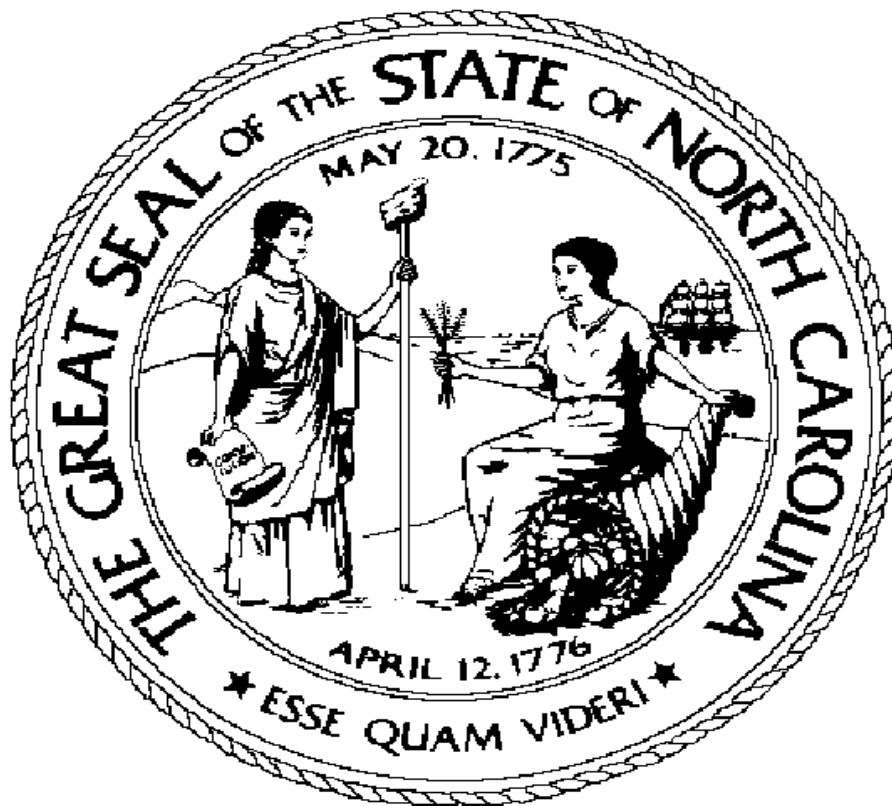


2014 Consolidated Annual Performance and Evaluation Report (CAPER)

North Carolina Housing Finance Agency



Summary

This *2014 Consolidated Annual Performance and Evaluation Report (2014 CAPER)* summarizes the North Carolina Housing Finance Agency's (NCHFA) use of HOME funds in program year 2014. NCHFA and three other state agencies and their HUD-funded programs work together to meet three goals for the good of North Carolinians. These three basic goals are:

- Provision of decent and affordable housing
- Provision of a suitable living environment
- Expansion of economic opportunity

Since 1999, the state has pursued a consolidated planning process that addresses the major housing and community development needs affecting North Carolina communities. Pursuant to the provisions of *24 CFR, Housing and Urban Development, Part 91, Performance Reports*, NCHFA has prepared the *2014 CAPER* on its progress in the implementation of the *2014 Annual Action Plan* and the *North Carolina Consolidated Action Plan, 2011-2015*.

The North Carolina Housing Finance Agency

The North Carolina Housing Finance Agency is a self-supporting public agency that provides financing through the sale of tax-exempt bonds and mortgage-backed securities, and the management of the federal tax credit, the federal HOME Program, the N.C. Housing Trust Fund, and other programs.

Using these resources and its own earnings, the Agency

- offers low-cost mortgages and down-payment assistance for first-time home buyers and moderate income move-up buyers,
- finances affordable homes and apartments developed by local governments, nonprofit organizations, and private owners,
- finances the development of housing for people with special needs,
- finances the rehabilitation of substandard owner-occupied homes,
- and administers HUD rent assistance contracts for more than 24,000 privately owned apartments statewide.

Summary of Housing Needs

Every five years, for the benefit of HUD, our partnering agencies, and the public, the State prepares a five-year housing strategy outlining North Carolina's plans for meeting housing and community development needs. This cycle's five-year strategy, called the *North Carolina Consolidated Plan 2011-2015*, lays out the priority needs for North Carolina, which are based upon housing and population information captured from census data special tabulations, which yield the incidence of certain housing problems (overcrowding, inadequate plumbing facilities, cost burden, etc.) among the population. The five-year plan also sets the framework from which each year's annual action plan can be drawn. The Annual Action Plan further details how the State will accomplish its five-year goals during annual program cycles. Below are the State's housing priorities based upon the Housing Market Analysis and Needs Assessment performed as part of the *2011-2015 Consolidated Plan*.

High Priority Needs

The *2011-2015 Consolidated Plan* identifies three high priority needs: homeless families and individuals, non-homeless persons with special needs¹, and households with incomes less than 30% of area median (AMI). To meet these priorities, North Carolina developed a set of objectives to be accomplished over the five-year period. The following table summarizes N.C. Housing Finance Agency's progress toward meeting the high-priority goals applicable to the Agency.

Table 1: High-Priority Goals and Objectives (NCHFA portion)

Strategy	Objective	Anticipated (2011-2015)		Current Progress (as of 2014)			
		Funding	Households	HOME Funding ²	HOME Households	Total Funding ³	Total Households
Homeless Families and Individuals							
Prevent homelessness in North Carolina	Increase the number of permanent supportive housing units for homeless populations in North Carolina through the North Carolina Housing Finance Agency's Supportive Housing Development Program from 2011-2015.	\$2,201,721	72	--	--	\$5,342,858	142
Non-homeless Persons with Special Needs							
Increase the supply of decent, affordable supportive housing for special needs populations in North Carolina.	Increase the number of supportive housing units for non homeless populations with special needs in North Carolina through the North Carolina Housing Finance Agency's Supportive Housing Development Program from 2011-2015.	\$5,137,150	170	\$411,682	11	\$8,793,259	226
Preserve the affordable owner occupied housing stock owned by persons with disabilities	Rehabilitate homes owned by elderly and/or disabled persons through the North Carolina Housing Finance Agency's Single Family Rehabilitation Program.	\$29,356,286	704	\$20,686,570	444	\$21,794,733	451
Households with Persons 0%-30% AMI							
Increase the supply of new rental units affordable to high priority populations.	Finance the development of rental units affordable to high-priority households between 2011 and 2015 through the North Carolina Housing Finance Agency's Rental Production Program (30% AMI)	\$3,230,015	242	\$1,634,735	127	\$4,351,030	361
Preserve the rental housing stock affordable to high priority populations.	Finance rehabilitation of rental units for high-priority households from 2011-2015 through the North Carolina Housing Finance Agency's Rental Production Program (30% AMI).	\$807,506	61	\$225,000	15	\$850,000	115

¹ Per the 2011-2015 Consolidated Plan, persons with special needs are defined as the disabled, the elderly, households with a member under 6 where a lead threat exists, migrant farm workers, and ex-offenders.

² Includes state-appropriated HOME Match funds.

³ To conduct housing-related activities, NCHFA uses nonfederal as well as federal funds. The nonfederal sources offer the NCFHA even more opportunities and flexibility to serve all priority categories. The available funding sources include the North Carolina Housing Trust Fund, Hardest Hit Funds, the Low-Income Housing Tax Credit Program, and bond financing.

Medium Priority Needs

The *2011-2015 Consolidated Plan* identifies medium priority needs as households earning between 31% and 60% of area median income. The following table summarizes the Agency's progress toward meeting these medium-priority goals.

Table 2: Medium-Priority Goals and Objectives (NCHFA portion)

Strategy	Objective	Anticipated (2011-2015)		Current Progress (as of 2014)			
		Funding	Households	HOME Funding	HOME Households	Total Funding	Total Households
Households with Persons 31%-60% AMI							
Increase the supply of new rental units affordable to medium priority households.	Finance the development of rental units affordable to medium priority households between 2011 and 2015 through the North Carolina Housing Finance Agency's Rental Production Program (31%-60% AMI)	\$9,690,047	726	\$16,201,992	1,056	\$30,640,196	2,177
Preserve existing rental housing affordable to medium priority households.	Finance rehabilitation of rental units for medium priority households from 2011-2015 through the North Carolina Housing Finance Agency's Rental Production Program (31%-60% AMI)	\$2,422,511	182	\$705,000	47	\$1,113,000	91
Enable renter households to become homeowners.	Work with local governments and nonprofits to assist rental households in purchasing their first home and achieving increased financial literacy through NCHFA's Individual Development Account Loan Pool Program.	\$1,834,768	94	\$626,380	27	\$999,080	57

Low Priority Needs

The *2011-2015 Consolidated Plan* identifies low priority needs as households earning between 61% and 80% of area median income. The following table summarizes the Agency's progress toward meeting these low-priority goals.

Table 3: Low-Priority Goals and Objectives (NCHFA portion)

Strategy	Objective	Anticipated (2011-2015)		Current Progress (as of 2014)			
		Funding	Households	HOME Funding	HOME Households	Total Funding	Total Households
Households with Persons 61%–80% AMI							
Enable renter households to become homeowners.	NCHFA will enable renter households to buy homes through its New Homes Loan Pool and its Self Help Loan Pool .	\$12,843,375	523	\$9,624,442 ⁴	316	\$10,019,041	332
	Assist households in purchasing their first home through downpayment assistance through NCHFA's Statewide Down Payment Assistance Program.	\$917,384	113	\$132,390	17	\$1,334,047	169

⁴ The NHLP and SHLP numbers included here only include those households in the 61%-80% AMI range. In all, these two programs have used \$35,941,801 to serve 1,191 households in the 0% - 80% AMI range (2011-2014).

2014 HOME Performance Report

North Carolina's Consolidated Plan was developed with community and interdepartmental cooperation and outreach. The priorities identified in the Plan cover a broad range of needs from preserving and increasing the supply of affordable housing across the state to developing housing with supportive services for persons with special needs. The North Carolina HOME program was designed to serve the needs prioritized in the state's 2011-2015 Consolidated Plan while remaining within the Federal guidelines.

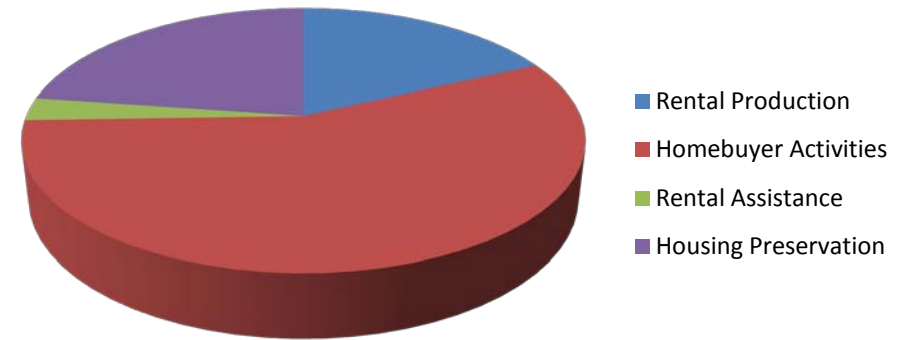
2014 HOME Activity

In 2014, the N.C. Housing Finance Agency received \$12,951,742 in resources through the HOME program, of which 10% is eligible to be used for administration. The State's General Assembly appropriated \$1,488,417 in public, nonfederal funds to partially match the federal HOME funds.

In 2014, NCHFA disbursed \$ 17,772,168 in federal HOME funds and \$3,187,402 in state-appropriated match funds to assist 1,224 households in North Carolina. These disbursements are typically from funds appropriated in prior years. The following tables show the economic and demographic breakdown of HOME funds disbursed in calendar year 2014. In accordance with 24 CFR § 91.520, included is the geographic distribution, income status, racial, and ethnic breakdown for those assisted by HOME money. Also included is the comparison of proposed and actual numbers in relation to NCHFA's effort to meet priorities and goals set in the 2014 Annual Action Plan.

Table 4: 2014 HOME Funding by Activity Type

Activity	Households Assisted	HOME Funding	HOME Match Funding
Housing Preservation	164	\$4,514,938	\$250,473
Rental Assistance	214	--	\$583,320
Rental Production	494	\$2,499,788	\$1,275,250
Homebuyer Activities	352	\$10,757,442	\$1,078,359

Total HOME Funding by Activity Type**Table 5: 2014 HOME Funding by Agency Program**

Program	Households Assisted	HOME Funding	HOME Match Funding
Community Partners Loan Pool	94	\$311,442	\$1,078,359
Key and Targeting Program	214	--	\$583,320
Rental Production Program	494	\$2,499,788	\$1,275,250
Single-Family Rehab Loan Pool	164	\$4,514,938	\$250,473
Self Help Loan Pool	258	\$10,446,000	--

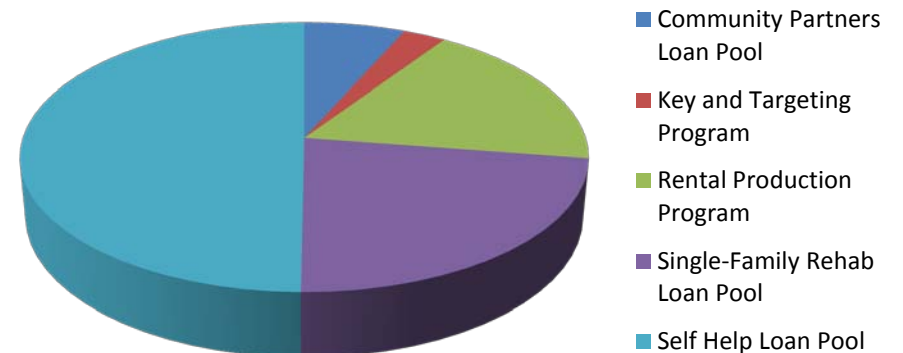
Total HOME Funding by Agency Program

Table 6: 2014 HOME Funding by County

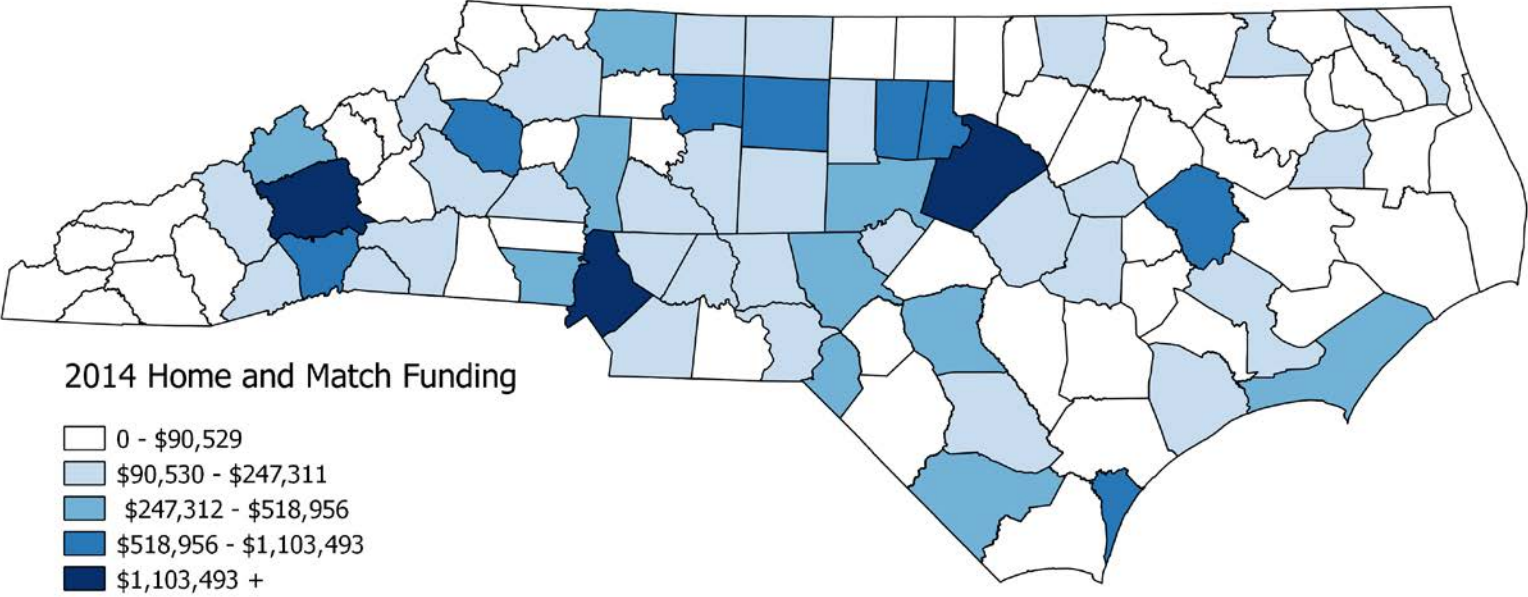
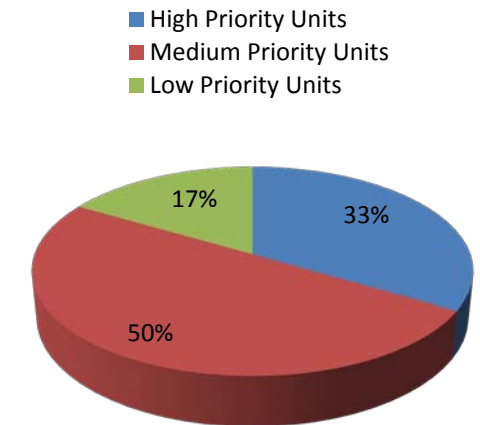


Table 7: 2014 HOME Funding by Priority / Income Distribution

HOME Funding by Priority (2011-2015 Consolidated Plan)				2014 Annual Action Plan Goals	
	Households Assisted	HOME Funding	HOME Match Funding	2014 Anticipated Units	2014 Anticipated Total Funding
High Priority					
Persons with Special Needs	479	\$4,840,442	\$1,305,628	433	\$11,136,000
Households between 0-30% AMI	66	\$735,829	\$144,588	69	\$932,000
Medium Priority					
Households between 31-60% AMI	558	\$9,521,364	\$943,092	69	\$932,000
Lower Priority					
Households between 61-80% AMI	121	\$2,674,533	\$794,094	--	--
TOTAL	1224	\$17,772,168	\$3,187,402	574	\$13,000,000

**Total HOME Funding
by Con Plan Priority****Table 8: 2014 HOME Funding by Ethnicity**

Ethnicity	Households Assisted *	
Hispanic	37	
Non-Hispanic	424	
Not Specified	55	

* Totals include primarily single-family homeownership and rehab activities.

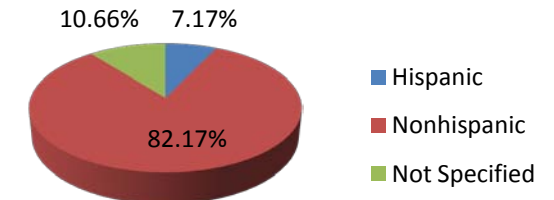
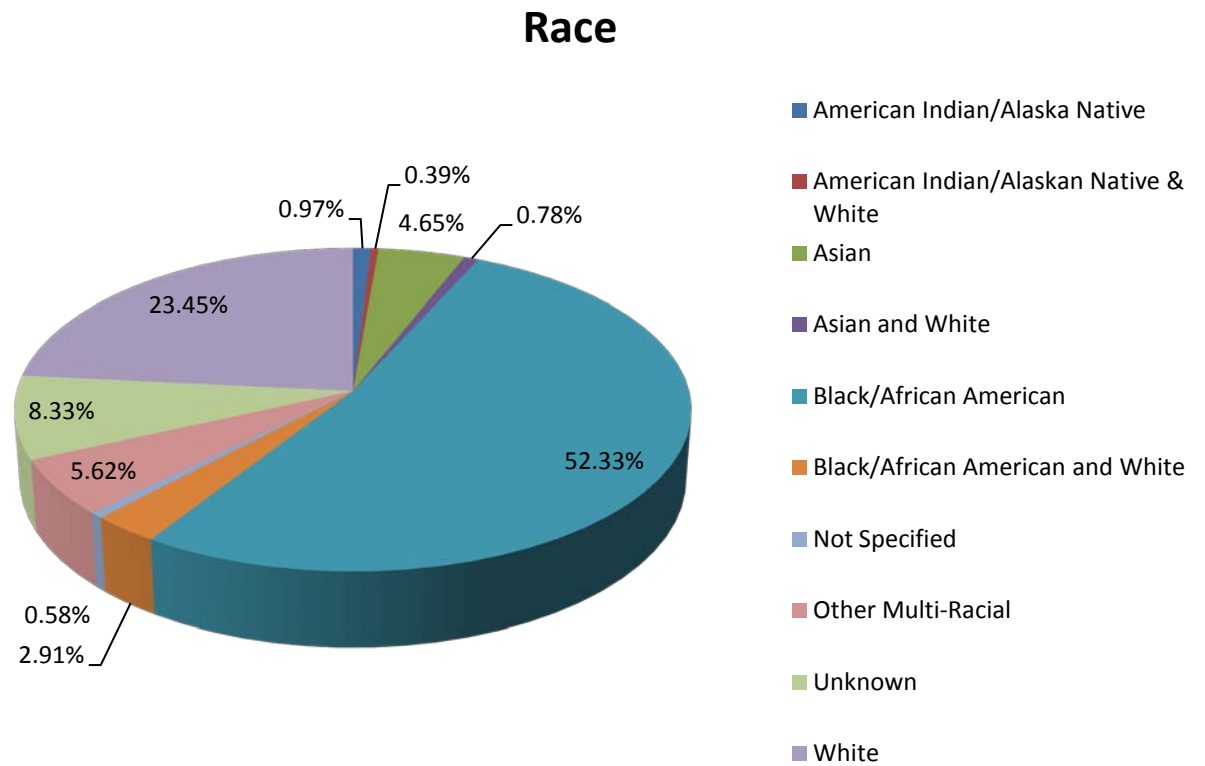
Ethnicity

Table 9: 2014 HOME Funding by Race

Race	Households Assisted *
American Indian/Alaska Native	5
American Indian/Alaska Native and Black/African American	2
American Indian/Alaskan Native & White	24
Asian	24
Asian and White	4
Asian/Pacific Islander	0
Black/African American	270
Black/African American and White	15
Native Hawaiian/Other Pacific Islander	0
Not Specified	3
Other Multi-Racial	29
Unknown	43
White	121



* Totals include primarily single-family homeownership and rehab activities.

Supporting Activities – Actions Taken

Affirmative Marketing Actions

The Agency's procedures are consistent with the requirements of affirmative marketing under 24 CFR part 92.351 (a) and (b). For relevant programs, the Agency requires affirmative marketing plans and monitors their implementation. It also monitors policies for selecting beneficiaries, accepting Section 8 certificate and voucher holders, and maintaining waiting lists. The Agency encourages selection of sites close to services and community support networks, and outside of areas with high minority concentration, high poverty, and high low-income concentration.

Outreach to Minority-Owned and Women-Owned Businesses

In the State of North Carolina, the Department of Administration is charged with implementing outreach programs to minority- and women-owned businesses. The Department's staff maintains current listings of minority- and women-owned businesses, services, and suppliers, and provides comprehensive and continuing assistance and support to them. The office also acts to provide assistance in case of discrimination.

From October 2013 through September 2014, under the State's minority outreach program and in conjunction with its HOME-funded activities, 769 contracts were reported worth a total of \$32,581,522.⁵ Of the 769 contracts, 234 were awarded to MBEs and 47 were awarded to WBEs.

Section 3 Efforts

The owner of each rental property with a HOME award greater than \$200,000 is required to participate in Section 3 compliance from project-award to closing. The Section 3 Summary Report is given to the owner with the final commitment letter along with directions on how to complete the form. Prior to the start of construction the owner must submit a Section 3 Plan to a contact person at NCHFA. After the project is completed, the owner is required to submit a completed Section 3 Summary Report form to NCHFA.

On-Site Inspections of HOME-Assisted Rental Housing

Section 92.504d of the HOME rule outlines requirements for inspecting HOME-assisted rental housing units. As part of its annual report on the HOME Program, the North Carolina Housing Finance Agency is including the information below, which demonstrates: the Agency's efforts to fulfill this regulation during the 2014 program year regarding the number, location and review date of units inspected; components of a typical (physical and record keeping) inspection; means of addressing units not meeting Housing Quality Standards (HQS) and/or Agency guidelines; and verification of rents. Should the information in this section not meet the level of detail necessary, any additional information can be reviewed during U.S. Department of Housing and Urban Development's on-site audit and review process at the offices of the North Carolina Housing Finance Agency, 3508 Bush Street, Raleigh, NC 27609.

⁵ The contracts summarized above are the contracts on which the Agency reported in its October 2014 report HUD-2516.

1. Inspection: Physical review of property and audit of records

A typical inspection consists of an annual, on-site visit of all of our HOME rental properties except for projects with fewer than 26 units. Compliance with all loan agreement requirements, as well as HOME program and housing tax credit program requirements, if applicable, are reviewed.

2. Compliance

During the 2014 monitoring cycle, the Agency's HOME rental portfolio consisted of 270 completed properties. All 270 properties were monitored in 2014 and were found to be in compliance as of the end of 2014, with the following exceptions:

Name	Location	Total Units	Issues	Action Plan/Status
Community Housing Corporation of Cabarrus County	Kannapolis	6	Washer in laundry room is not a front-load washer and is not accessible.	Front load washer has been ordered.
East Side Homes	Asheboro	16	Tenant files were not provided for Agency review.	New processes were implemented for reviewing tenant files. Management did not understand the new procedures and did not comply. Agency working with management to resolve the issues.
Everitt Square	Greensboro	16	Roofs need to be replaced. Major state of disrepair. Units vacant more than 30 days and not rent-ready. Laundry room does not contain front load washer as required by federal and state accessibility guidelines. Playground is not on an accessible route.	Property has been sold to a new owner. New owner has obtained rehab financing and rehab will be started in 2015.
Hycienda Heights	Engelhard	24	Two units have been taken off-line because they need extensive repair in order to be considered rent-ready.	The owner is seeking a rehab loan in order to complete the necessary repairs so the units can be rented to eligible households. Rehab is expected to begin during the summer of 2015. Action plan accepted.
Mckenzie Park	Sanford	40	Windows in one unit are fogged and need to be replaced.	Management plans to replace windows in multiple units in the Spring of 2015. By replacing multiple windows at one time, a better price can be obtained. Action plan accepted.
New Blevins House	Durham	1	Two fire extinguishers were missing. Per management, they were being recharged.	Corrected 2/27/2015
The Villas at Hope Crest	Salisbury	55	Call for aid system did not work in one unit.	Corrected 1/7/2015
Tyler Run I	Edenton	51	Parking lot needs to be resurfaced.	Parking lot to be resurfaced in May 2015. Repairs were delayed while waiting for the City to complete storm water runoff repairs. Action plan accepted.
Tyler Run II	Edenton	60	Parking lot needs to be resurfaced.	Parking lot to be resurfaced in May 2015. Repairs were delayed while waiting for the City to complete storm water runoff repairs. Action plan accepted.

HOME Match and Program Income

Annually, the North Carolina General Assembly appropriates funds for HOME Match. During the 2014 Program Year, the General Assembly appropriated \$1,488,417 to be used as a partial HOME match. In recent program funding cycles, the Agency has used state-appropriated HOME match funds to provide rent assistance to very low-income persons with special needs. In 2014, \$9,131,838 in HOME Program Income was disbursed. Of these funds, \$5.9 million was spent on homeownership-based loan pool programs and \$3.2 million was spent on homeowner rehab activities. HOME PI was also used for administrative costs.

Fair Housing

The Agency sponsors the Fair Housing training activities of the North Carolina Justice Center Fair Housing Project. The Agency also ensures that Fair Housing training is offered at the annual North Carolina Affordable Housing Conference. Additionally, Fair Housing is a topic covered in many of the periodic trainings offered throughout the year on rental program compliance. The Agency also participated in the development of Fair Housing for Tenants with Disabilities: Understanding Reasonable Accommodations and Reasonable Modifications, a publication available on our web site. Most recently, in 2014 the Agency collaborated in the development of Reasonable Accommodation – A Quick Guide for Property Managers. This is a resource and training handout.

Efforts to Address Homelessness

The State addresses the needs of the homeless and other special needs persons through administration and funding of numerous programs. The State addresses emergency shelter and transitional housing needs of potentially homeless individuals and families to prevent them from becoming homeless with the Emergency Shelter Grants Program (ESG), the Supportive Housing Development Program (funded in part with HOME), and the Key Program (funded in part with HOME Match) through the provision of grants and loans to develop and operate emergency, transitional or supportive housing. ESG also helps to combat chronic homelessness through the provision of preventive programs and activities. The State addresses the needs of those who are not homeless through the Supportive Housing Development Program (SHDP), Key Program, and Housing Opportunity for Persons with AIDS Programs (HOPWA). SHDP helps partners develop permanent and transitional housing for persons with disabilities, Key provides rental subsidies to persons with disabilities, and HOPWA provides tenant based rental assistance, short-term mortgage assistance and utility assistance, housing information, supportive services and resource identification to persons with HIV/AIDS.

Limited English Proficiency - NCHFA Compliance with Title VI

Title VI of the Civil Rights Act of 1964, 42 U.S.C. 2000(d) and Executive Order 13166 require that recipients of federal funds take responsible steps to ensure meaningful access by persons with limited English proficiency (LEP persons). The North Carolina Housing Finance Agency is a recipient of federal funds for a portion of its programs and thus obligated to reduce language barriers that can preclude meaningful access by LEP persons to the Agency's programs.

The Agency's four factor analysis revealed a significant Spanish speaking population. In response to this, the Agency has had a Spanish version of its website available since 2007 and has vital documents

available in Spanish as well as program brochures and materials. In addition, it has staff members who are bilingual in English and Spanish and can translate if needed. Furthermore, upon request, the Agency will provide oral interpretation and/or written translation in other languages. Because virtually all assistance is provided by NCHFA's partners, all applicants/sub-grantees will be required to comply with Title VI and its accompanying regulations. All organizations receiving federal funds provide their Language Access Plans to the Agency. The Agency reviews each plan and assists agencies in finding appropriate translation resources to disseminate translated HUD notices, brochures, and other documents.

NCHFA has implemented its Agency Language Assistance Plan (LAP) and shall monitor the implementation of its LAP, making revisions to policies and procedures as may be required periodically. The Agency's LAP is posted on its website.

Other Actions Indicated in the Strategic Plan

As part of the 2011-2015 Consolidated Plan, each of the four state agencies committed to undertake action in six categories to further the housing goals for North Carolina. These focus areas are:

- Anti-Poverty Strategies
- Capacity Building and Technical Assistance
- Coordination and Collaboration
- Housing Delivery Systems
- Legislative and Public Policy Initiatives
- Lead-Based Paint Hazard Reduction

The following is a report on the N.C. Housing Finance Agency's progress in each of these areas in 2014.

Support of Anti-Poverty Strategies

- The Agency will continue to finance supportive rental housing through the federal and state housing tax credit programs, the Rental Production Program and the Targeting and Key Program. In 2014, the Agency financed the production of 283 units of affordable housing targeted to persons with disabilities. Through a combination of state and federal resources, these units are able to receive operating subsidies, making them affordable to persons on Supplemental Security Income (SSI). The Agency has partnered with the N.C. Department of Health and Human Services, which refers clients to these units, in order to ensure that these units remain fully utilized.
- The Agency will continue funding transitional and permanent housing for the homeless and non-homeless persons with special needs through the Supportive Housing Development Program using mostly state funding. Through its regular Supportive Housing Development Program, the Agency awarded \$5.3 million dollars in 2014 to fund 266 units of supportive housing for persons with special needs and the homeless.

Capacity-Building and Technical Assistance Activities

- The Agency's Home Ownership Business Group will continue working with the Real Estate Commission and other partners to provide classes for real estate professionals and other lenders and mortgage professionals. The Agency continued to offer its courses in 2014.
- The Agency will continue to provide monthly lender training sessions throughout the state to educate mortgage professionals about the Agency's below-market-rate loans, with and without down payment assistance. During 2014, the Agency presented monthly seminars to lenders throughout the state to educate mortgage professionals about the Agency's financing programs, including down payment assistance.
- The Agency's Rental Investment Business Group has statewide responsibility for Contract Administration of the U.S. Department of Housing and Urban Development's Section 8 Project-based Rental Assistance Program, which supports tenants in over 24,000 housing units in North Carolina. The Agency has partnered with Quadel Consulting Corporation to manage the contract administration duties. Rental development owners will receive ongoing technical assistance on the U.S. Department of Housing and Urban Development Section 8 regulations. The Agency continued to partner with Quadel, which in 2014 administered more than \$146 million in Section 8 project-based assistance statewide.
- The Agency's Strategic Investment Business Group will continue to collaborate with the Advanced Energy Corporation (AEC) to train contractors and developers (both nonprofit and for-profit) in techniques of building high performance houses. In partnership with Advanced Energy, The Agency encourages the development of SystemVision homes which are energy efficient. In 2014, the Agency continued to work with AEC to conduct trainings and to partner with Advanced Energy to encourage the development of SystemVision homes, providing financial incentives for housing sponsors using Agency financing to incorporate SystemVision Technology in their work.

Interagency Coordination and Collaboration

- The Agency partnered with the U.S. Treasury Department, N.C. Division of Employment Services, N.C. Commissioner of Banks and local housing counseling affiliates in the N.C. Foreclosure Prevention Fund, with funding from the Housing for Hardest Hit States Initiative. In 2014, the Agency worked with these partners to provide loans to help 3,366 homeowners avoid foreclosure. Cumulatively over 18,000 households in North Carolina have been helped by this program.
- The Agency has partnered with the Advanced Energy Corporation (AEC) of Raleigh, North Carolina for over 10 years and will continue this partnership, to train and assist local partners under home ownership programs. AEC's services will include providing low-income homebuyers with guarantees that their heating and cooling costs will not exceed a very low, set level (as low as \$18/month). This broadens the window of affordability and enhances marketing

effectiveness. The Agency continued to partner with AEC to train and assist local partners. Additionally, the Agency and AEC had quarterly meetings to share ideas.

- The Agency continued its collaboration with Habitat for Humanity, in its operation of the Self Help Loan Pool (SHLP). In the SHLP collaboration, the Agency and Habitat for Humanity jointly provide a primary mortgage to low-income homebuyers of Habitat for Humanity homes. In 2014, approximately \$10.8 million in awards were made to assist 247 households in the Self Help Loan Pool. Additionally, during 2014 information meetings and trainings were held with various Habitat affiliates and the Habitat for Humanity International regional office in North Carolina.
- The Agency continued its partnership with the North Carolina Home Builders Association (NCHBA), providing funding (along with local governments) to enable the NCHBA to offer construction training for a small number of underemployed residents.
- The Agency continued to fund the Displacement Prevention Partnership, which allows the Independent Living Program to assist households facing displacement due to mobility limitations. In 2014, 507 households were assisted by the Displacement Prevention Program.
- The Agency works in close partnership with the N.C. Department of Health and Human Services (DHHS) to administer the Key Program, providing operating subsidies so that persons with disabilities on Supplemental Security Income can have access to affordable housing.

Addressing Weaknesses in the Housing Delivery System

- The Agency offers a variety of mortgage loan products (FHA, USDA, and VA) and has 90 day interest rate guarantees. The Agency has provided mortgages in all 100 of the state's counties with its mortgage products.
- The Agency continued to provide application workshops and housing development workshops for organizations interested in developing supportive housing for individuals with special needs.
- The Agency continued to strongly support various statewide housing trade associations such as the N.C. Community Development Association, the N.C. Community Action Association, the Professional Housing Rehabilitation Association of N.C., the N.C. Association of CDCs, the N.C. IDA Collaborative, The Association of Housing Counselors, and the Interagency Council for the Coordination of Homeless Programs. We will continue a balanced policy of serving on association boards and committees, serving as presenters at training conferences and providing gap financing for training efforts of mutual benefit, in an effort to assist those associations in their efforts to address weaknesses in the housing delivery system.
- The Agency continues to make changes to the delivery of single-family rehabilitation assistance to rural areas. The SFR program, starting in 2010, is on a three-year rotation, serving 33 counties every year. It is also now functioning as a pool program, similar to our homeownership loan pools, so that high performing partners will be able to access more SFR funds when needed. In 2014, the Agency's SFR program provided \$5.1 million dollars in financing to assist in the rehabilitation of 103 homes

Legislative Initiatives

- The Agency plans to work to continue appropriations to the Housing Trust Fund and federal HOME Program match. In 2014, the General Assembly appropriated \$6,783,215 to the N.C. Housing Trust Fund and \$1,488,417 as partial matching funds for the federal HOME Program. Cumulatively, HTF funding has helped provide affordable housing to more than 29,500 North Carolinians.

Efforts to Reduce Lead-Based Paint Hazards

- All HOME-funded programs will continue to be in compliance with U.S. Department of Housing and Urban Development lead regulations (25 CFR Part 35).
- The Agency will continue to participate in a quarterly, ad hoc lead hazards advisory group made up of concerned individuals from the public health, environmental protection, affordable housing, and occupational safety sectors.
- Using the N.C. Housing Trust Fund, eligible households may receive lead hazard reduction under the Urgent Repair Program if they have children under the age of six with an elevated blood lead level.
- A redesign of the Single-Family Rehabilitation Loan Pool (SFRLP) allows Pool Members to serve Households with a child under the age of six whose health is threatened by the presence of lead hazards with HOME funds. This change in the SFRLP allows the Agency to efficiently serve homeowners referred by the Department of Environment and Natural Resources and local County Health Departments through existing qualified partners. Funds are provided as loans to the homeowners to pay for cleanup and stabilization activities as prescribed by DENR's regional lead specialists and raise the home to the SFR Rehabilitation Standards of energy efficiency.

Annual Performance Report HOME Program

U.S. Department of Housing
and Urban Development
Office of Community Planning
and Development

OMB Approval No. 2506-0171
(exp. 8/31/2009)

Public reporting burden for this collection of information is estimated to average 2.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

The HOME statute imposes a significant number of data collection and reporting requirements. This includes information on assisted properties, on the owners or tenants of the properties, and on other programmatic areas. The information will be used: 1) to assist HOME participants in managing their programs; 2) to track performance of participants in meeting fund commitment and expenditure deadlines; 3) to permit HUD to determine whether each participant meets the HOME statutory income targeting and affordability requirements; and 4) to permit HUD to determine compliance with other statutory and regulatory program requirements. This data collection is authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act or related authorities. Access to Federal grant funds is contingent on the reporting of certain project-specific data elements. Records of information collected will be maintained by the recipients of the assistance. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when public disclosure is not required.

This form is intended to collect numeric data to be aggregated nationally as a complement to data collected through the Cash and Management Information (C/MI) System. Participants should enter the reporting period in the first block. The reporting period is October 1 to September 30. Instructions are included for each section if further explanation is needed.

Submit this form on or before December 31.	This report is for period (mm/dd/yyyy)		Date Submitted (mm/dd/yyyy)
Send one copy to the appropriate HUD Field Office and one copy to: HOME Program, Rm 7176, 451 7th Street, S.W., Washington D.C. 20410	Starting	Ending	

Part I Participant Identification

1. Participant Number	2. Participant Name		
3. Name of Person completing this report		4. Phone Number (Include Area Code)	
5. Address	6. City	7. State	8. Zip Code

Part II Program Income

Enter the following program income amounts for the reporting period: in block 1, enter the balance on hand at the beginning; in block 2, enter the amount generated; in block 3, enter the amount expended; and in block 4, enter the amount for Tenant-Based rental Assistance.

1. Balance on hand at Beginning of Reporting Period	2. Amount received during Reporting Period	3. Total amount expended during Reporting Period	4. Amount expended for Tenant-Based Rental Assistance	5. Balance on hand at end of Reporting Period (1 + 2 - 3) = 5
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Part III Minority Business Enterprises (MBE) and Women Business Enterprises (WBE)

In the table below, indicate the number and dollar value of contracts for HOME projects completed during the reporting period.

	a. Total	Minority Business Enterprises (MBE)				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
A. Contracts						
1. Number						
2. Dollar Amount						
B. Sub-Contracts						
1. Number						
2. Dollar Amount						
	a. Total	b. Women Business Enterprises (WBE)	c. Male			
C. Contracts						
1. Number						
2. Dollar Amount						
D. Sub-Contracts						
1. Number						
2. Dollar Amounts						

Part IV Minority Owners of Rental Property

In the table below, indicate the number of HOME assisted rental property owners and the total dollar amount of HOME funds in these rental properties assisted during the reporting period.

	a. Total	Minority Property Owners				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
1. Number						
2. Dollar Amount						

Part V Relocation and Real Property Acquisition

Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition. The data provided should reflect only displacements and acquisitions occurring during the reporting period.

	a. Number	b. Cost				
1. Parcels Acquired						
2. Businesses Displaced						
3. Nonprofit Organizations Displaced						
4. Households Temporarily Relocated, not Displaced						
Households Displaced	a. Total	Minority Business Enterprises (MBE)				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
5. Households Displaced - Number						
6. Households Displaced - Cost						

HOME Match Report

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

OMB Approval No. 2506-0171
(exp. 8/31/2009)

Part I Participant Identification

Match Contributions for Federal Fiscal Year (yyyy)	Amount
2000	100
2001	100
2002	100
2003	100
2004	100
2005	100
2006	100
2007	100
2008	100
2009	100
2010	100
2011	100
2012	100
2013	100
2014	100
2015	100
2016	100
2017	100
2018	100
2019	100
2020	100
2021	100
2022	100
2023	100
2024	100
2025	100
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2027	100
2028	100
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2031	100
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2086	100
2087	100
2088	100
2089	100
2090	100
2091	100
2092	100
2093	100
2094	100
2095	100
2096	100
2097	100
2098	100
2099	100

1. Participant No. (assigned by HUD)	2. Name of the Participating Jurisdiction		3. Name of Contact (person completing this report)
5. Street Address of the Participating Jurisdiction			4. Contact's Phone Number (include area code)
6. City	7. State	8. Zip Code	

Part II Fiscal Year Summary

1. Excess match from prior Federal fiscal year	\$	
2. Match contributed during current Federal fiscal year (see Part III.9.)	\$	
3. Total match available for current Federal fiscal year (line 1 + line 2)		\$
4. Match liability for current Federal fiscal year		\$
5. Excess match carried over to next Federal fiscal year (line 3 minus line 4)		\$

Part III Match Contribution for the Federal Fiscal Year

[illegible]

[illegible]

Disbursement Activity Totals

Source Name: HOME Match

Source Cycle:
All Cycles

Check Dates between 10/1/2013 and 9/30/2014

Report Date:
1/7/2015

Disbursements: Complete

Project Name	OTHER ID	Project Number	Amount
Kent, Claudette	14.85.NON	9171669-002	\$16,200.00
Howell, Gwendolyn	14.86.NON	9171669-003	\$17,500.00
Steinbrenner, David	14.87.NON	9171713-001	\$33,138.00
Rosario, Raquel	14.88.NON	9171713-002	\$32,815.00
Montes, Aileen	14.89.NON	9171713-003	\$27,225.00
Ilisley, Tara	14.90.NON	9171713-004	\$33,473.00
McGovern, Kelsey	14.91.NON	9171713-005	\$26,955.00
Newman, Kate	14.92.NON	9171713-007	\$32,509.00
Eldemire-Conyers, Una	14.93.NON	9171823-002	\$15,150.00
Pender, Veronica	14.94.NON	9172201-002	\$12,900.00
Burrow, Michael	14.95.NON	9172231-001	\$11,700.00
Woods, Katasha	14.96.NON	9172627-001	\$15,200.00
		Total:	\$2,276,887.00

Disbursement Activity Totals

Source Name: HOME Match

Source Cycle:
All Cycles

Check Dates between 10/1/2013 and 9/30/2014

Report Date:
1/7/2015

Disbursements: Complete

Project Name	OTHER ID	Project Number	Amount
Blanton Green III Apartments	14.01.NON	9000662	\$7,718.00
The Villas at Northview	14.02.NON	9000664	\$10,927.00
Jefferson View Apartments	14.03.NON	9000665	\$3,383.00
Crowell Park	14.04.NON	9000667	\$24,181.00
Palmer Green II Apartments	14.05.NON	9000668	\$25,777.00
Harris Pointe	14.06.NON	9000669	\$7,379.00
Sugar Hill Apartments	14.07.NON	9000670	\$6,488.00
Rollinwood Manor	14.08.NON	9000672	\$5,600.00
Maple Ridge	14.09.NON	9000673	\$10,753.00
Central School Apartments	14-10.NON	9000675	\$11,380.00
Longbourne	14.11.NON	9000677	\$6,859.00
Glenbrook Crossing (f.k.a. Dacian Glen)	14.12.NON	9000679	\$21,310.00
Phoenix Park II	14.13.NON	9001014	\$3,209.00
Abbingdon Apartments	14.14.NON	9001018	\$12,032.00
Wakefield Manor	14.15.NON	9001026	\$14,417.00
Nia Point (f.k.a. Mayfield Terrace, Mayfield)	14.16.NON	9001038	\$10,179.00
Montgomery Gardens	14.17.NON	9001039	\$13,870.00
Carlton Place	14.18.NON	9001066	\$7,933.00
Windsor Place At Randleman	14.19.NON	9001100	\$7,631.00
Ashebrooke Apartments	14.20.NON	9001144	\$11,068.00
Autumn Trace	14.21.NON	9001145	\$4,790.00
Pine Chase	14.22.NON	9001234	\$6,110.00
Beacon Pointe	14.23.NON	9001235	\$12,865.00
Parke Place Apartments (f.k.a. Parker Place)	14.24.NON	9001238	\$3,599.00
Bradbury Apartments	14.25.NON	9001318	\$5,179.00
Austin's Ridge	14.26.NON	9001319	\$9,426.00
Highland View Apts	14.27.NON	9001411	\$1,488.00
Willow Grove	14.28.NON	9001412	\$996.00
The Griffin Apts	14.29.NON	9001413	\$2,374.00
Greenridge	14.30.NON	9001691	\$2,478.00
WyndSOR Downs	14.31.NON	9001694	\$3,768.00
Hunters Glen	14.32.NON	9001797	\$2,145.00
Filbert's Creek	14.33.NON	9002110	\$1,636.00
Stewart Square Apartments	14.34.NON	9002187	\$31,255.00
WyndSOR Park	14.35.NON	9002217	\$3,453.00
Sutton Place Apts	14.36.NON	9002218	\$6,047.00
Colonial Ridge	14.37.NON	9002219	\$14,117.00
Sherwood Place	14.38.NON	9002220	\$9,266.00
Henson Place	14.39.NON	9002221	\$20,413.00
Westridge Place	14.40.NON	9002222	\$20,751.00
Gateway Park	14.41.NON	9002230	\$2,188.00
Spring Valley Apartments	14.42.NON	9002274	\$33,843.00

Disbursement Activity Totals

Source Name: HOME Match

Source Cycle:
All Cycles

Check Dates between 10/1/2013 and 9/30/2014

Report Date:
1/7/2015

Disbursements: Complete

Project Name	OTHER ID	Project Number	Amount
Weldon Downtown Apartments	14.43.NON	9002300	\$4,488.00
Cleveland School Apartments	14.44.NON	9002301	\$1,468.00
Spaulding Woods II Apartments	14.45.NON	9002302	\$2,050.00
Lassiter Square	14.46.NON	9002303	\$5,924.00
East Broad Crossing	14.47.NON	9002304	\$12,489.00
East Harper Street Apartments	14.48.NON	9002305	\$8,628.00
Kinston Hotel	14.49.NON	9002306	\$1,618.00
Cameron Grove	14.50.NON	9002333	\$19,580.00
Copperstone Apartments	14.51.NON	9134161	\$364,000.00
Beaufort Spring	14.52.NON	9134296	\$348,750.00
Matheson, Mary-WAMY	14.53.NON	9111441-001	\$30,355.00
Gions, Velois-Scotland Cty	14.54.NON	9118141-007	\$48,833.00
Harrington, Mary	14.55.NON	9118141-009	\$50,898.00
Boyd, Maxine	14.56.NON	9118141-010	\$45,822.00
Christian, William	14.57.NON	9118141-011	\$52,729.00
Williams, Renzer	14.58.NON	9118141-012	\$53,694.00
Singletary, James	14.59.NON	9118141-013	\$45,094.00
Lindsey, Earl	14.60.NON	9118142-005	\$47,699.00
Godwin, Rosie	14.61.NON	9168442-001	\$6,200.00
Mullins, Joshua	14.62.NON	9168724-001	\$22,375.00
Bienert, Sean	14.63.NON	9168724-002	\$14,050.00
Rodriguez, Roberto	14.64.NON	9168728-001	\$23,950.00
Rankin, Walter	14.65.NON	9168728-004	\$16,500.00
Cheeks, Lachanda	14.66.NON	9169012-001	\$18,900.00
Rice, Danny	14.67.NON	9169012-002	\$15,200.00
Gatewood, Cheryl	14.68.NON	9169012-003	\$15,200.00
Cason, Kelly	14.69.NON	9169012-004	\$17,000.00
Boyd, Nikkara-Tasha Sherrod	14.70.NON	9169143-004	\$17,700.00
Santiago Reyes, Olga	14.71.NON	9169537-001	\$19,200.00
Horton, Patricia	14.72.NON	9169537-002	\$18,200.00
Heredia, Kristina	14.73.NON	9169537-004	\$24,200.00
Bosch, Angela	14.74.NON	9169537-005	\$20,000.00
Henderson, Kristin	14.75.NON	9169798-001	\$17,450.00
Scanlon, Kevin	14.76.NON	9169798-008	\$17,900.00
Arnold, Shauna	14.77.NON	9170044-001	\$21,700.00
White, Najah	14.78.NON	9170044-003	\$15,900.00
Parker, Tiera	14.79.NON	9171301-001	\$27,500.00
Melese, Alemtshay	14.80.NON	9171301-004	\$17,285.00
Gojkovich, John	14.81.NON	9171492-001	\$14,143.00
Royal, Lizett	14.82.NON	9171492-003	\$13,992.00
Fiorentino, Georgina	14.83.NON	9171492-004	\$27,742.00
Johnson, Cathleen	14.84.NON	9171492-005	\$15,435.00

Disbursement Activity Totals

Source Name: STC

Source Cycle: All Cycles

Report Date:

Check Dates between 10/1/2013 and 9/30/2014

1/7/2015

Disbursements: Complete

Project Name	Other ID	Project Number	Amount
Beaufort Spring	14.97.NON	9134296	\$602,278.50
Copperstone Apartments	14.98.NON	9134161	\$1,366,658.00
The Villas at Hope Crest	14.99.NON	9133427	\$608,924.00
Total:			\$2,577,860.50

Public reporting burden for this collection of information is estimated to average 45 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

The HOME statute imposes a significant number of data collection and reporting requirements. This includes information on assisted properties, on the owners or tenants of the properties, and on other programmatic areas. The information will be used: 1) to assist HOME participants in managing their programs; 2) to track performance of participants in meeting fund commitment and expenditure deadlines; 3) to permit HUD to determine whether each participant meets the HOME statutory income targeting and affordability requirements; and 4) to permit HUD to determine compliance with other statutory and regulatory program requirements. This data collection is authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act or related authorities. Access to Federal grant funds is contingent on the reporting of certain project-specific data elements. Records of information collected will be maintained by the recipients of the assistance. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when public disclosure is not required.

Instructions for the HOME Match Report

Applicability:

The HOME Match Report is part of the HOME APR and must be filled out by every participating jurisdiction that incurred a match liability. Match liability occurs when FY 1993 funds (or subsequent year funds) are drawn down from the U.S. Treasury for HOME projects. A Participating Jurisdiction (PJ) may start counting match contributions as of the beginning of Federal Fiscal Year 1993 (October 1, 1992). A jurisdiction not required to submit this report, either because it did not incur any match or because it had a full match reduction, may submit a HOME Match Report if it wishes. The match would count as excess match that is carried over to subsequent years. The match reported on this form must have been contributed during the reporting period (between October 1 and September 30).

Timing:

This form is to be submitted as part of the HOME APR on or before December 31. The original is sent to the HUD Field Office. One copy is sent to the

Office of Affordable Housing Programs, CGHF
Room 7176, HUD, 451 7th Street, S.W.
Washington, D.C. 20410.

The participating jurisdiction also keeps a copy.

Instructions for Part II:

1. **Excess match from prior Federal fiscal year:** Excess match carried over from prior Federal fiscal year.
2. **Match contributed during current Federal fiscal year:** The total amount of match contributions for all projects listed under Part III in column 9 for the Federal fiscal year.

3. **Total match available for current Federal fiscal year:** The sum of excess match carried over from the prior Federal fiscal year (Part II, line 1) and the total match contribution for the current Federal fiscal year (Part II, line 2). This sum is the total match available for the Federal fiscal year.

4. **Match liability for current Federal fiscal year:** The amount of match liability is available from HUD and is provided periodically to PJs. The match must be provided in the current year. The amount of match that must be provided is based on the amount of HOME funds drawn from the U.S. Treasury for HOME projects. The amount of match required equals 25% of the amount drawn down for HOME projects during the Federal fiscal year. Excess match may be carried over and used to meet match liability for subsequent years (see Part II line 5). Funds drawn down for administrative costs, CHDO operating expenses, and CHDO capacity building do not have to be matched. Funds drawn down for CHDO seed money and/or technical assistance loans do not have to be matched if the project does not go forward. A jurisdiction is allowed to get a partial reduction (50%) of match if it meets one of two statutory distress criteria, indicating “fiscal distress,” or else a full reduction (100%) of match if it meets both criteria, indicating “severe fiscal distress.” The two criteria are poverty rate (must be equal to or greater than 125% of the average national family poverty rate to qualify for a reduction) and per capita income (must be less than 75% of the national average per capita income to qualify for a reduction). In addition, a jurisdiction can get a full reduction if it is declared a disaster area under the Robert T. Stafford Disaster Relief and Emergency Act.

5. **Excess match carried over to next Federal fiscal year:** The total match available for the current Federal fiscal year (Part II, line 3) minus the match liability for the current Federal fiscal year (Part II, line 4). Excess match may be carried over and applied to future HOME project match liability.

Instructions for Part III:

1. **Project No. or Other ID:** “Project number” is assigned by the C/MI System when the PJ makes a project setup call. These projects involve at least some Treasury funds. If the HOME project does not involve Treasury funds, it must be identified with “other ID” as follows: the fiscal year (last two digits only), followed by a number (starting from “01” for the first non-Treasury-funded project of the fiscal year), and then at least one of the following abbreviations: “SF” for project using shortfall funds, “PI” for projects using program income, and “NON” for non-HOME-assisted affordable housing. Example: 93.01.SF, 93.02.PI, 93.03.NON, etc.

Shortfall funds are non-HOME funds used to make up the difference between the participation threshold and the amount of HOME funds allocated to the PJ; the participation threshold requirement applies only in the PJ’s first year of eligibility. [§92.102]

Program income (also called “repayment income”) is any return on the investment of HOME funds. This income must be deposited in the jurisdiction’s HOME account to be used for HOME projects. [§92.503(b)]

Non-HOME-assisted affordable housing is investment in housing not assisted by HOME funds that would qualify as “affordable housing” under the HOME Program definitions. “NON” funds must be contributed to a specific project; it is not sufficient to make a contribution to an entity engaged in developing affordable housing. [§92.219(b)]

2. **Date of Contribution:** Enter the date of contribution. Multiple entries may be made on a single line as long as the contributions were made during the current fiscal year. In such cases, if the contributions were made at different dates during the year, enter the date of the last contribution.
3. **Cash:** Cash contributions from non-Federal resources. This means the funds are contributed permanently to the HOME Program regardless of the form of investment the jurisdiction provides to a project. Therefore all repayment, interest, or other return on investment of the contribution must be deposited in the PJ’s HOME account to be used for HOME projects. The PJ, non-Federal public entities (State/local governments), private entities, and individuals can make contributions. The grant equivalent of a below-market interest rate loan to the project is eligible when the loan is not repayable to the PJ’s HOME account. [§92.220(a)(1)] In addition, a cash contribution can count as match if it is used for eligible costs defined under §92.206 (except administrative costs and CHDO operating expenses) or under §92.209, or for the following non-eligible costs: the value of non-Federal funds used to remove and relocate ECHO units to accommodate eligible tenants, a project reserve account for replacements, a project reserve account for unanticipated increases in operating costs, operating subsidies, or costs relating to the portion of a mixed-income or mixed-use project not related to the affordable housing units. [§92.219(c)]
4. **Foregone Taxes, Fees, Charges:** Taxes, fees, and charges that are normally and customarily charged but have been waived, foregone, or deferred in a manner that achieves affordability of the HOME-assisted housing. This includes State tax credits for low-income housing development. The amount of real estate taxes may be based on the

post-improvement property value. For those taxes, fees, or charges given for future years, the value is the present discounted cash value. [§92.220(a)(2)]

5. **Appraised Land/Real Property:** The appraised value, before the HOME assistance is provided and minus any debt burden, lien, or other encumbrance, of land or other real property, not acquired with Federal resources. The appraisal must be made by an independent, certified appraiser. [§92.220(a)(3)]
6. **Required Infrastructure:** The cost of investment, not made with Federal resources, in on-site and off-site infrastructure directly required for HOME-assisted affordable housing. The infrastructure must have been completed no earlier than 12 months before HOME funds were committed. [§92.220(a)(4)]
7. **Site preparation, Construction materials, Donated labor:** The reasonable value of any site-preparation and construction materials, not acquired with Federal resources, and any donated or voluntary labor (see §92.354(b)) in connection with the site-preparation for, or construction or rehabilitation of, affordable housing. The value of site-preparation and construction materials is determined in accordance with the PJ’s cost estimate procedures. The value of donated or voluntary labor is determined by a single rate (“labor rate”) to be published annually in the Notice Of Funding Availability (NOFA) for the HOME Program. [§92.220(6)]
8. **Bond Financing:** Multifamily and single-family project bond financing must be validly issued by a State or local government (or an agency, instrumentality, or political subdivision thereof). 50% of a loan from bond proceeds made to a multifamily affordable housing project owner can count as match. 25% of a loan from bond proceeds made to a single-family affordable housing project owner can count as match. Loans from all bond proceeds, including excess bond match from prior years, may not exceed 25% of a PJ’s total annual match contribution. [§92.220(a)(5)] The amount in excess of the 25% cap for bonds may carry over, and the excess will count as part of the statutory limit of up to 25% per year. Requirements regarding

bond financing as an eligible source of match will be available upon publication of the implementing regulation early in FY 1994.

9. **Total Match:** Total of items 3 through 8. This is the total match contribution for each project identified in item 1.

Ineligible forms of match include:

1. Contributions made with or derived from Federal resources e.g. CDBG funds [§92.220(b)(1)]
2. Interest rate subsidy attributable to the Federal tax-exemption on financing or the value attributable to Federal tax credits [§92.220(b)(2)]
3. Contributions from builders, contractors or investors, including owner equity, involved with HOME-assisted projects. [§92.220(b)(3)]
4. Sweat equity [§92.220(b)(4)]
5. Contributions from applicants/recipients of HOME assistance [§92.220(b)(5)]
6. Fees/charges that are associated with the HOME Program only, rather than normally and customarily charged on all transactions or projects [§92.220(a)(2)]
7. Administrative costs