24 CFR Part 93.

In general, both HOME and NHTF are intended to expand the supply of decent, safe, sanitary, and affordable housing, with primary attention on rental housing. Both programs include income targeting. NHTF is primarily focused on extremely low-income households with incomes at or below 30% of the area median income (AMI) while HOME is focused on very low-income households (at or below 50% AMI) and low-income households (at or below 60% AMI).

ADFA's HOME and NHTF funds will be used to provide financing and gap financing to housing projects located in Arkansas. Each program will target housing in eligible areas that are affordable to people who are at or below the specific program's applicable income limits. In exchange for low-cost permanent financing, property owners will agree to income, rent, and other restrictions for an affordability period between 15 and 30 years (depending on funding source and activity)¹. Projects are monitored for compliance during the affordability period. When there are multiple funding sources, project developers, owners, and sponsors must abide by each funding source's requirements.

This document sets forth the requirements for ADFA's awards of HOME and/or NHTF funds for rental projects. In most cases, the requirements for HOME and NHTF funds are the same, and ADFA's goal is to operate the two programs in a unified fashion; however, there are important distinctions between the programs which are identified herein. This guidebook is supplemental to the 2018 HOME Program Operations Manual.

¹ HOME regulation allows for an affordability period of 5 years (less than \$15,000/assisted unit) or 10 years (less than \$40,000/assisted unit) for rehab projects; however, in practice, most HOME rehab projects trigger a 15-year affordability period

2. HOME and NHTF Funding Limits

ADFA has established a maximum cap on its investment in a single development. Such a limit will be based on the availability of funding and other ADFA priorities. The maximum cap as established by the ADFA Board of Directors is currently \$3,000,000 for HOME and \$1,000,000 for NHTF. To qualify for HOME/NHTF funding, a project must demonstrate the need for an investment of no less than \$1,000 in HOME/NHTF funding per HOME/NHTF-assisted unit. **ADFA will only allow HOME/NHTF funding to be used for hard construction costs.**

3. Application Submission Criteria

All HOME and/or NHTF Rental Housing Program applicants must comply with the submission criteria set forth in ADFA's Rental Program Guidelines and application materials. ADFA reserves the right to require the submission of additional information as needed to complete project underwriting. ADFA reserves the right to reject or deny any application that fails to meet the following criteria: a complete Multi-Family Housing Application (MFHA) in Excel (with all worksheets/tabs completed) uploaded to the ADFA Programs Portal (the Portal), an Adobe PDF version of the full MFHA application (including all worksheets/tabs) with signature pages and attachments uploaded to the Portal, the repayable loan terms for all applicable funding sources, an acceptable DCR of at least 1.15 not to exceed 1.40, and the proposed rents that include any anticipated subsidy.

All Multi-Family Housing Applications and required reporting through the application approval process should be submitted to the ADFA Programs Portal until a project has been completed and placed in service.

A. Application Submission Process

- 1) The MFHA must be saved as an Excel file, in the same format as the MFHA posted on the ADFA website and submitted via email to: Multifamily.Housing@arkansas.gov.
- 2) A PDF copy of the MFHA and all exhibits, bookmarked, must be submitted to ADFA on a USB flash drive, if applying for both LIHTC and HOME/NHTF. If any of the Application Requirements are not applicable, the applicant must mark "N/A" on the respective tab insert and provide an explanation why.

- 3) Applications must also be submitted in the Portal. Instructions are included in the MFHA.
- 4) If revisions are made after the initial submission, then the revised MFHA must be submitted with its revision date

B. Application Review Process

Applications submitted for a proposal of HOME and/or NHTF funding will be subject to a two- phase process: 1) Preliminary review and 2) Underwriting and subsidy layering review.

The preliminary review starts when the Portal notifies ADFA staff that an application has been submitted. This review will determine if the application includes a Portal submission of all required forms, certifications, and documentation. Applications with incomplete or missing forms, certifications, or documentation will be notified through the Secure Documents Request (SDR) and will be given ten (10) business days to make the needed corrections.

If during the preliminary review and the underwriting subsidy layering review there have been two (2) notifications issued and there are still missing documents/information or no response, ADFA has the right to deny or reject the application request for HOME/NHTF funding.

Once the MFHA is underwritten and reviewed by ADFA staff, the ADFA staff will submit the proposal to the Housing Review Committee (HRC) and provide a report of the underwritten application, including a summary of the project.

The report will include the type of development, the total development costs, all the funding sources, the loan terms, and an acceptable Debt Coverage Ratio (DCR).

The HRC staff will review the report and make the recommendation of approval/denial for the application.

If the application is recommended for approval, it will be reviewed at the monthly ADFA Board Meeting. If the application is awarded or denied, an official letter will be issued to the applicant.

4. Required Forms for a Complete Application

The following Application Requirements (the "Requirements") must be followed. Failure to submit all the following will terminate the application from consideration. This list is not all inclusive.

A. Financial Commitment Letters

All sources of financial commitments, including but not limited to the following, as applicable:

- Commitment letter(s) from any non-ADFA permanent lender(s) including units of local government. The letter(s) shall be dated within six (6) months prior to the submission of the application and state that a formal application for permanent financing is under serious consideration. The letter must contain:
 - the amount of the loan;
 - amortization period;
 - annual loan payment; and
 - interest rate.

B. Appraisal

Acquisition costs shall be supported by an independent appraisal of the property dated within one (1) year prior to the application submission date, which supports the purchase price of the land.

- 1) The purchase price must be equal to or less than the appraised value of the land, and buildings, if applicable. This must be provided with the initial application for HOME/NHTF funding.
- 2) For Acquisition/Rehabilitations, the appraisal must separately identify:
 - a) the appraised value for the buildings in the development and the value of the land.
 - b) the value of any federal rental subsidy enhancing the value of the buildings. (The applicant must submit a commitment letter from the federal agency stating the subsidy has been awarded).

C. Zoning and Planning Commission Information

A signed letter, dated within six (6) months prior to the Application Deadline, from the appropriate zoning authority (including a planning commission, if applicable)

stating the proposed use of the property and that the property is properly zoned for such proposed use.

D. Independent Market Study

Applications must include a comprehensive market study conducted by a disinterested party on ADFA's "Market Analyst Firms - Approved List" dated within six (6) months prior to the application submission. The analyst will acknowledge in the study that it is being done for ADFA's use and benefit. ADFA will reject an application if the market study shows:

- 1) inadequate demand for any unit size proposed, based upon the targeted income group for that unit size,
- 2) a capture rate of more than 20% for any unit,
- 3) the proposed development will detrimentally affect other affordable housing in the area,
- 4) the proposed location is or nearly is saturated, or
- 5) any other negative impact.

E. Capital Needs Assessment

All rehabilitation developments must include a Capital Needs Assessment (CNA) (conducted by a firm on ADFA's Capital Needs Assessment Firms - Approved List) dated six (6) months prior to the application deadline/submission date. 'As needed' CNAs will not be accepted. ADFA requires an inspection of each unit, and an estimate of the repairs needed for each specific unit. The assessment must involve an interview with the maintenance personnel, and an analysis of the following:

- 1) Site, including topography, drainage, pavement, curbing, sidewalks, parking, landscaping, amenities, water, sewer, storm drainage, gas and electric utility lines;

- 2) Structural systems, both substructure and superstructure, including exterior walls, balconies and stairways, exterior doors and windows, roofing system and drainage, including but not limited to termite, mold, and water damage;
- 3) Interiors, including unit and common area finishes (carpeting, vinyl flooring, tile flooring, plaster walls, paint condition, etc.), unit kitchen finishes, cabinets and appliances, unit bathroom finishes and fixtures, and common area lobbies and corridors;
- 4) Mechanical systems, including plumbing and domestic hot water, HVAC, electrical, lighting fixtures, fire protection, and elevators; and
- 5) Buildings, facilities, common use areas, residential units, parking areas, curbs, ramps, and railings to ensure compliance with applicable federal, state, and local laws regarding accessibility for persons with disabilities;
- 6) The report must include a physical inspection of the interior and exterior of each unit, each building, and must specifically identify the scope of work and estimated costs necessary to:
 - a) Rehabilitate all components examined and analyzed in the development to a new or 'like-new' condition;
 - b) Correct all deficiencies in order for the development to comply with applicable federal, state, and local laws and requirements regarding accessibility for persons with disabilities; and
 - c) Correct all deficiencies to ensure compliance with ADFA's Design Standards Manual for New Construction and Rehabilitation (other than as may be waived). All rehabilitation applicants must submit a statement that the scope of rehabilitation will include all capital needs set forth in the CNA.

F. Tenant Income Audit

All applications for rehabilitation projects must include a complete, detailed Tenant Income Audit that identifies all existing tenant households and their incomes. The audit must separately identify those tenant households whose income exceeds applicable income limits.

G. Fair Housing Training

The applicant must include with its application a certification evidencing completion of four (4) hours of fair housing training by a principal of the following members of the development team, or manager dealing with day-to-day operations, as appropriate under the circumstances: Owner, Developer, Management Company, Consultant; and Architect, if applicable. A certification is valid for the purpose herein, for two (2) years from date of certification. Each development team member should attend the class most relevant to his or her development team role.

H. Narrative Description of the Development

A detailed narrative description that includes the type of development; development site and surrounding area; types of financing; tenants served; bedroom mix; percentage of low-income units; involvement of nonprofit support service organizations; project amenities; energy efficiency; rehabilitation work to be performed, if applicable; and any other relevant descriptive information.

I. Letter to Public Housing Authority (PHA)

The applicant shall provide written documentation to the local PHA of its intent to develop a low-income multifamily rental development.

J. Letter of Participation, Licenses, and Certification

Applications must include a cover letter describing the participation of the members or partners in the development. The General Contractor/Builder, Architect, and Engineer must be licensed to conduct business in Arkansas. A Certification of Good Standing from the Arkansas Secretary of State for the Applicant, Developer, and Management Company must be included as well.

K. Site Plan, ALTA/NSPS Survey, and Topographic Survey (*HOME/NHTF requires the ALTA/NSPS survey be provided at application submission*)

A site plan depicting the location and orientation of each existing or proposed building, and all paved areas throughout the development site, including sidewalks and parking areas, must be submitted. For new construction developments, an ALTA/NSPS survey and topographic survey of the proposed development site, signed and dated, will be required to be submitted within three (3) months after the award/reservation of LIHTCs, by a person authorized to perform such surveys by the Arkansas State Board of Licensure for Professional

Engineers and Professional Surveyors. ADFA may require surveys for rehabilitation developments after approval.

L. Equal Opportunity

ADFA requires that all housing financed or otherwise assisted by ADFA be open to occupancy by all persons regardless of race, color, religion, sex, handicap, familial status, or national origin. Contractors and subcontractors engaged in the construction or rehabilitation of such housing must provide equal opportunity for employment without discrimination as to race, color, religion, sex, handicap, familial status, or national origin.

5. Project Funding Requirements

A. Eligible Applicants

Developers and owners of affordable rental housing—including for-profit developers, nonprofit developers, public housing authorities, and ADFA-designated community housing development organizations (CHDOs)—are eligible to apply for HOME/NHTF funding subject to the program-specific limitations noted below.

1) HOME

- a) While public housing authorities are eligible to apply, public housing units supported by Public Housing Capital or Operating Funds authorized by the 1937 US Housing Act are not eligible for HOME funding. Non-public housing units owned and developed by a public housing authority are eligible.
- b) A CHDO is a specific type of community-based nonprofit organization defined by section 92.2 of the HOME Final Rule. The HOME program includes an annual set-aside of funds for projects owned, developed, or sponsored by CHDOs. Prior to committing funds, ADFA will review the status of any organization seeking funds from the CHDO set-aside to ensure that it meets all HOME requirements, that it has sufficient staff capacity to carry out the project, and that the CHDO meets the requirements of “owner,” “developer,” or “sponsor” as required by 24 CFR 92.300(a).

2) NHTF

Unlike HOME, NHTF can be awarded to assist in the development of public housing units under limited circumstances as outlined in 24 CFR 93.203:

- a) NHTF funds may be used for new construction or rehabilitation of public housing as part of the Choice Neighborhoods (Choice) program under a HUD appropriation act or for new public housing units that have been allocated and will receive low-income housing tax credits under section 42 of the Internal Revenue Code of 1986 (26 U.S.C. 42);
- b) NHTF funds may be used for the rehabilitation of existing public housing units in which the public housing assistance will be converted and used at the properties under the Rental Assistance Demonstration (RAD) program under HUD's 2012 Appropriations Act (Pub. L. 112-55, 125 Stat. 552, approved November 18, 2011) or subsequent statutes; and
- c) The public housing units constructed using NHTF funds must replace units that were removed from a public housing agency's public housing inventory as part of a Choice program grant, or as part of a mixed-financed development under section 35 of the 1937 Act. The number of replacement units cannot be more than the number of units removed from the public housing agency's inventory. The public housing units constructed or rehabilitated using NHTF funds must receive Public Housing Operating Fund assistance (and may receive Public Housing Capital Fund assistance) under section 9 of the 1937 Act. These units cannot receive operating cost assistance or operating cost assistance reserves from NHTF.

ADFA will not fund projects owned, developed, or otherwise sponsored by any individual, corporation, or other entity that is suspended, debarred, or otherwise precluded from receiving federal awards. Nor may the owner contract with any other entity (including but not limited to builders/general contractors, property management companies, or other members of the development team) that are suspended, debarred, or otherwise so precluded.

Similarly, the general contractor will be required to determine that subcontractors are not so precluded.

B. The System for Award Management (SAM)

The System for Award Management (SAM) database will be used by ADFA to confirm that development team members are not excluded. The SAM database

is available at www.sam.gov. **All applicants and team members must be registered in SAM.gov.**

C. Capacity and Identity of Interest

ADFA may disqualify an application based on its determination that any development team member does not have the capacity to undertake performance, information provided in the Criminal Background and Disclosure Form, or documentation supporting instances of nonperformance, including:

- 1) Failure to meet and maintain minimum property standards;
- 2) Failure to meet and maintain any material aspect of a development as represented in an application;
- 3) Excessive late or incomplete reports to ADFA;
- 4) Failure to obtain prior approvals from ADFA;
- 5) Having been involved in uncured financing defaults, foreclosures, or placement on HUD's list of debarred contractors;
- 6) Events of material uncorrected noncompliance with any Federal- or State-assisted housing programs within the prior seven (7) year period;
- 7) Failure to comply with ADFA's request for information or documentation on any development funded or administered by ADFA; or
- 8) Removal as a general partner.

Each member of the development team as listed in the Development Team tab of the MFHA must complete the "Conflict of Interest Acknowledgment" and "Contract and Grant Disclosure and Certification Form". Additionally, each applicant, developer, consultant, development team member, and any public official affiliated with an application must complete a "Criminal Background and Disclosure Form." Failure to submit or correctly complete each required "Criminal Background and Disclosure Form" may result in disqualification of the Application.

As appropriate for each entity listed on the Development list and the Limited Partnership, the application must include an organizational chart for each member of the Development Team listing the entity, and all applicable stockholders, directors, officers, members, managers, trusts, trustees, etc. including full names and addresses and percentage of ownership and voting rights.

The application must identify all members or partners, as applicable, of the applicant entity. If any such members, partners, or shareholders are entities, the application must identify all members, partners, or shareholders of such entities. None of the parties identified may be affiliated with the project's architect or civil engineer.

Applicants must disclose any identity of interest situations that may occur when contracting with related companies during either the development or ongoing operation of the project.

All HOME and/or NHTF applications must include personal financial statements (audited if available) and the two most recent tax returns from all underlying developers, owners, and guarantors; and will be subject to ADFA's evaluation of fiscal soundness as required by 24 CFR 92.250(b)(2) (HOME) and 24 CFR 93.300(b)(2) (NHTF).

D. Project Location and Site Control

Projects must be located in the State of Arkansas.

A site is defined as a parcel or parcels of land (each with a unique parcel number) on which the Low-Income Housing Tax Credit ("LIHTC"), HOME, and/or National Housing Trust Fund ("NHTF") project will be developed, as described by a unique legal description (covering the entire parcel or parcels in question) that will be part of the Carryover Allocation and encumbered by the LURA and/or Declaration of Restrictive Covenants. ADFA will not allocate LIHTC, HOME, and NHTF based on costs associated with a site, or any portion thereof, **which was included in a prior ADFA allocation.**

No part of any project's legal description which is subject to an active ADFA restriction shall be released.

No federally designated floodplain or floodway sites allowed. ADFA will not fund any project on a parcel that contains an FFRMS floodplain or floodway. Furthermore, ADFA will not fund any project that requires completion of HUD's 8 step or 5 step decision-making process. No exceptions.

1) Scattered Site Applications

Scattered site applications will be limited to sites within one county. A scattered site development is any housing development that is:

- a) Noncontiguous,
- b) Located within a single county, and
- c) Comprised solely of low-income units.

2) Scattered Site Development

A scattered site development must meet the following requirements:

- a) All units must be rent restricted in accordance with Section 42 and other federal funding sources;
- b) Each site within the proposed development must meet all applicable scoring and threshold criteria;
- c) All buildings in the development must be under the ownership of one entity. The applicant must have site control and provide evidence in one of the following forms:
 - i) Executed purchase option contract; or
 - ii) Evidence of executed assignment and assumption agreement with executed purchase option agreement/contract.
 - 1. The option contract or agreement must be in the name of an existing entity or person that is in a position of control over the applicant and gives such entity or person the exclusive right to purchase or lease the property for a period not to expire prior to December 6 of the year of the MFHA submission deadline. The option or contract cannot be subject to extension fees in order for the contract to reach the required expiration date. If one of the above applies, the applicant must also submit a copy of the recorded deed evidencing the Seller's or Lessor's ownership.
 - 2. The applicant will sign a Verification of Arm's-Length Transactions. A statement in the market study or appraisal will not suffice. If the seller is an entity, the applicant must disclose the identity of all members, partners, or shareholders.

E. Project Types

Funds will be provided for acquisition/rehabilitation and new construction of multifamily residential rental projects. While ADFA will entertain any proposals meeting its criteria, in practice, most projects will also require other public investment to be economically feasible. This may include projects also funded with other federally regulated affordable housing programs such as, but not limited to, LIHTC, HUD Section 202, Section 811, Rental Assistance Demonstration (RAD), Choice Neighborhoods, or United States Department of Agriculture Rural Development (USDA-RD).

Acquisition costs exceeding the appraised value of the property will be ineligible for HOME and/or NHTF funding reimbursement. When a project's sources include USDA-RD or other HUD funding, the USDA-RD or HUD appraisal methodology will apply.

6. Environmental Review

A. Environmental Review Requirements

The Environmental Assessment (EA) or Environmental Review for Activity/Project that is Categorically Excluded Subject to Section 58.5 (CEST) form (whichever is appropriate for the level of review) must be completed by an environmental professional who is qualified to perform Phase I and II Environmental Site Assessments.

Federally-assisted projects are subject to a variety of environmental requirements. Developers should be familiar with these requirements and are strongly encouraged to discuss any questions they have with ADFA staff **prior to** entering into a purchase agreement or submitting an application.

Developers are prohibited from undertaking, committing, or expending any funds (including non-federal funds), to any physical or choice-limiting actions on the site, prior to an environmental clearance as required by Part 58. Physical and choice-limiting actions include, but are not limited to, property acquisition, demolition, movement, rehabilitation, conversion, repair, or construction. This prohibition applies regardless of whether federal or non-federal funds are used.

Taking a choice limiting action prior to completion of the required environmental clearance process, will result in the denial of any HOME funding request from ADFA.

1) HOME

All HOME-assisted projects shall be implemented in accordance with environmental review regulations as defined in 24 CFR Part 58.

ADFA shall be responsible for conducting the environmental review and completing all necessary public notifications, and the request for release of funds (RROF), as applicable, from HUD. The applicant is responsible for cooperating with ADFA in the environmental review process and providing information necessary for ADFA to fulfill its responsibilities under Part 58 and other applicable regulations.

Submitting an application for HOME funds triggers environmental review requirements under 24 CFR Part 58, including the National Environmental Policy Act (NEPA), and the implementing procedures issued by the Council on Environmental Quality at 40 CFR Parts 1500-1508. HUD regulations implementing NEPA are contained in 24 CFR Part 50, "Protection and Enhancement of Environmental Quality." One of the tenets of HUD's Environmental policy is stated at § 50.3(i)(1) which requires that property proposed for HUD programs be free of "radioactive substances (Radon) where [they] could affect the health and safety of occupants." Once an application for federal funds is submitted, a project proposal is now subject to the environmental review requirements and requires an environmental clearance and issuance of an Authority to Use Grant Funds (AUGF), as applicable, by the U.S. Department of Housing and Urban Development.

Contact Agency	EPA: https://www.epa.gov/radon/radon-standards-practice#current HUD: https://www.hud.gov/sites/documents/13-03HSGN.PDF United States Environmental Protection Agency 1201 Elm Street, Suite 500 Dallas, Texas 75270-2102
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2) NHTF

NHTF funding is not specifically subject to NEPA or to HUD's environmental review regulations at 24 CFR 58. However, the NHTF regulations at 24 CFR 93.301 impose substantially similar provisions to the detailed requirements under NEPA and Part 58.

The difference between the two regulatory approaches is largely administrative. NHTF funds are not subject to publication requirements, nor is ADFA required to seek a formal release of funds from HUD prior to committing funds to a project. Notwithstanding the technical differences in the regulatory requirements, in practice, ADFA does not intend to enter into project-specific funding commitments until it has satisfactory evidence that all appropriate requirements have been met.

Applicants are strongly encouraged to review the requirements in 24 CFR 93.301 and [HUD CPD Notice 16-14: Requirements for Housing Trust Fund Environmental Provisions](#).

B. Other State and Local Requirements for HOME/NHTF

This section addresses State and local requirements and policies that must be adhered to as part of the project planning and developments. Only asbestos abatement removal, which falls under the Clean Air Act, is part of the Part 58 environmental review compliance process. Lead based paint is addressed in the HOME/NHTF program regulations.

Solid Waste Disposal

Legislation	Solid Waste Disposal Act as amended by the Resource Conservation and Recovery Act of 1976, 42 U.S.C. 6901-6987
Citations	40 CFR 240-265
Applicability	Any Activity generating solid waste that will require a disposal permit
Contact Agency	ADEQ: https://www.adeq.state.ar.us Solid Waste Management Division 8017 Interstate 30 5301 Northshore Drive, North Little Rock, 72118-5317 501-682-0600

Lead Based Paint

Legislation	Lead Based Paint Hazard Elimination
Citations	24 CFR 35 and Sections 1012 and 1013 of the Residential Lead-based Paint Hazard Reduction Act of 1992; Arkansas Pollution Control and Ecology Commission http://www.sos.arkansas.gov/rulesRegs/Arkansas%20Register/2011/Oct11Reg/007.04.11-001.pdf
Applicability	Units constructed before 1978
Contact Agency	ADEQ Air Division- Asbestos/Lead Branch 5301 Northshore Drive, North Little Rock, AR 72118-5317 501-682-0717

Asbestos Identification and Abatement

Legislation	Asbestos Identification and Abatement
Citations	The Clean Air Act of 1972, as amended; 40 CFR 61 dated November 20, 1990, as amended; Arkansas Asbestos Abatement Regulation (Section 3 of Act 531 of 1987); Arkansas Pollution Control and Ecology Commission_ https://www.adeq.state.ar.us/regs/#reg21 (the Arkansas Asbestos Abatement Regulation
Applicability	All projects involving rehabilitation of buildings
Online Resource	https://www.adeq.state.ar.us/regs/#reg21 .
Contact Agency	ADEQ Air Division-Asbestos/Lead Branch 5301 Northshore Drive, North Little Rock, AR 72118-5317 501-682-0718

Radon Identification and Abatement

Legislation	Indoor Radon Abatement Act
Citations	National Technology Transfer and Advancement Act (1995), and Circular A-119 (2016, 1998) issued by the Office of Management and Budget, Executive Office of the President. For more information, please visit " EPA Guidance on the Use of Voluntary Consensus Standards for State Indoor Radon Grant Recipients ."
Applicability	All projects involving rehabilitation and new construction of buildings
Online Resource	https://standards.aarst.org/

7. Match

A. Match Requirements for HOME Funding

Match is the local contribution to affordable housing that is required of all applicants participating in the HOME program.

B. Basic Facts about Match

- 1) The HOME Program requires that ADFA provide a matching contribution in an amount equal to no less than 25 percent of the total HOME funds drawn down for project costs. The reduced match rate is based on an approval by HUD, as such, is subject to change.
- 2) Match is a permanent contribution to affordable housing.
- 3) Match is not leverage. Match is the local, non-federal permanent contribution to the partnership with the HOME program. Leverage is the amount of debt relative to the total value of the assets in a project. The use of HOME funds in a project may increase the ability of a project to secure mortgage financing which is repaid over time.

C. Eligible Forms of Match

The match obligation may be met with many different options as stipulated in 24 CFR 92.220:

- 1) Cash or cash equivalents from a non-federal source such as a donation from private or non-profit entities who do not hold an investment or ownership interest in the project;
- 2) Waived taxes, fees or charges associated with HOME projects;
- 3) Value of donated land or real property;
- 4) Cost of infrastructure improvements associated with HOME projects from non-federal sources;
- 5) A percentage of the proceeds of single- or multi-family housing bonds issued by state, state instrumentality or local government;

- 6) Value of donated materials, equipment, labor and professional services.
- 7) Sweat equity;
- 8) Direct costs of supportive services to residents of HOME projects; and/or
- 9) Direct cost of homebuyer counseling to families purchasing homes with HOME assistance.

Match counted for other Federal programs cannot be counted as HOME match. However, HOME can be counted as match for McKinney Act programs. For more information about match see [Chapter 14 2018 HOME Policy Operations Manual](#)

D. Ineligible Forms of Match

The following do not meet the requirements for eligible sources of match and do not count toward meeting the matching contribution requirement:

- 1) Contributions made with or derived from federal resources or funds (including CDBG), regardless of when the funds were received or expended;
- 2) Property acquired with federal funds;
 - a) Note that the properties acquired with federal funds can, in certain circumstances, provide match credit, only if purchased with federal funds specifically for HOME assisted housing or for a HOME eligible project. Additionally, the property must have been acquired at demonstrably below the appraised value and seller acknowledged the sale at below-market value as a donation to affordable housing at the time of acquisition;
- 3) The interest rate subsidy attributable to the federal tax exemption on financing (such as bonds issued by the State) or the value attributable to federal tax credits (such as the Low Income Housing Tax Credit Program);
- 4) Owner equity or investment in a project (except for sweat equity);
- 5) Cash or other forms of contributions from applicants for or recipients of HOME assistance or contracts, or investors who own, are working on, or are proposing to apply for assistance for a HOME-assisted project (except for sweat equity or

professional services donated by contractors **who do not own** any HOME projects)

a) Example: Discounted costs/fees of a construction company contractor whose owners or investors are shared with the Developer, are ineligible for Match.

6) The cost of administering HOME-assisted or HOME-eligible housing projects or rental assistance; or

7) Contributions counted as match toward any other federally-funded program.

8. Other Federal Requirements

Project is Subject to Other Federal Requirements

Requirement	Impact on Project
Environmental review of Activities	A recipient cannot commit funds to a project until the appropriate level of environmental review is complete, and a Release of Funds is Received (if applicable).
Section 3	Construction contracts of \$200,000 or more must include language regarding best efforts to include businesses and low-income residents in the project area. This applies to hiring of additional workers and training them and using project-area suppliers for materials. ADFA may set specific goals for Recipients based on additional requirements set by HUD that may impact how quickly the project can get under construction.
Women/Minority Business Enterprise (MBE/WBE)	All competitive bidding must include Women and Minority Businesses, including subcontracts. Recipients must ensure that these firms have a fair opportunity to participate and current list of WBE/MBE must be maintained.

Contractor Selection	Recipients must check the website at www.sam.gov to determine if a contractor has been suspended before awarding HOME funds to any firm. Additionally, state law (A.C.A. §22- 9-101) requires all building projects in excess of \$100,000 to be designed by a state-licensed architect and all infrastructure projects in excess of \$25,000 must be designed by a state-licensed engineer.
Procurement	ADFA's procurement policies specify bidding requirement for construction, including competitive and formal bidding.
Conflict of Interest	Recipients need to be fully aware of parties involved in a contract and seek legal counsel if there is the potential for real or perceived COI)
Lead Safe Housing Requirements (rehab of pre-1978 units)	When there is HOME assistance involving pre- 1978 properties, Recipients must have qualified staff (or hire them for the project) to notify occupants of the hazards of LBP and take the appropriate approach for various activities; qualified staff must be involved in inspections and clearance actions and report preparation.
Cost Reasonableness	Recipients must have qualified cost estimators available to assist in bid preparation and contract awards, as well as reviewing payment requests.
Americans With Disabilities Act (ADA)	Recipients must make an internal review of its programs and communications to ensure they are accessible to and usable by persons with disabilities. This may include working with advocacy groups to achieve compliance.
Affirmative Marketing	Recipients must determine if there are under- served populations who are eligible for HOME assistance, and if they are non-English speaking or have literacy challenges, the agency may work with advocacy groups to translate or otherwise reach these households.

Section 504	Recipients must ensure that specifications for new construction of multi-family dwellings meet the design and construction standard of the Fair Housing Act to make units accessible and the requirements were included in contracts for substantial rehabilitation of buildings with 15 or more units when rehab exceeds 75% of replacement costs. In other projects, the Recipient should work with the developer/owner to make units adaptable and/or accessible as is financially feasible. Additionally, all ADFA funded projects must comply with ADFA's MDS Standards.
Energy Conversation	Recipients must become familiar with the International Energy Conservation Code and include its requirements in all contracts for residential new construction.
Labor Requirements	Before beginning construction or rehab of projects with 12 or more HOME-assisted units, Recipients must obtain the prevailing wages for various building trades to be obtained from the Dept. of Labor; someone must be designated to monitor work on site and payrolls; must be reported as required by Davis-Bacon related acts.
Uniform Relocation Act and Section 104 (d)	Recipients are responsible for ensuring that tenants in properties that may be acquired or rehabilitated receive correct and timely notices and protections; owners of units to be acquired through a Homebuyer assistance program must receive the "Notice to Owner" for voluntary acquisitions, and tenants living in units purchased with HOME funds are protected by the URA. If units are demolished or converted with HOME funds, 104 (d) may be triggered and appropriate notices and assistance must be provided. Since no one can be forced to move (displaced) without at least 30 days' notice, a project may not meet a developer's schedule.

Radon Reduction	Recipients are responsible for providing radon testing of properties where buildings will be used for residential occupancy. In cases of substantial rehabilitations and new construction projects, an active radon mitigation system shall be incorporated into the design specifications.
Buy America, Build America Act (BABA)	<p>The Build America, Buy America Act ("BABA") requires any infrastructure project funded by any Federal Financial Assistance ("FFA") to apply a domestic content procurement preference—called the "Buy America Preference" ("BAP"). This means that all iron, steel, manufactured products, and construction materials used in the infrastructure project are to have been produced in the United States, unless the awarding agency has issued a waiver of this requirement.</p> <p>The purpose of BABA is to bolster America's industrial base, protect national security, and support high-paying jobs. For additional information, please see Title IX of the Infrastructure Investment and Jobs Act (BABA).</p>

A. Nondiscrimination and Equal Opportunity

The following federal nondiscrimination and equal opportunity guidelines apply to all rental housing projects and affect both development and operation of assisted housing:

- 1) The requirements of the Fair Housing Act (42 U.S.C. 3601-19) and implementing regulations at 24 CFR Part 100; Executive Order 11063, as amended by Executive Order 12259 (3 CFR 1958 B1963 Comp., P. 652 and 3 CFR 1980 Comp., P. 307) (Equal Opportunity in Housing) and implementing regulations at 24 CFR Part 107; and of the Civil Rights Act of 1964 (42 U.S.C. 2000d) (Nondiscrimination in Federally Assisted Programs) and implementing regulations issued at 24 CFR Part 1;

- 2) The prohibition against discrimination on the basis of age under the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) and implementing Regulations at 24 CFR Part 146;
- 3) The requirements of Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and implementing regulations at 24 CFR Part 8;
- 4) The requirements of Executive Order 11246, as amended by Executive Orders 11375, 11478, 12086, and 12107 (3 CFR 1964-65, Comp., p. 339) (Equal Employment Opportunity) and the implementing regulations issued at 41 CFR Chapter 60;
- 5) The requirements of 24 CFR 5.105(a)(2) requiring that HUD-assisted housing be made available without regard to actual or perceived sexual orientation, gender identity, or marital status and prohibiting subrecipients, owners, developers, or their agents from inquiring about the sexual orientation or gender identity of an applicant for, or occupant of, HUD-assisted housing for the purpose of determining eligibility for the housing or otherwise making such housing available. This prohibition on inquiries regarding sexual orientation or gender identity does not prohibit any individual from voluntarily self-identifying sexual orientation or gender identity.

B. Uniform Relocation Act (URA)

All Rental Housing projects fall under the requirements of the URA. Applicants must further document that any purchase of property meets the requirements of URA, including the provision of notices to the seller identifying the transaction as a voluntary sale not under the threat of eminent domain.

Additionally, for properties occupied by commercial or residential tenants at the time of application, URA requires certain notices to tenants in place as of the application for federal funds. Failure to provide such notices may result in substantial compliance costs or render a project ineligible. To ensure compliance with URA, applicants should **consult ADFA staff prior to the submission of any application involving an occupied property** to understand the requirements of URA. Information regarding URA can be found here: [CPD Handbook 1378.0 | HUD.gov / U.S. Department of Housing and Urban Development \(HUD\)](#)

C. Labor Standards

1) HOME

Labor standards, including Davis-Bacon federal prevailing wage requirements, shall apply to all rental housing projects with 12 or more HOME-assisted units. Information regarding Davis- Bacon can be found here: [Davis Bacon Labor Standards](#)

2) NHTF

(Not Applicable) NHTF funding does not trigger federal labor standards.

D. Minority Business Enterprise and Women Business Enterprise (MBE/WBE) Plan

Developers must maintain a MBE/WBE plan that demonstrates marketing and solicitation of MBE/WBE businesses and contractors for the construction or rehabilitation of the project. Information regarding MBE/WBE can be found here: [Guidance on Minority Business Enterprise/Women Business Enterprise Outreach](#)

E. Section 3

Developers must maintain a Section 3 plan that demonstrates a marketing plan to include Section 3 contractors and all tiers of subcontractors in the construction or rehabilitation of the project. Information regarding Section 3 can be found here: [Section 3 - HUD Exchange](#)

9. Underwriting Analysis

Upon submission of a request for HOME and/or NHTF funds, ADFA staff will conduct an underwriting analysis of the project and developer(s) as presented in the application. ADFA will, in all instances, commit HOME and/or NHTF funds consistent with sound and reasonable judgment, prudent business practices, and the exercise of its inherent discretion.

A. Underwriting Analysis will include:

- 1) Vacancy factor of at least 7% for family and elderly developments unless the market study indicates a higher vacancy factor is needed;

- 2) ADFA staff will use a maximum 2% inflation factor for all sources of income;
- 3) All operating expenses will be underwritten with an inflation factor of at least 3%;
- 4) All HOME and/or NHTF projects must maintain a total project Debt Coverage Ratio (DCR) of at least 1.15 for the affordability period. Properties with a DCR that exceeds 1.40 may have rent increases reduced or denied; and
- 5) Proposals must include justification of operating costs that includes a comparison to similar projects in the local market. Whenever possible, comparable properties should be operated by the proposed management company. ADFA may establish minimum annual per unit operating costs as part of its annual QAP or RFP.
 - a) At a minimum, projects must make a minimum replacement reserve deposit of \$300 per unit per year for family and elderly projects. The Replacement Reserve must be funded and maintained for the full affordability period and reflected in the operating expenses for the full 15-to-30-year projection of expenses, as applicable. Replacement Reserve deposits will be inflated at 3% annually.
 - b) Projects must include a capitalized Operating Reserve equal to 6 months of underwritten operating expenses, amortizing debt service, and required reserve deposits. If drawn, the operating reserve must be replenished prior to distributions of cash flow. The operating reserve is intended to protect against unplanned operating deficits. If ADFA's underwriting projections anticipate deficits within the applicable affordability period, a separate operating deficit reserve must be capitalized as well.
 - c) To substantiate LIHTC equity pricing, if applicable, applicants must submit documentation indicating that a syndicator or investor has reviewed the proposal and indicated preliminary pricing along with their interest in the project.
 - d) Applicant must provide the amounts and terms for the construction financing, permanent financing, and if applicable, owner equity information. **Amortizing permanent financing that will be senior to ADFA's HOME/NHTF loan, may not mature prior to the expiration of the HOME/NHTF affordability period.**

B. Proforma Requirements

ADFA requires submission of a project proforma in a format provided by ADFA as part of the application instructions.

If not otherwise itemized, applicants must be able to separate the hard costs of any stand-alone accessory buildings, including leasing offices, community buildings, laundry facilities, free-standing garages or carports, or maintenance buildings so that ADFA can complete preliminary HOME and/or NHTF cost allocation calculations.

Costs and fees may be paid to ADFA as permitted by the HOME and/or NHTF program(s). The HOME and/or NHTF program(s) allow(s) ADFA to include, as project costs, its internal soft costs specifically attributable to the project. These may include consulting, legal, inspection, and staff costs associated with reviewing, processing, and monitoring award of funds to a project.

Applicants must include allowances for ADFA's project-related soft costs in their development budget, if specified in the RFP.

Similarly, applicants must include, as part of the operating budget, an allowance for ADFA's ongoing monitoring fees as specified in the application or QAP.

1) Cost Limitations

All project costs must be reasonable and necessary whether directly paid with HOME/NHTF funding or another source. ADFA reserves the right to review any line-item cost to ensure that total project costs are not excessive. Additionally, HOME and/or NHTF projects will be subject to the following specific cost limitations:

- a) The maximum developer fee is 12.5% of net development costs approved by ADFA. Net development costs are total development costs less syndication related costs and the developer fee itself. Consultant fees are payable only from proceeds of the developer fee.
- b) Maximum allowable builder General Requirements, Overhead, and Profit are 7%/4%/10%, respectively. The builder line-item percentages are calculated on the construction contract price which cannot include construction contingency. If ADFA's Inspector approves a Change Order for use of construction contingency, the same percentages for builder line items apply.

- i. Generally, Architectural, including Engineering fees, may not exceed 6% of total project hard costs (excluding builder's line items) unless ADFA has approved a larger fee (e.g., in response to specific project characteristics such as a requirement for historic rehabilitation or unusual site conditions requiring additional engineering).
- ii. Acquisition costs may not exceed the lesser of the appraised value of a property, the purchase price negotiated with an arms-length seller, or the cost basis of an identity of interest seller.

2) Other Public Funding Sources

Applicants must disclose all other firm commitments for funding with the initial HOME and/or NHTF Rental Housing application to ADFA at the time of application and upon receiving any additional commitments of funding. ADFA will conduct a subsidy layering review as part of the underwriting process for any project that includes other public subsidies. Using its underwriting criteria, ADFA will assess the project and may require changes to the transaction to ensure that cash flows to the owner/developer are not excessive. Changes may include a reduction in HOME and/or NHTF funds awarded, reductions in the rents being charged to tenants, requirements that excess cash is deposited to an operating reserve or increases in annual payments on the HOME and/or NHTF loan.

ADFA will consider adjusting its underwriting in consultation with other funders to the project.

ADFA retains, at its sole discretion, the power to decide whether to accept alternative standards.

a) Financial Feasibility

ADFA will underwrite all applications through using the same criteria regardless of project type or location based on the following criteria:

- i) the extent to which the development's sources of funds equals the development's uses of funds;
- ii) the reasonableness of total development costs;
- iii) repayment terms (including interest rates, total debt, and loan terms) for all proposed debt; and
- iv) the reasonableness of the expenses, incomes, and increases in both shown in the submitted pro-forma.

ADFA may incorporate terms and conditions required by the equity investor(s) and lender(s) into its underwriting of an application.

3) Operating Deficit Reserve and Replacement Reserve Funds

The total development budget must include an Operating Deficit Reserve Fund equal to the greater of:

- a) Six (6) months of projected annual operating expenses, annual debt service payments, and annual replacement reserve deposits; OR
- b) The amount of operating reserves required by the applicant's equity investor(s) or lender(s).
- c) The funding and maintenance of a Replacement Reserve Fund equal to the greater of:
 - i) \$300 per unit per year; OR
 - ii) The amount of replacement reserves required by the applicant's equity investor(s) or lender(s). These amounts must be evidenced in the final cost certification.

The Replacement Reserve shall be maintained, and yearly deposits shall be made equal to the above requirement, for the entirety of the affordability period. The applicant shall identify the name of the financial institution where each reserve will be held. A copy of the December bank statement for the Operating Reserve account and the Replacement Reserve account must be submitted by the Owner to ADFA's Compliance Department by February 1 of each year. If the December bank statements do not evidence a year-end summary of each month's balance, copies of bank statements for all twelve (12) months for the Operating Reserve and the Replacement Reserve must be submitted to ADFA's Compliance Department by February 1 of each year. The ending balance of each reserve account must total the amounts required, whether the accounts are replenished from operating income or by the general partner of owner or member, shareholder or partner of general partner, as ADFA deems appropriate. ADFA must approve all withdrawals from the operating deficit reserves, in writing, prior to withdrawal. Owner must submit with the withdrawal request supporting documentation evidencing the need for the funds, written evidence that insufficient funds exist in the primary operating account, and a written guaranty by the general partner of owner or member, shareholder or partner of general partner, as ADFA deems

appropriate, that said guarantor will deposit sufficient funds so that at the end of the year the total in the Operating Deficit Reserve account equals the amount required as modified for Rural Development. ADFA will require notification from owner on any Replacement Reserve withdrawal and notice of approval from development's lender or investor as applicable.

4) General Requirements, Contractor's Overhead, and Contractor's Profit

The amount allocated to General Requirements cannot exceed seven percent (7%) of its construction hard costs. General requirements include items that are required for the contractor to provide for the specific project including but are not limited to: field supervision; field engineering such as field office, sheds, toilets, and phone; performance and payment or latent defects bonds; building permits; site security; temporary utilities; property insurance; and cleaning or rubbish removal. Such items should not be accounted as separate line items in the development budget.

ADFA will limit the Contractor's Profit to ten percent (10%), and Contractor's Overhead to four percent (4%) of the development's construction hard costs plus general requirements. ADFA may determine whether costs included in the contractor's overhead and contractor's profit calculations are appropriate and reasonable. The applicant must disclose in its application or an attachment all persons and entities, whether or not affiliated with the applicant, that will receive any portion of the contractor's profit, including all members, partners and shareholders of such entities. The applicant must notify ADFA in writing of any proposed change in the person(s) or entity/entities that shall receive any portion of the contractor's profit.

10. Per Unit Subsidy

A. HOME Limits

In no case will the ADFA investment exceed the maximum HOME investment allowed under 24 CFR 92.250. The maximum per unit subsidy in HOME is published each year by HUD. ADFA has set per unit subsidy limits for HOME as follows: 0 BR- \$159,500, 1 BR- \$181,500, 2 BR- \$198,000, 3 BR- \$220,000, and 4 BR- \$247,500.

B. NHTF Limits

NHTF regulations at 24 CFR 93.300 require ADFA to establish a maximum subsidy limit for units assisted with NHTF funding as part of ADFA's annual NHTF Allocation Plan. In no case will the ADFA investment exceed the limits established in the NHTF Allocation Plan as approved by HUD. The applicable limits are 0 BR- \$159,500, 1 BR- \$181,500, 2 BR- \$198,000, 3 BR- \$220,000, and 4 BR- \$247,500,

If awarded, investment in NHTF-funded operating cost assistance or operating deficit reserves is not counted against the maximum per unit subsidy required by 24 CFR 93.300.

C. Unit Allocation

In general, HOME and/or NHTF units will be "floating units" and evenly distributed among the unit types in the development based upon a cost allocation review. If the project's units are not comparable, "fixed units" must be designated. In the case of projects with comparable units, ADFA will designate units as HOME or NHTF-assisted in proportion to the percentage of HOME or NHTF investment in the transaction. For example, if HOME represents 10% of the project's total HOME-eligible cost, at least 10% of each unit type will be designated as HOME-assisted units.

HOME-assisted units shall be designated as either "High HOME units" or "Low HOME units" In projects with five or more HOME-assisted units, at least 20% of the HOME-assisted units, rounded up to a whole number, must be designated as Low HOME units. Generally, ADFA will only designate the minimum number of Low HOME units required unless the applicant requests that additional Low HOME units be designated to coordinate income and rent restrictions with other project requirements.

D. Cost Allocation

For HOME/NHTF funding, a cost allocation on the development must be used to determine the number of units needed for the HOME/NHTF request in accordance with [CDP 16-15](#). ADFA will request the dollar amounts of the following ineligible HOME/NHTF budget items so they can be deducted from the total development budget:

- Off Site infrastructure

- Accessory Buildings
- FF & E (furniture, fixtures & equipment)
- Hard and Soft Cost Contingency
- Syndication Costs
- Organization fees
- Bridge Loan and Expenses
- Tax Opinion
- Development Reserves
- Replacement Reserves

11. Rent Limits

For all projects, ADFA must specifically approve the project's rent schedule annually, including utility allowances and any tenant fees as described in the sections below.

A. HOME Rent Limits

- 1) High HOME units must be rented at or below the High HOME rent as published by HUD.
- 2) Low HOME units must be rented at or below the Low HOME rent as published by HUD. The only exception is for those units receiving Federal or State project-based rental subsidy, and the very low-income family pays as a contribution toward rent not more than 30% of the family's adjusted income, then the maximum rent (i.e., tenant contribution plus project-based rental subsidy) is the rent allowable under the Federal or State project-based rental subsidy program.

B. NHTF Rent Limits

- 1) NHTF-assisted units must be rented at or below the HUD-published Housing Trust Fund rent for extremely low-income units.
- 2) If the NHTF unit receives Federal or State project-based rental subsidy, and the tenant pays as a contribution toward rent not more than 30% of the tenant's adjusted income, the maximum rent is the rent allowable under the Federal or State project-based rental subsidy program.

12. Utility Allowances

The HOME and NHTF rent limits are gross rent limits. The actual rent collected from a tenant must be adjusted taking into account an allowance for tenant paid utilities. ADFA must approve the project's utility allowance (UA) annually.

HOME regulations at 24 CFR 92.252(d) require that the UA for the project be based on the type of utilities used at the project and updated annually. HOME further specifies that the UA is to be established using a project-specific methodology and based on actual utility usage at the property or estimates an allowance based on project-specific factors such as size, orientation, building materials, mechanical systems, and construction quality, as well as local climate conditions.

For HOME projects funded on or after April 20, 2025, the Public Housing Authority area-wide UAs prepared for the housing choice voucher program are an acceptable method of calculating UAs.

The following methodologies, used in other Federal housing programs, will meet HOME and NHTF regulatory requirements and are generally acceptable to ADFA. ADFA's HOME/NHTF Department must approve the methodology selected by an applicant. The same methodology must be used for all HOME and/or NHTF units within a single project, thereafter, as approved by the Compliance Department.

- A. HUD Utility Schedule Model (HUSM): The HUSM enables users to calculate utility schedules by housing type after entering utility rate information (tariffs). This model is based on climate and survey information from the U. S. Energy Information Administration of the Department of Energy, and it incorporates energy efficiency and Energy Star data. This model is allowed for LIHTC projects per IRS regulations at 26 CFR 1.42-10(b)(4)(D). The HUSM and use instructions can be accessed on HUD User at <https://www.huduser.gov/portal/resources/utilallowance.html>.
- B. The HUSM is available as either a spreadsheet model in MS EXCEL or a web-based model on HUD User at <https://www.huduser.gov/portal/datasets/husm/uam.html>.
- C. Multifamily Housing Utility Analysis: In 2015, HUD published Multifamily Notice H-2015-4 to provide instructions to owners and management agents for

completing the required utility analysis. This analysis is also used for the USDA Rural Housing Service program and allowed for LIHTC projects per IRS regulations at 26 CFR 1.42-10(b)(3). This method is applicable for the following programs: Project-based Section 8, Section 101, Section 202/162, Section 811, Section 236, and Section 221(d)(3).

- D. Energy Consumption Model (Engineer Model) (26 CFR 1.42-10(b)(4)(E)) -UA based on an energy and water and sewage consumption and analysis model (energy consumption model) prepared by a properly licensed engineer or a qualified professional. IRS regulations require that such professionals be independent from the property owner, and they specify the building factors that must be included in the model.
- F. ADFA will accept the utility allowance established by the applicable local public housing authority (PHA), or another method approved by HUD, to determine utility allowances.

13. Eligible Costs

Costs funded with HOME funds must be eligible according to [24 CFR 92.206](#). The definition of “eligible HOME costs” is expanded in the final rule to include several additional soft costs: professional services required for HUD environmental reviews or other environmental studies or fees; any legal fees in addition to attorney’s fees; accounting fees; filing fees for zoning or planning review and approval; and “other lender required third-party reporting fees.”

Costs funded with NHTF funds must be eligible according to [24 CFR 93.201](#).

24 CFR Parts 92-93 allows for reimbursement of approved soft costs, and the approved soft costs must be a part of the written agreement.

ADFA will allow HOME/NHTF funds to reimburse HUD environmental reviews or other environmental studies or fees that are approved and included in the written agreement only. The costs may be paid if they were incurred not more than 24 months before the date that HOME/NHTF funds are committed to the project and are expressly permitted by ADFA to pay the soft costs in the written agreement.

The soft costs listed below are eligible soft costs for reimbursement and must be completed by a third-party company.

1. New Construction eligible soft costs
 - Phase 1 Environmental Site Assessment
 - Phase 2 Environmental Site Assessment
 - EA Form or CEST Form
 - Studies/Reports as a consequence of the Phase 1 Environmental Site Assessment.
2. Rehabilitation eligible soft costs
 - Radon Reports completed by a third-party company.
 - Capital Needs Assessment completed by a third-party company.
 - Lead based paint Testing and Report
 - Lead free pipes/Safe drinking Water Testing and Report
 - Asbestos Testing and/or Abatement

The following additional limitations also apply:

- A. HOME and/or NHTF funds shall not be used for luxury improvements according to 24 CFR 92.205 and 24 CFR 93.200, respectively.
- B. HOME and/or NHTF funds may not be used to pay operating costs or to capitalize reserves with the following exceptions:
 - 1) HOME and NHTF may be used, subject to ADFA's approval, to establish a rent-up reserve to cover initial operating deficits allowed under 24 CFR 92.206(d)(5) and 24 CFR 93.201(d)(5); and
 - 2) For projects without project based rental assistance, NHTF may, subject to ADFA's approval and the requirements of 24 CFR 93.201(e), be used to establish operating cost reserves specifically for anticipated deficits related to the NHTF-assisted units in a project.
- C. HOME and/or NHTF funds shall not be used for free-standing non-residential accessory structures such as free-standing community/leasing buildings, garages, carports, or maintenance structures. HOME funds may be used for community space or common laundry facilities included in residential buildings.

- D. HOME and/or NHTF funds shall not be used for off-site infrastructure costs, including any costs associated with extending infrastructure to the project site. The cost of connecting to public infrastructure located in an adjacent right-of-way (e.g., a water or sewer tap) is an eligible cost.
- E. HOME and/or NHTF funds shall not be used for organizational costs such as partnership formation or syndication costs associated with transactions using equity from LIHTC, historic tax credits, or other similar tax incentives.
- F. Hard Construction Cost Breakout
All applicants must complete ADFA's Summary Cost Estimate form included in the MFHA.

14. Cost Reasonableness

Per the requirements of 92.250(b) for HOME, and 92.300(b) for NHTF, all project costs must be reasonable, whether or not paid directly with HOME and/or NHTF funds. ADFA will review all project costs, including hard and soft costs, to evaluate their reasonableness and may, at its option, require applicants to obtain additional quotes, bids, or estimates of costs. ADFA may also require an applicant, at its own cost, to obtain a third-party cost review from a professional provider acceptable to ADFA. ADFA's staff, or its agents, must be allowed access to the property as necessary to evaluate the cost projections associated with a project's plans and specifications. Applications may be determined ineligible if access is not granted or costs are determined to be unreasonable.

15. Loan Types and Terms

ADFA will provide HOME and/or NHTF funds in the form of a loan to the entity that owns the property. No grants will be awarded, and funding commitments are not transferable without prior written ADFA approval.

The first payment of the loan will be due one (1) year from the date of the first Certificate of Occupancy (temporary or permanent) on the first residential building completed in the Project.

A. HOME

ADFA has the following standard loan terms and conditions for repayment of HOME Rental Housing Program, including:

- 1) All loans must be evidenced by a full executed promissory note payable at a one percent (1%) interest rate with a term of twenty (20) years and amortized over twenty (20) years or a one percent (1%) interest rate with a term and amortization that will match an extended affordability period;
- 2) Applications must have a minimum debt coverage ratio of 1.15 including the debt service on the HOME loan and cannot exceed 1.40;
- 3) Monthly payments that are due and payable will be deferred for one (1) year from the placed in-service date or construction completion date (when tenants are not displaced), as evidenced by a permanent certificate of occupancy for all the units comprising the property;
- 4) For any amounts not paid, both principal and interest shall accrue and be payable on the Maturity Date of the loan; and
- 5) For projects utilizing HOME Program funds and U.S. Department of Agriculture (USDA) Rural Development (RD) funds and/or any form of HUD Financing, the HOME loan will match the terms and amortization of the USDA RD loan and HUD Financing.

B. NHTF

ADFA will award NHTF funds as zero (0%) percent loans to recipients whose proposed developments are approved for funding. The NHTF loan will be amortized over 30 years with a loan term of 30 years. ADFA Board may consider waivers requesting an extension of the loan terms. ADFA will not underwrite or consider NHTF applications for funding that do not include an annual debt service.

ADFA's HOME and/or NHTF Loan is intended as construction/permanent financing. Proceeds of the HOME loan will only be released in conjunction with approved monthly construction draws and/or submission of invoices for approved soft costs and satisfaction of all requirements outlined below.

In all cases, the HOME and/or NHTF loan will:

- 1) Have a term equal to the project's Affordability Period (usually 15 to 30 years);

- 2) Be repayable in full upon sale, refinancing, or transfer of the property or upon maturity, whichever occurs first;
- 3) Be secured with a mortgage, promissory note, and declaration of restrictive covenant. Mortgages will be recorded in the appropriate county and generally may be subordinate only to an amortizing permanent first mortgage and a temporary bank construction loan, all of which must be approved by ADFA, if applicable; and
- 4) Applications must have a minimum debt coverage ratio of 1.15 including the debt service on the NHTF loan and cannot exceed 1.40.

16. Property Standards

Construction of the development must be in accordance with ADFA's "Design Standards Manual for New Construction and Rehabilitation" (as well as all applicable local, state, and national building codes). The applicant's architect must complete and execute the "Design Standards Manual for New Construction and Rehabilitation Checklist".

Applicants may request a waiver for rehabilitation proposals by submitting the following:

- A. Certification by the design architect or licensed engineer that the standard concerned is impractical or impossible;
- B. Description of alternative design which will achieve the benefit of the required standard, or certification by the design architect or licensed engineer that no alternative design can be undertaken to achieve the benefit of the required standard due to structural constraints; and
- C. Statement by applicant that it will implement any alternative identified by the design architect or licensed engineer. ADFA will require a certification from the design architect or licensed engineer confirming compliance with ADFA's "Design Standards Manual for New Construction and Rehabilitation" prior to closeout.

To meet both HOME and NHTF regulations and ADFA goals, all projects must meet certain physical standards intended to provide quality affordable housing that is durable and energy efficient.

Construction must meet all applicable local building and fire codes (including related electrical, mechanical, and plumbing codes).

All projects must meet applicable Section 504/UFAS requirements. New construction or substantial rehabilitation projects with five or more total units must provide 5% of the project's units (but not less than one) for physically disabled occupants and another 2% of units (but not less than one) designed to be accessible to those with visual or hearing impairments. Other rehabilitation projects will be required, to the maximum extent feasible, to provide physically and sensory accessible units in the same percentage. Additionally, covered multifamily dwellings, as defined at 24 CFR 100.201, must also meet the design and construction requirements required by the Fair Housing Act as outlined in 24 CFR 100.205.

All buildings in new construction or substantial rehabilitation using HOME/NHTF funds must include the installation of "broadband infrastructure" as defined by 24 CFR 5.100. In limited circumstances, the regulations allow ADFA to waive this requirement if the project's location makes such installation infeasible or creates an undue financial burden. In practice, this requires the developer to provide the wiring for high-speed internet but does not require the project to provide the internet service itself. **ADFA does not anticipate circumstances under which it would waive this requirement.**

All buildings in new construction or rehabilitation (substantial or non-substantial) using HOME/NHTF funds must include the installation of NRSB approved Home Radon Detector Short & Long-Term Continuous Monitoring hardwired in each unit in approved testing areas in accordance with National Radon Safety Board (NRSB). <https://nrsb.org/> ANSI/AARST Standards can be found at www.standards.aarst.org. All projects must also comply with ADFA's Design Standards for New Construction and Rehabilitation, including the Universal Design Standards cited therein.

17. HOME/NHTF Agreement

In addition to any financing documents, owners of HOME/NHTF-financed projects must sign a HOME or NHTF Agreement with ADFA. The Agreement will identify

requirements for compliance with the HOME or NHTF regulations and ADFA's Rental Housing Program requirements and will remain in effect, during the affordability period, in the event of any prepayment of the HOME or NHTF loan. In the event a project is receiving both HOME and NHTF funding, separate Agreements are required for each funding source.

18. Declaration of Restrictive Covenants

Each HOME- and/or NHTF-funded project must maintain restrictions and covenants running with the land enforcing HOME, NHTF, and ADFA guidelines, as applicable. The Declaration of Restrictive Covenants will be separately recorded and will remain in place for the affordability period even if the HOME and/or NHTF loan is prepaid. Among other items, the Declaration of Restrictive Covenants will address:

- 1) Restrictions on the transfer of title to the property or underlying ownership interest of the property owner;
- 2) Restrictions on further encumbrances on the Property without ADFA's prior permission;
- 3) Operational and performance requirements, including maintenance of various reserves, restrictions on the distributions of surplus cash (if applicable), and property management and insurance expectations;
- 4) Provisions to enforce ongoing requirements for project compliance through the HOME and/or NHTF Affordability period, including:
 - a) The length of the period of affordability;
 - b) Income and rent restrictions on HOME-assisted and/or NHTF-assisted units;
 - c) Property standards to be enforced;
 - d) Marketing and leasing requirements; and
 - e) Recordkeeping and reporting requirements.

While ADFA's HOME/NHTF loan(s) will generally be subordinate to conventional debt, the HOME/NHTF covenant(s) must be recorded senior to all liens and encumbrances associated with the project financing, including any loans senior to ADFA's HOME/NHTF loan, and must be structured to survive any foreclosure by a senior lien.

If a project receives both HOME and NHTF funding, separate covenants will be recorded. The HOME/NHTF covenants will be separate from any required LIHTC covenant(s).

19. Drawing Funds

ADFA's HOME and/or NHTF loan is intended as construction and/or permanent financing. Proceeds of the HOME and/or NHTF loan will only be released as reimbursement for eligible project costs.

A. Conditions of Construction Draws

Proceeds of the HOME and/or NHTF loan will only be released to Owner for actually incurred HOME-eligible and/or NHTF-eligible project costs. The obligation of ADFA to approve any draw or to make any disbursement of HOME and/or NHTF funds is subject to the satisfaction of the following conditions at the time of making such disbursement:

- 1) Draws will not be processed if the Owner is in default of program regulations;
- 2) The Project shall not have been materially damaged by fire or other casualty;
- 3) ADFA shall have received evidence satisfactory to ADFA that all work and improvements requiring inspection by any governmental authority having jurisdiction have been inspected and approved by such authorities and by any other persons or entities having the right to inspect and approve construction; and
- 4) Owner shall have submitted at least 10 days prior to the date a disbursement is desired a completed disbursement request using AIA G-702 (Contractor's Application for Payment) and G-703 (Continuation) forms and such other appropriate source documentation as may be required by ADFA including, without limitation, the following:
 - a) Current Contractor Tracking Form and lien waivers must be concurrent with the requested disbursement.
 - b) Evidence satisfactory to ADFA that the Project and the contemplated use thereof are permitted by and comply with all applicable uses or other restrictions and requirements in prior conveyances, zoning ordinances, or

regulations that have been duly approved by the municipal or other governmental authorities having jurisdiction; that the required building permits and other permits have been obtained as required; and that no environmental impact statement is required.

- c) Appropriate certifications of compliance in all respects with labor standards and prevailing wage requirements applicable under federal law.
- d) Such other supporting evidence as may be requested by ADFA or its agents to substantiate all payments which are to be made out of the relevant disbursement and/or to substantiate all payments then made with respect to the Project.
- e) ADFA shall have determined that all HOME and/or NHTF requirements pertaining to the disbursement of funds have been met, including but not limited to monitoring of Davis-Bacon compliance.
- f) ADFA shall have received a current inspection report from an ADFA inspector that verifies satisfactory completion of work to HOME/NHTF standards.
- g) No determination shall have been made by ADFA that the undisbursed amount of the loan is less than the amount required to pay all costs and expenses of any kind that reasonably may be anticipated in connection with the completion of the Project.

B. Conditions of Final Disbursement

In addition to the requirements set forth above, ADFA shall require the following prior to the final disbursement of funds, the request for which shall not be submitted before completion of the Project, including all landscape requirements and offsite utilities and streets and correction of defects in workmanship and/or materials:

- 1) A certificate of occupancy, if applicable, or a final approved construction report from ADFA's HOME/NHTF Department for the Project;
- 2) Identification of the designated street address of the Project, including as applicable the street addresses assigned for the leasing office and each residential structure and the specific unit designations (e.g., unit number or lettering such as #12 or Apartment B-3) for all HOME/NHTF units;

- 3) Evidence satisfactory to ADFA that the Project has been completed lien free and substantially in accordance with the plans and specifications;
- 4) Review and final settlement of the cost certification;
- 5) Such other supporting evidence as may be requested by ADFA or its agent to substantiate all payments which are to be made out of the final disbursement and/or to substantiate all payments then made with respect to the Project; and
- 6) A determination by ADFA that all HOME and/or NHTF requirements pertaining to the initial development of the Project have been met, including but not limited to monitoring of Davis-Bacon compliance, as applicable, Section 3, Energy Star Certified Units, and Lead Based Paint reports, if applicable.

C. Limitation on Draw Requests

- 1) In all cases, Owner may not request disbursement of HOME and/or NHTF funds until funds are needed for the payment of eligible costs, and all disbursement requests must be limited to the amount needed at the time of the request.
- 2) No disbursements for materials stored will be made by ADFA unless Owner shall advise ADFA of its intention to so store materials prior to their delivery. The propriety of disbursements for materials stored shall be determined in ADFA's sole discretion.
- 3) If all or a portion of the developer's fee is not budgeted to be paid with HOME and/or NHTF funds, 10% of total HOME and/or NHTF funds will be held as retainage until submission and approval of all items required for final disbursement above.

D. ADFA Construction Inspections

ADFA will provide HOME and/or NHTF funds in the form of construction and/or permanent financing only. ADFA must be provided with the AIA G702/G703 and supporting documentation and Developer/Owner must provide reasonable notice of any changes to scheduled monthly draw inspections

during the construction period. ADFA staff will participate in all draw reviews and conduct inspections to ensure that the project is progressing, and that work completed is consistent with all applicable HOME and/or NHTF requirements.

1) Federal Labor Standards (Davis-Bacon) - HOME

When federal labor standards (i.e., Davis-Bacon and Related Acts) apply to a project, ADFA must be provided with compliance documentation throughout the construction period even when HOME is provided as a permanent loan following the completion of construction. Prior to commencing construction, ADFA must approve current wage determinations applicable to the project. The contractor will be required to provide weekly payroll forms to ADFA and allow access to the site and workers for the purpose of completing worker interviews.

ADFA will accept [Form WH-347](#) or acceptable internal forms from the contractor.

2) NHTF

Davis-Bacon does not apply to NHTF projects unless triggered by another source in the project.

20. Project Closeout

Owners are required to submit demographic data at least up for all HOME-funded and/or NHTF-funded units. Data shall include elderly status, race, gender, female head of household, number of household members, and percent of area median income. Owners must be aware that the Affordability Period does not begin for HOME/NHTF-funded Project(s) until all project costs are processed, all demographic data is verified by ADFA staff, and the project is entered as completed in IDIS.

21. Project Completion Deadline and Period of Affordability

A. HOME

The period of affordability will be based on the date of project completion as defined by 24 CFR 92.2 which, among other things, requires that all construction activity be complete, all HOME funds drawn from the U.S. Treasury, and project completion information be entered into the HUD Integrated Disbursement and Information System (IDIS). For rental projects, project completion occurs upon completion of construction and before occupancy, and units may be marked vacant in IDIS until complete beneficiary data is received.

ADFA and HUD require that project completion must occur within 2 years of the date of commitment of funds to the project and a draw must occur within 12 months of the agreement execution date. If the Owner fails to meet the 12 month or 2-year deadline, it must repay to ADFA any HOME funds disbursed for the project. In accordance with the minimum requirements of 24 CFR 92.252(e), rehabilitated and new construction rental projects funded with HOME shall maintain HOME affordability requirements for a period of up to 15 years for rehabilitation projects and at least 20 years for new construction projects.

B. NHTF

The period of affordability will be based on the date of project completion as defined by 24 CFR 93.2, which, among other things, requires that all construction activity be complete, all NHTF funds drawn from the U.S. Treasury, and project completion information be entered into HUD's IDIS reporting system. For rental projects, project completion occurs upon completion of construction and before occupancy, and units may be marked vacant in IDIS until complete beneficiary data is received.

ADFA requires that project completion must occur within 2 years of the date of commitment of funds to the project and draw must occur within 12 months of the agreement execution date. If the Owner fails to meet the 12 month or 2-year deadline, it must repay to ADFA any NHTF funds disbursed for the project. In accordance with the minimum requirements of 24 CFR 93.302(d),

rehabilitated and new construction rental projects funded with NHTF shall maintain NHTF affordability requirements for a period of 30 years as regulated by 24 CFR 93.302.

22. Guarantees

Excluding the investor/syndicator partners or members of the ownership entity, all underlying individuals, corporate entities, partnerships, or limited liability companies with an interest in the project's ownership entity may be required to provide the following performance guarantees:

- 1) Completion Guarantee including provisions guaranteeing construction completion of the project;
- 2) Recovery Guarantee including provisions guaranteeing ongoing compliance with HUD HOME and/or NHTF guidelines and indemnifying ADFA against any liability to HUD resulting from the project's non-compliance; and
- 3) Replacement Reserve Guarantee to ensure annual deposits to a Replacement Reserve for the project in an amount consistent with the loan documents and/or covenant running with the land.

Guarantees shall be joint and several and must remain in effect throughout the applicable affordability period.

23. Portal Reporting

ADFA requires the submission of applications, required forms, and documents to be submitted through the ADFA Programs Portal. To access the Portal, you will need to complete the Provider Setup form, then email the completed form to ADFA staff. Once ADFA has processed your set-up form, you will be provided the Housing Provider Number and Username to access the Portal.

If ADFA receives forms and documents that have not been submitted through the Portal, ADFA will require those forms and documents be resubmitted through the

Portal. When **all forms and documents** have been submitted through the Portal as instructed, the software will start tracking dates and will submit notifications to ADFA staff that the project is ready for a review of that process. The project will not be able to move forward, if forms and documents have not been submitted through the Portal.

These are the stages and reporting categories:

- Pre-Construction Form/Document submissions;
- Construction Draw Request Submissions;
- Project Completion & Final Cost Certification Form/Document submissions;
- Required Quarterly and Monthly Reporting
 - Pre-Construction Reporting Updates
 - Construction Progress Reporting
 - Section 3 and Davis-Bacon Reporting

The Portal performs the following functions:

- Tracks all Application statuses (Current and Historical);
- Access to required Forms, Documents, and Instructional Manuals;
- Primary method to submit and correspond regarding ADFA forms, documents, inspection results and ongoing administrative requirements;
- Date stamp for the submission of forms and documents;
- Access to project legal documents and correspondence (Agreements, Declarations of Restrictive Covenants, Guarantees, etc.);
- Constructions Draw Request Submission;
- Construction disbursement tracking and available program balances; and
- Triggers notices to ADFA staff and tracks required performance measures (Performance tracking is important if applicant intends to submit other ADFA housing applications)

The Portal will continue to be developed, and ADFA will be updating manuals as needed. Owners are required to report monthly during the development phase and lease-up phase. Owner shall submit monthly reports to ADFA, and each month's report shall be submitted by the 15th of the following month.

During the construction phase, owners must provide monthly reports detailing construction progress and barriers to progress, copies of invoices being paid, and evidence of appropriate lien waivers.

During the initial phase of lease-up, ADFA may request owners to provide monthly or quarterly reports detailing the number of additional leases, total project leases, marketing activity, and monthly income and expenses. Once the owner has leased 100% of units, leasing and marketing reporting will be required monthly and annually.

24. Compliance Section

A. Income and Rent Restrictions

To qualify as affordable housing, HOME and/or NHTF units must be rented only to households with certain incomes at rents regulated by each program to be affordable to low-income households.

Note that HUD releases updated specific income and rent limits annually for both the HOME and NHTF programs. The "HUD Income Limits" used for Section 8 and other HUD multifamily programs, and upon which LIHTC income and rent limits are based, are released each year on a different schedule, usually about two months before the HOME limits. Until HUD releases the program-specific income limits, owners must continue to use the current HOME or NHTF limits as applicable.

B. Income Limits

- 1) High HOME units must be rented exclusively to tenants with household incomes, at the time of move-in, at or below 60% of AMI for the county, as adjusted by family size, thereafter²; and
- 2) Low HOME units must be rented exclusively to tenants with household incomes at or below 50% AMI for the county both at initial occupancy and thereafter.
- 3) NHTF-assisted units must be rented exclusively to tenants with household incomes at or below HUD-published limits for extremely low-income families both at initial occupancy and thereafter. While calculated by HUD, the limit is 30% AMI for the county in which the project is located or the poverty rate, whichever is higher.

² In the future, ADFA may consider allowing High HOME units, after turnover from the initial tenant, to accept applicants up to 80% for LIHTC projects using the "income averaging" option.

C. Prohibition on Certain Fees to Tenants

Pursuant to 24 CFR 92.214 for HOME and 24 CFR 93.204 for NHTF, program participants may not charge fees to program beneficiaries to cover administrative costs related to the cost of administering the HOME and/or NHTF program. Specifically, rental project owners may not charge tenants fees that are not customarily charged to tenants of rental housing (e.g., laundry room access fees). However, Owners may charge fees approved by ADFA for the following:

- 1) Reasonable application fees to prospective tenants;
 - a) Fees or penalties related to the late payment of rent, non-sufficient funds or returned checks, or the like provided such fees are determined by ADFA to be customary for rental housing projects in the area and not excessive;
- 2) Parking fees to tenants only if such fees are customary for rental housing projects in the neighborhood; and
- 3) Fees for optional services such as supportive services for special needs tenants or general services such as bus transportation or meals, as long as the services are voluntary, and fees are charged only for services provided. As part of reviewing the rent schedule each year, ADFA will review and approve fee schedules annually to ensure that any fees charged in addition to rent are permissible under the applicable HOME and/or NHTF requirements and whether proposed fees are reasonable, and customary based on market comparisons. (See Section 4, D. for more information on the reporting portal used by ADFA.)

D. Income Verification

All projects shall use the HUD Chapter 5 definition of income for determining income eligibility. Prior to signing a lease, income must be verified for all new tenants using at least two months of source documentation (e.g., pay stubs, account statements, etc.) in accordance with 24 CFR 92.203(a)(1)(i) for HOME and 24 CFR 93.151(d) for NHTF. When available, in addition to collecting source documentation, ADFA expects the use of third-party verification as the primary means of documenting income.

During the period of affordability, the income of in-place tenants must be recertified using source documentation at least every sixth year of the project's affordability period (e.g., in the sixth year, all in-place tenants must be recertified using source documentation even if a given tenant is only in his/her second year of occupancy). In other years, owners must recertify the income of existing tenants annually but may use one of the options in 24 CFR 92.203 and 24 CFR 93.151, as applicable, unless ADFA requires that a project use one of these methods exclusively:

- 1) Re-verifying income annually through source documentation; or
- 2) Obtaining a written statement from the household regarding annual household income; or
- 3) Obtaining a written statement from the administrator of a government program under which the households receive benefits, and which examines each year the annual income of the household.

However, even when using the self-certification or certification from another government program, source documentation for all in-place tenants must be reviewed at least every 6th year of the Project's affordability period.

E. Rent Adjustments

- HUD provides HOME and NHTF income and rent limits on an annual basis. Utility allowances will also be reviewed and adjusted, as needed, annually. Owners must obtain approval before implementing HOME and NHTF rent increases. Owners shall also provide not less than 30 days' written notice to tenants upon receiving ADFA approval for HOME and NHTF unit rent increases.
- During periods of affordability, HOME-assisted rental housing units have maximum rents based on the lesser of HUD-calculated fair market rents or a percentage of area median income. However, the final rule states that if a tenant is using a federal, state, or local rental assistance or subsidy program, the project owner may accept the total of the tenant's rent contribution and the full permissible assistance or subsidy payment, even if that total exceeds the maximum HOME rent. In other words, the final rule states that HOME rent limits do not apply to rental assistance or subsidy payments made by federal, state, or

local programs (limits on the maximum tenant contribution to rent still apply). This regulatory change stems from the Housing and Economic Recovery Act of 2008 (P.L. 110-289).

1) HOME

HOME-assisted units are considered to be compliant despite a temporary increase in income exceeding HOME requirements for existing tenants. However, in such cases there are detailed requirements about how to adjust the rent of such tenants and how to restore overall project compliance. These are outlined in the HOME Model Guide "Compliance in HOME Rental Projects: A Guide for Property Owners," which is available online at:

[Compliance in HOME Rental Projects: A Guide for Property Owners - HUD Exchange](#)

For projects with floating units, when an existing tenant's income increases beyond 80% AMI adjusted for household size, the tenant's gross rent will be increased to the lesser of the unassisted market rent for the unit or 30% of the tenant's adjusted household income. The next comparable (or larger) unassisted unit must then be rented to a tenant eligible to occupy a High HOME unit. When the income of an existing tenant of a Low HOME unit increases above 50% AMI but is below 80% AMI, the next available High HOME unit must be rented to a tenant at or below 50% AMI at the Low HOME rent. Following the replacement of the Low HOME unit, rent for the tenant will be increased to the High HOME rent.

Notwithstanding, over-income tenants of HOME-assisted units that have been allocated low-income housing tax credits must pay rent according to Section 42 of the Internal Revenue Code of 1986 (26 U.S.C. 42).

2) NHTF

In the event a tenant occupying an NHTF unit becomes over-income, the NHTF-assisted unit continues to qualify as affordable housing despite a temporary noncompliance caused by increases in the existing tenant's income if actions satisfactory to HUD are being taken to ensure that all vacancies are filled in accordance with 24 CFR 93.302 until the noncompliance is corrected.

Note, HUD has not yet issued guidance about what specific actions will be required with respect to adjustments in the rent level for tenants who are over-income at recertification. Once such guidance is issued, ADFA will require that all NHTF-assisted projects comply, even if originally funded prior to the issuance of detailed HUD guidance. Please contact the ADFA compliance department for guidance: tammy.white@arkansas.gov.

25. Other Compliance Requirements

HOME and NHTF projects must, at all times during the term of the HOME/NHTF Loan or the applicable affordability period, whichever is longer, be operated in compliance with ADFA's Rental Management Handbook, or successor publications, which may be updated from time to time to reflect new, revised, or clarified administrative procedures and practices. In the HOME/NHTF Agreement for each project, the owner must agree to be bound by such updates which may include, but not be limited to, procedures for obtaining annual rent or utility allowance approvals, reporting and document submission requirements, use of updated form documents provided by ADFA, and the like.

A. Initial Occupancy Deadlines

1) HOME

In accordance with 24 CFR 92.252, HOME-funded rental projects must comply with the following deadlines and requirements as evidenced by occupancy of tenants with a written lease that complies with the requirements of 24 CFR 92.253:

- a) Within 6 months from the date of project completion, if a rental unit remains unoccupied, the Owner will provide to ADFA information about current marketing efforts and, if appropriate, an enhanced plan for marketing the unit so that it is leased as quickly as possible.
- b) Within 18 months from the date of project completion, if efforts to market the units are unsuccessful and units remain unoccupied by an eligible tenant, ADFA will require repayment of all HOME funds invested in each vacant unit. A unit that has not served a low- or very low-income household, as applicable, has not met the purposes of the HOME program. Therefore, the costs associated with the unit are ineligible.

2) NHTF

HUD does not currently impose specific lease-up deadlines on NHTF-funded projects, but ADFA will require that projects which are not complete within the HOME timelines noted above repay NHTF funds.

B. Marketing and Leasing

The owner/developer must establish a written tenant selection plan consistent with the requirements of 24 CFR 92.253(d) for HOME and 24 CFR 93.303 for NHTF. Among other requirements, the tenant selection plan must, insofar as is practical, provide for the selection of tenants from a project's waiting list in chronological order of their applications and provide written notification to any rejected applicant of the reason for their rejection. The tenant selection plan can be found on the ADFA website: [Home | Arkansas Development Finance Authority](#)- Forms and the ADFA Programs Portal.

An owner/developer, as part of the application for funding, may propose to restrict units to or provide preferences for identifiable portions of the income-eligible population, e.g., elderly/senior only projects, preferences for homeless and/or special needs populations, etc. Any such restriction or preference must be authorized in the Consolidated Plan and may not be in violation of any Fair Housing or similar requirements. ADFA may, as part of any periodic RFP, provide scoring incentives or further priority for particular populations.

All HOME- and/or NHTF-funded projects must establish an Affirmative Fair Housing Marketing Plan (AFHMP) detailing procedures to attract eligible occupants without regard to race, color, national origin, sex, religion, familial status, disability, or sexual orientation.

AFHMPs shall include all required aspects as stated in 24 CFR 92.351(a)(2) for HOME and 24 CFR 93.350 for NHTF. More detail on ADFA's affirmative marketing requirements, including instructions on completing the AFHMP using form HUD-935.2A can be found in [ADFA's Affordable Housing Compliance Manual](#) and on the ADFA website: [Arkansas Development Finance Authority](#) -Forms as well as the ADFA Programs Portal. ADFA requires owners to review/renew their AFHMP at least every 5 years for multifamily rental projects. ADFA requires Owners to use HUD's AFHMP format for multifamily projects - form [HUD-935.2A](#). The most current version of this form as of the date of this publication is dated 12/2011;

OMB Approval No. 2529-0013 good through 1/31/2021. Owners should use the most current available version of this form if/when HUD updates it. Once complete, the person responsible for implementing and reviewing the plan is required to sign and date the plan prior to submission to ADFA for final approval. The following documents should be submitted to ADFA with a completed and signed AFHMP for review and approval: lease, lease addendum(s), tenant selection criteria, community rules and regulations (e.g., policies and procedures), waiting list policy, and current examples of advertising material(s).

Leases between the tenant and owner shall be for one year, unless by mutual agreement between the tenant and the owner. Owners are required to provide at least 30 days written notice prior to terminating or refusing to renew the lease with occupants of HOME-assisted units. In NHTF projects, the notice period for lease terminations must be consistent with Arkansas state law.

Owners are prohibited from including unfair provisions in HOME/NHTF project leases. In accordance with the provisions of 24 CFR 92.253 for HOME and 24 CFR 93.303 for NHTF, the following terms are prohibited from HOME and/or NHTF project leases:

- Agreement to be sued;
- Treatment of property;
- Excusing owner from responsibility;
- Waiver of notice;
- Waiver of legal proceedings;
- Waiver of a jury trial;
- Waiver of right to appeal court decision;
- Tenant chargeable with cost of legal actions regardless of outcome; and
- Mandatory supportive services (note, transitional housing projects funded with HOME may be permitted to require service participation under limited circumstances; contact ADFA staff for more detail).

Finally, projects must comply with the requirements of the Violence Against Women Act (VAWA) as required by 24 CFR 92.357 for HOME and 24 CFR 93.356 for NHTF. VAWA provides certain additional tenant protections to applicants and tenants who are victims of domestic violence, sexual assault, and/or stalking. In general, among other requirements, owners must provide notices to all tenants of the VAWA provisions, may not deny an application or terminate or refuse to

renew a lease as a result of a person's status as a victim or on the basis of criminal activity related to such status, and must allow for the bifurcation of a lease in order to evict the perpetrator of such criminal activity while allowing the victim to maintain occupancy.

In general, ADFA may provide a standard form lease-addendum for use by owners of HOME/NHTF-assisted housing that will provide required tenant protections and eliminate any prohibited provisions from leases otherwise used by owners.

C. Reporting and Recordkeeping

To allow effective oversight of funded projects and document compliance with applicable HOME and/or HTF requirements, all projects must submit periodic reports to ADFA through the ADFA Programs Portal and ADFA's Property Management Portal. While this section outlines standard reporting requirements, ADFA reserves the right to require additional reporting or to alter the reporting format or frequency based on future changes to HOME and/or HTF requirements or ADFA policy. Additionally, ADFA reserves the right to require additional or more frequent reporting for projects with compliance deficiencies.

In general, reports are submitted electronically through ADFA's Property Management Portal (Management Portal) for projects that have been completed and placed in service. This reporting is directed to the ADFA Compliance Department and covers ongoing affordability monthly and annual reporting requirements.

Additionally, Owners and developers shall allow ADFA, HUD, State of Arkansas, the Comptroller General of the United States (aka the GAO), and all other pertinent federal or State agencies or their designated representative the right to inspect records and property.

Listed below are reporting and recordkeeping requirements for completed projects through the Management Portal.

- 1) Annual Reports shall be required for all HOME and/or HTF projects and shall include a Certification of Program Compliance for each source of ADFA funding in the project, updated utility allowance documentation, rent changes/rent specials, all marketing and outreach advertisements and other;
- 2) Tenant data changes must be reported and updated monthly in the Management Portal as changes occur by the 15th of the following month;
- 3) ADFA may require more frequent reporting due to findings identified during annual monitoring, or findings identified during reviews of reports submitted during the development and lease-up phases;
- 4) All HOME and/or HTF projects shall be required to submit annual budgets to ADFA for review and approval. Additionally, all projects will be required to submit an audit prepared by an independent Certified Public Accountant within 180 days of the end of its fiscal year. For small HOME-funded projects (generally defined to be projects with fewer than 10 total units not involving LIHTC) where the cost of a project-specific audit is deemed by ADFA to be burdensome, ADFA may accept a statement of financial condition with prior approval by the Director of Compliance;
- 5) Owners must annually (if applicable) submit any updates to their Tenant Selection Policy and AFHMP and must maintain records of annual efforts to affirmatively further fair housing in accordance with 24 CFR 92.351 for HOME and 24 CFR 93.350 for HTF. Updates must clearly detail all changes;
- 6) Owners must annually report to ADFA on compliance with the provisions of the Violence Against Women Act (VAWA) as applied through 24 CFR 92.359 (HOME) and 24 CFR 93.356 (HTF) including records related to any emergency transfer requests and their disposition;
- 7) ADFA may periodically require owners to obtain a capital needs assessment prepared by an independent third-party architect, engineer, or other qualified firm approved by ADFA. Alternatively, ADFA may conduct a capital needs assessment using its own staff or contractors. Such capital needs assessments shall be used for the purposes of determining the adequacy of the Replacement Reserve, taking into account its existing balance, planned deposits, and anticipated future capital replacement costs for the Project.

If the capital needs assessment indicates the Replacement Reserve is not sufficient to address anticipated capital costs during the Affordability Period, the owner must, at ADFA's option, either make an additional deposit or increase its annual deposits sufficient to meet any underfunding. If an additional deposit is required by ADFA, the owner (or the Guarantors) must replenish the Replacement Reserve Account within six months.

D. Conflict of Interest

To comply with HOME and NHTF requirements and to maintain a high standard of accountability to the public, conflicts of interest and perceived conflicts of interest must be avoided.

- 1) Owners shall maintain compliance with all HUD conflict of interest provisions as stated in 24 CFR 92.356(f) for HOME and 93.353(f) for NHTF; and
- 2) Developers and owners with employees, family members, consultants, or agents that are otherwise eligible to occupy HOME/NHTF-funded units must receive approval from ADFA before entering into a lease of such a unit with HOME and/or NHTF eligible employees, family members, consultants, or agents.

E. Reserves and Surplus Cash Distributions

To preserve the ongoing viability of projects, ADFA will require the establishment and maintenance of various reserves. In general, reserves must be held at financial institutions licensed to do business in the State of Arkansas in accounts that may require the signature of ADFA and the owner for all withdrawals and transfers. Owners must also authorize the financial institutions in which reserves are held to provide ADFA, when requested, verified statements reflecting account balances and transactions. Reserves must remain in place so long as the project's HOME/NHTF loan is outstanding or for the duration of the affordability period, whichever is longer, and information on each account must be reported annually through ADFA's Property Management Portal. Reserves will include:

- 1) An operating reserve intended to protect against unexpected operating deficits;
- 2) For projects where ADFA's underwriting anticipates operating deficits during the affordability period, an additional operating deficit reserve must be capitalized.
- 3) A replacement reserve intended to fund future capital and rehabilitation needs. Initial reserve deposit requirements are noted in the underwriting standards below, and ADFA may modify reserve requirements during the affordability period based on periodic capital needs assessments.
- 4) At ADFA's option, a preservation reserve account may be created and funded with annual deposits from surplus cash (i.e., cash flow). In general, deposits equal to 50% of surplus cash will be required. The preservation reserve is intended to assist in the future preservation, refinancing, or repayment of the transaction.
- 5) As may be required based on specific or unique project features, additional specialty reserves may be required, such as for tenant services, abnormal security costs, etc.

ADFA must also approve any distributions of surplus cash (if applicable), which among other items, will require that all reserves be fully funded, the project be in compliance with all federal requirements, the project not be in default, and that the project retain sufficient liquidity following the distribution.

F. Monitoring During Affordability Period

Following project closeout, ADFA will monitor the project for ongoing compliance with HOME and/or NHTF requirements, including but not limited to income and rent restrictions, property standards, tenant protections, and marketing and fair housing requirements. In addition to requiring periodic reporting as outlined in Section 4.D. above, ADFA will conduct on-site monitoring visits as required by HOME regulations at 24 CFR 92.504(d)(1) and NHTF regulations at 24 CFR 93.404. The purpose of these visits will include, at minimum, reviews of project records and inspection of the premises including common areas and residential units.

In most cases, ADFA conducts such reviews annually. However, ADFA reserves the right to conduct site visits more or less frequently based on changes to HOME or NHTF regulations or ADFA policy or based on evidence of compliance deficiencies in a prior monitoring visit.

As noted above, all projects must be operated in compliance with ADFA's most current Rental Management Handbook, or successor publications, which may be updated from time to time to reflect new, revised, or clarified administrative procedures and practices. The handbook provides additional details on and updated/current descriptions of ADFA's guidance on property operations. This may include, among other items, procedures for obtaining annual rent or utility allowance approvals, reporting and document submission requirements, use of updated form documents provided by ADFA, and the like.

LANGUAGE ASSISTANCE PLAN

Individuals who are hearing and/or speech impaired and have a TTY may contact ADFA through the Statewide Relay System by calling (711) or (800) 285-1121 or (800) 285-1131 for TTY to Voice or Tele Braille. The relay operator should be asked to call ADFA at (888) 787-2527 or (501) 682-5900. Additional information is at the Arkansas Relay website <https://arkansasrelay.com/> Arkansas Relay offers Spanish relay service for our Spanish-speaking customers. Spanish-to-Spanish (711) or (866) 656-1842 or Spanish-to-English (711) or (800) 285-1131. Arkansas le ofrece el servicio de relevo a nuestros clientes en español. Los consumidores de TTY pueden escribir por máquina en español y las conversaciones serán retransmitidas en español y inglés.

[ISpeakCards 2004](#)

[LEP Brochure](#)

[Language Assistant Planning and Self-Assessment Tool](#)

www.LEP.gov

ACKNOWLEDGEMENT

Acknowledgement of Receipt and Review of the HOME/NHTF Rental Program Guidelines.

By: _____ Date: _____
Applicant

You must submit this acknowledgement with your application for HOME and/or NHTF.