

HOME Investment Partnerships Program

Authorized in 1990, the HOME Investment Partnerships Program (HOME) provides grants to state and local governments to produce affordable housing for low-income families. HOME funds are a vital and unique source of financing for numerous affordable housing developments—many of which would not be possible without HOME assistance. HOME flexibly works with and supports many critical federal housing programs, making it financially feasible to build and sustain housing for the homeless, seniors, people with disabilities and other low-income people.

FY 2012 funding: \$1.0 billion, a 38% reduction from the FY 2011 level of \$1.6 billion

President's FY 2013 request: \$1 billion

HOME Advocacy Coalition FY2013 recommended funding level: \$1.6 billion

HOME creates affordable homes

Since 1992 the HOME program has created over one million affordable homes, including:

- Over 400,000 homes for new homebuyers;
- Over 200,000 owner-occupied homes repaired;
- Almost 400,000 rental houses and apartments; and
- Above and beyond the units created, more than 250,000 tenants received direct rental assistance.

HOME reaches a variety of communities and special needs populations

- HOME reaches **urban, rural and suburban** communities across the country.
- HOME provides critical resources for **housing for persons with special needs** including the **homeless, disabled veterans, and persons with HIV-AIDS**. HOME funds were essential gap financing for almost 30 percent of Housing Credit developments targeted to address homelessness from 2003 to 2007.

HOME leverages private and public resources

- Each HOME dollar leverages \$4 in other public and private resources, on average.
- Participating jurisdictions (PJs) must match 25 cents of every dollar of HOME they use, at a minimum. Many exceed that minimum.
- HOME provides the early money necessary to get projects off the ground or the final critical gap-filler while private lenders, equity investors, Housing Credit allocations, and other resources come together. In the last 5 years 149,916 HOME-assisted rental units have been completed. Of that number, 53 percent or 80,304 units were part of Housing Credit developments.

HOME creates jobs

- Every \$1 million in HOME funds creates or preserves approximately 18 jobs.
- HOME projects outperformed the broader real estate market during the downturn, with only 2.5 percent of 28,000 active projects delayed. That's many times better than private development.
- Housing Credit developments enabled by HOME funds create jobs. In the first year, construction of a typical 100-unit property results in 116 jobs, about half of which are in the construction sector.
- Other HOME program activities, such as the development and renovation of owner-occupied homes, also produce employment.

HOME empowers state and local government

- Local communities can target flexible HOME funds to the particular needs of their communities—new production where units are scarce, rehabilitation where housing quality is a challenge, and the right mix of rental and homeownership.
- HUD provides the essential oversight function, making sure that communities follow program requirements, verifying project completion, and, when necessary, bringing enforcement action to recapture funds.