

# 2027 HOME and HTF changes

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# HOME PROGRAM OVERVIEW

- HUD administers the Home Investment Partnerships (HOME) Program
- OHFA is the Participating Jurisdiction (PJ) for the HOME Program for the State of Oklahoma
- Other PJ's are the cities of Tulsa, Oklahoma City, Norman and Lawton. OHFA does not use its HOME funds within the city limits of these cities. Likewise, Osage, Tulsa, Washington, Rogers, Creek and Wagoner County are all part of the Tulsa HOME Consortium which receives a direct annual allocation of HOME Program funds. OHFA does not accept Applications for developments within these counties.

# HOME FUNDS DISTRIBUTION

- OHFA anticipates receiving approximately \$8.4 million in HOME funds for Program Year 2027. This would represent level funding from Program Year 2026. However, the amount could be changed based on possible Congressional action.
- 10% will go to OHFA for administration
- 25% will be the CHDO Set-Aside
- 45% will be used for Rental/Homeownership Development
- 15% will be used for Homebuyer Assistance
- 5% will be used for CHDO Operating Assistance

# HOME 2027 Proposed Changes

- Complete reorganization and rewrite of the HOME Application and Policies Manual.
- Simplified application packet with clearer, applicant-friendly language.
- Improved consistency across application, policies, and guidance materials.
- Consolidated HOME and Fair Housing training requirements.
- Removed notarization requirements for scoring attachments.
- Added a self-scoring worksheet to help applicants assess competitiveness.
- Clarified eligibility and substandard housing requirements for easier interpretation.

# 2027 HOME Program

## Comments/Suggestions?

# National Housing Trust Fund Overview

- The Oklahoma Housing Finance Agency (OHFA) has been designated by the Governor of the State of Oklahoma as the administering agency for the National Housing Trust Fund (HTF) for the State of Oklahoma.
- Title 24 Code of Federal Regulations (CFR), Part 93.100 (HTF Interim Rule), governs this program. The primary goal of the HTF is to preserve and increase the supply of decent, safe, and sanitary affordable housing for individuals and families whose incomes do not exceed thirty percent (30%) of Area Median Income, or the Poverty Level, whichever is greater.

# National Housing Trust Fund Distribution

- OHFA administers the HTF for the entire State of Oklahoma. No entitlement cities receive any of the funding. Therefore, HTF monies will be made available anywhere in the State of Oklahoma.
- The total allocation of HTF funds for the State of Oklahoma for Program Year 2026 is projected to be approximately \$3,100,000. This would represent level funding from Program Year 2025.
- However, the amount could be changed based on possible Congressional action.

# National Housing Trust Fund

- OHFA will use 10% of the funds for Administration.
- Projects may only be Rental projects. They may be either new construction or acquisition with rehabilitation.
- HTF funds may not be used for rental assistance.
- OHFA requires the use of HTF with other federal, State or local funding sources.
- Priority will be given to projects serving special populations and providing services.

# 2027 National Housing Trust Fund Proposed Changes

- Complete reorganization and rewrite of the HTF Application for easier navigation and understanding.
- Existing staff guidance and FAQs incorporated directly into the application.
- Added clearer sections for Program Purpose, Income Targeting, Application Limits, Development Definition, Period of Affordability.
- Added a Submission Checklist and Scoring Summary Certification to support complete applications.
- Formalized review process, including Preliminary Review Report, Applicant Response Period, Final Review Report.

# 2027 National Housing Trust Fund Proposed Changes Continued

- Clarified Board review, appeals, and funding commitment requirements.
- Standardized documentation expectations across underwriting, market analysis, and project review.
- Consolidated related requirements into logical sections to reduce duplication and improve usability.
- Clarified financial capacity, audit, and guarantor requirements.
- Allows financially capable guarantors to be considered during underwriting.
- Clarified site control, zoning verification, implementation schedules, and organizational experience requirements.

2027 National Housing Trust Fund Program

Comments/Suggestions?