

**Center for Urban Community Services  
Housing Resource Center  
Federal Programs for the Development of Affordable Housing**

| Element                    | Home   | Low Income Housing Tax Credit (LIHTC)  | Federal Home Loan Bank (FHLB)   | Supportive Housing Program (SHP)  | HOPWA  | Section 811 – Section 202 Disabilities/ Elderly   |
|----------------------------|--|--|---|---|--|---|
| <b>Eligible Applicants</b> | <ul style="list-style-type: none"> <li>• Funds are allocated to participating jurisdictions which in turn award funds to developers including community housing development organizations</li> </ul>                         | <ul style="list-style-type: none"> <li>• Developers of affordable housing</li> <li>• Property must be owned by a taxable entity in order to receive tax credits (nonprofits generally retain token ownership of the project until the tax benefits are exhausted)</li> </ul> | <ul style="list-style-type: none"> <li>• Private nonprofit organizations</li> <li>• State and local government agencies</li> <li>• Owner-occupants</li> <li>• Funding is awarded to financial institutions customers of the Federal Home Loan Bank</li> </ul> | <ul style="list-style-type: none"> <li>• States</li> <li>• Local governments</li> <li>• Nonprofit organizations</li> <li>• Public Housing Agencies (PHAs)</li> </ul>  | <ul style="list-style-type: none"> <li>• HOPWA formula grants go to Eligible Metropolitan Areas</li> </ul>   | <ul style="list-style-type: none"> <li>• Nonprofit organizations</li> </ul>   |
| <b>Eligible Activities</b> | <p>Provide incentives to develop and support affordable rental housing and homeownership affordability through:</p> <ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Rehabilitation</li> <li>• New</li> </ul> | <ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Rehabilitation</li> <li>• New Construction</li> <li>• Operating Reserve</li> </ul> <p><i>Tips:</i></p> <ul style="list-style-type: none"> <li>• <i>Tax credit benefits are distributed</i></li> </ul>        | <ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Rehabilitation</li> <li>• New Construction</li> <li>• Principal Reduction</li> <li>• Downpayment and closing cost assistance</li> </ul>   | <ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Rehabilitation</li> <li>• New Construction</li> </ul> <p><i>Tip: Under acquisition can repay outstanding debt for project that has not been</i></p> | <ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Rehabilitation</li> <li>• New Construction</li> <li>• Rental Assistance</li> <li>• Supportive Services</li> <li>• Operating Costs</li> </ul> | <ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Rehabilitation</li> <li>• New Construction</li> </ul> |

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|                                 | <ul style="list-style-type: none"> <li>Construction</li> <li>• First-time home buyer assistance</li> <li>• Rehabilitation loans for homeowners</li> <li>• Tenant-based rental assistance (2 year renewable contracts)</li> <li>• Operating expenses of CHDOs</li> </ul> | <ul style="list-style-type: none"> <li><i>over 10 years to for-profit investors</i></li> <li>• <i>To maximize the value of allocated tax credits, project grants must be converted to loans</i></li> </ul> |   | <ul style="list-style-type: none"> <li><i>used for supportive housing or supportive services</i></li> <li>• <i>Eligibility for permanent housing limited to people who were formerly living on streets or in shelters.</i></li> </ul> | <ul style="list-style-type: none"> <li><i>New construction is limited to SROs or Community Residences</i></li> </ul>                             |   |
| <b>Type of Housing Assisted</b> | Permanent and Transitional Housing for low income people  | Rental housing for low income people   | <ul style="list-style-type: none"> <li>• Rental housing (predominant form of housing receiving assistance)</li> <li>• Owner occupied housing</li> </ul> | <ul style="list-style-type: none"> <li>• Homeless housing</li> <li>• Transitional housing</li> <li>• Permanent housing for people with disabilities</li> </ul>  | <ul style="list-style-type: none"> <li>• Scatter site housing</li> <li>• Congregate housing</li> <li>• SROs</li> <li>• Shared housing</li> </ul> | <ul style="list-style-type: none"> <li>• Permanent rental housing</li> </ul>  |
| <b>Eligible Populations</b>     | <ul style="list-style-type: none"> <li>For tenant based rental assistance and rental units:</li> <li>• Not less than 90% of recipients must have annual</li> </ul>  | Income eligibility based on 60% of area median income – additional preferences for people with incomes below   | <ul style="list-style-type: none"> <li>• AHP subsidized units must serve households earning 80% or less of area median</li> </ul>                       | <ul style="list-style-type: none"> <li>• Homeless people including:</li> <li>• Shelter residents</li> <li>• People living in places not meant for</li> </ul>  | <ul style="list-style-type: none"> <li>• Low income</li> <li>• People with HIV/AIDS</li> </ul>   | <ul style="list-style-type: none"> <li>• Very low income elderly (Section 202)</li> <li>• Very low income people with disabilities (Section 811)</li> </ul> |

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|  | incomes that do not exceed 60% of area median income   | 50% of median                                      | <ul style="list-style-type: none"> <li>income</li> <li>Rental projects are required to ensure that 20% of the total units are for very low income families</li> </ul>            | human habitation <ul style="list-style-type: none"> <li>Former homeless people in transitional housing</li> <li>People in institutions or being evicted who have no resources or support networks</li> </ul> |                                  |   |
| <b>Populations given Special Consideration</b> | Populations identified as priority in local or state Consolidated Plan: <ul style="list-style-type: none"> <li>Participating jurisdictions may establish a preference for individuals with special needs</li> <li>Specific category of individuals with disabilities may be prioritized if the CON plan</li> </ul> | May be determined by state and/or local government | Each of the Federal Home Loan Banks can establish priorities for uses of funds. Homeless and disabled people (including those with HIV/AIDS) have been prioritized by FHL Banks. | Priorities established by localities as part of Continuum of Care process  | Can be established by local plan | Section 811 projects can be targeted toward particular disabled populations |

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|                                   | identifies unmet needs for this group   |   |   |   |  |  |
| <b>Occupancy</b>                  | Lease required with specific terms specified by HUD                                   | Lease required  |   |   |  | Lease required   |
| <b>Initial Term of Assistance</b> | Participating jurisdiction may set an initial term of two years for rental assistance | Units must be used as low income housing for a minimum term of 15 years   | <ul style="list-style-type: none"> <li>• Owner-occupied properties must be affordable for 5 years</li> <li>• Rental properties must remain affordable for 15 years.</li> </ul>  | <ul style="list-style-type: none"> <li>• Projects receiving capital support for acquisition, rehabilitation or new construction must be used as housing for homeless people for 20 years</li> </ul> | <ul style="list-style-type: none"> <li>• Formula allocations are provided yearly; local jurisdiction can provide longer commitment.</li> </ul> | <ul style="list-style-type: none"> <li>• Capital advance requires that housing serve eligible population for 40 years</li> <li>• Project rental assistance contract has term of 5 years</li> </ul> |
| <b>Match Requirements</b>         | For every \$1 in Home, there must be a local match of 25 cents.                       | <ul style="list-style-type: none"> <li>• Tax credits cannot be awarded for more than 90% of eligible project costs. (excludes non-depreciable costs such as land and other costs not related to development)</li> </ul> | <ul style="list-style-type: none"> <li>• None but funds are generally limited to no greater than \$500,000 per assisted project</li> <li>• Generally no more than 10% of funding available from a FHLB will go to any one member</li> </ul> | <ul style="list-style-type: none"> <li>• For every \$1 in HUD supportive housing funds there must be a \$1 match from any source</li> </ul>   | None required  | Applicants must make a minimum capital investment of up to \$10,000  |

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|---|-----------------------|--|--|--|-----------------------|--|
|   |                       |  | institution                              |  |                       |  |
| <b>Continuum of Care/Con Plan Required?</b> | Con Plan              | No. States must develop Qualification Plan   | No. Not a HUD program.                   | Continuum of Care Plan                       | Con Pan               | No   |
| <b>Deadline for Applications</b>            | Local deadlines apply | Local deadlines apply                        | Each FLHB has 2 application cycles/year. | Annual funding competition through SuperNOFA | Local deadlines apply | HUD NOFA published each year                           |