Chapter 8
SINGLE-ADDRESS HOMEBUYER ACTIVITIES

This chapter explains how to set up, fund, draw funds for, and complete homebuyer activities that are carried out at a single location.

ACTIVITY SETUP

To add a new activity, complete the Add Activity screen (see page 3-2), setting the ACTIVITY CATEGORY to **Homebuyer**. To update or view an existing activity, follow the instructions on page 3-6 for retrieving and displaying activities on the Edit Activity screen.

Click the [Add HOME] or [Edit HOME] Setup Detail button to display the first of two homebuyer setup screens.

ADD/EDIT HOME SETUP DETAIL (PAGE 1)

On this screen, indicate if CHDO Reserve funds (including CHDO Loan funds) are to be used for the activity.

CR/CL funds are not to be used for a homebuyer activity when the only HOME assistance to be provided is for downpayment and closing costs; the CHDO must also own, sponsor, or develop the housing being acquired [see 24 CFR 92.300]. A CHDO may not serve as a sponsor of homebuyer housing under the 2013 HOME rule.

Note to Insular Area users: Since Insular Area grantees do not receive CHDO Reserve funds, this screen is not displayed for you.

If the activity will not be funded with CHDO Reserve (CR) or CHDO Loan (CL) funds, click the [Save and Continue] button to display the next screen. Otherwise, proceed as follows:

Field	Description
Fields in gray box	These read-only fields identify the activity that is being processed. They are populated with data from the common activity screen.
Will the activity be funded with CHDO Reserve (CR)?	If the activity will be funded with CHDO Reserve (CR) or CHDO Loan (CL) funds, change this field to **Yes**.
CHDO Acting As	Indicate if the CHDO is acting as the owner, sponsor, or developer of the housing: **Owner**: The CHDO holds legal title to or has a long-term (99-year minimum) leasehold interest in the property. The CHDO may be an owner with one or more individuals, corporations, partnerships, or other legal entities. **Sponsor**: Valid only for homebuyer activities that fall under the pre-2013 rule. The CHDO develops a property that it solely or partially owns and agrees to convey ownership to a second nonprofit organization at a predetermined time. A CHDO may not serve as a sponsor of homebuyer housing under the 2013 HOME rule. **Developer**: The CHDO either owns and develops the property or is under a contractual obligation with the owner to obtain financing and develop the property.
Will initial funding be a CHDO site control and/or seed money loan?	If the activity will be initially funded with a CHDO Loan, select **Yes**. Otherwise, select **No**. For information on CHDO predevelopment loans, see 24 CFR 92.301. If you answer **Yes** here, turn to Chapter 14 for instructions on setting up a CHDO Loan activity.

When you are finished, click the [Save and Continue] button.

ADD/EDIT HOME SETUP DETAIL (PAGE 2)

Basic setup information is entered on this screen:

Activity

Add HOME Setup Detail (Page 2)

Homebuyer

- **HOME setup has been saved**

| Update/Review CHDO Info | | Save | | Save and Continue | | Cancel |

* Indicates Required Field

Grantee/PJ Activity ID: N/A	Activity Name: GAHP Trumbull Village II	Program Year/Project ID: 2016/3
IDIS Activity ID: 1463	Activity Owner: ALBUQUERQUE	Project Title: Affordable Housing Development-Housing

Performance Objective:
[Select Option ▼]

Will this activity be carried out by a faith-based organization?
◉ Yes ◯ No

Performance Outcome:
[Select Option ▼]

Special Characteristics (Check any that apply to the location of this activity)

- ☐ CDBG Strategy Area
- ☐ Local Target Area
- ☐ Presidentially Declared Major Disaster Area
- ☐ Historic Preservation Area
- ☐ Brownfield Redevelopment Area
- ☐ Conversion from Non-Residential to Residential Use
- ☐ Colonia

*Setup Activity Type:
[Select Option ▼]

Multi-Address:
◯ Yes ◉ No

Loan Guarantee:
◯ Yes ◉ No

Homebuyer's Name

First Name: [ ] **Middle Initial:** [ ] **Last Name:** [ ]

Activity Address ❓

*Address Line 1: [ ] ***City:** [ ]

Address Line 2: [ ] ***State:** [New Mexico ▼] ***Zip Code:** [ ] + [ ]

Address Line 3: [ ] ***County:** [Select Option ▼] [Refresh County Code]

[Validate This Address]

Activity Estimates

*Estimated HOME Units: [ ] ***Estimated HOME Cost:** $ [ ]

| Update/Review CHDO Info | | Save | | Save and Continue | | Cancel |

Field	Description
Fields in gray box	These read-only fields identify the activity that is being processed. They are populated with data from the common activity screen.
Performance Objective	Select the objective that best reflects your intent in setting up this activity. Descriptions of the objectives are provided on the help screen. If you leave the field blank, it will be set to **Provide decent affordable housing**.
Performance Outcome	Select the outcome that best reflects the results you are seeking to achieve with this activity. Descriptions of the outcomes are provided on the help screen. If you leave the field blank, it will be set to **Affordability**.
Will this activity be carried out by a faith-based organization?	Change this field to **Yes** if a faith-based organization will carry out this activity.
Special Characteristics	Check the box for each characteristic that applies to the location of the activity you are setting up. More than one box may be checked; all boxes may be left unchecked. Definitions of the characteristics are provided on the help screen. Note: The COLONIA field is displayed only for PJs in Arizona, California, New Mexico, and Texas. Check this box if the activity assists a rural community or neighborhood that is within 150 miles of the U.S.-Mexican border and lacks decent housing.
Setup Activity Type	Select the dropdown item that describes the type of work to be performed: **New Construction Only**: Construction of new residential units or the addition of units outside the existing walls of the structure. **Acquisition Only**: Acquisition of a structure that received a certificate of occupancy at least 13 months before acquisition and consequently does not require rehabilitation. **Acquisition and Rehabilitation**: Rehabilitation that includes the acquisition of real property. **Acquisition and New Construction**: New construction that involves the acquisition of real property.
Multi-Address	For a single-address activity, leave this field set to **No**. If there is more than one property address for the activity, change this field to **Yes**. Multi-address homebuyer activities are covered in the next chapter.

Field	Description
Loan Guarantee	If HOME funds will be used to guarantee financing provided by private lenders, change this field to **Yes**.
Homebuyer's Name	Optional. For single-address activities, enter the homebuyer's name if you wish.
Activity Address	Enter the street, city, and state of the property being assisted. Note: If you change the STATE, click the [Refresh County Code] button before validating the address.
[Validate This Address] button	Required. After completing ADDRESS LINE 1, CITY, and STATE, click this button to verify the input. If the address is: • Valid, the ZIP CODE and COUNTY will be populated automatically with the correct data. • Invalid, an error message is displayed. You may either correct and revalidate the address, or check the SKIP VALIDATION FOR NOW box under the ADDRESS LINE 3 field and validate the address later. If you check the SKIP VALIDATION box, you must enter the ZIP CODE and COUNTY before the screen can be saved.
Activity Estimates	
Estimated HOME Units	Enter the number of units that you expect to assist with HOME funds upon activity completion. For single-address homebuyer activities, the number must be between **1** and **4**.
Estimated HOME Cost	Enter the estimated amount of HOME funds (including program income) that will be spent on the activity. Enter the amount in whole dollars, with or without commas. The <u>minimum</u> amount of HOME funds that must be invested in a housing activity is $1,000 times the number of HOME-assisted units (see 24 CFR 92.205(c)). If you enter an estimated amount below this minimum, IDIS will display an error message and will not allow activity setup to continue until the estimate is corrected. The <u>maximum</u> amount of HOME funds that may be invested per unit varies by location and unit size (see 24 CFR 92.250). IDIS does not have system restrictions on the per-unit maximum.

When you have finished, click the [Save] or [Save and Continue] button to save your input and display the Edit Activity screen (see page 3-8).

ACTIVITY FUNDING AND DRAWDOWNS

All homebuyer activities, except those initially funded with a CHDO loan, may be funded with EN (Entitlement), SU (General Subgrant), AD (Administration), CO (CHDO Operating), PA (Program Income for Administration), PI (Program Income), HP (Recaptured Homebuyer), and IU (Repayment to Local Account) funds.

The availability of CHDO funds depends on the answers provided on the first HOME setup screen (see page 8-1). If you answered **No** to WILL THE ACTIVITY BE FUNDED WITH CHDO RESERVE, you will not be able to fund the activity with CHDO Reserve (CR), CHDO Capacity Building (CC), or CHDO Loan (CL) funds. If you answered **Yes** to that question and entered:

- **No** in the CHDO LOAN field, the activity may be funded with CR or CC.

- **Yes** in the CHDO LOAN field, initial funding is limited to the CL fund type. If the activity goes forward to produce affordable housing, the activity may be funded with CR (but not additional CL). Activities that are initially funded with a CHDO loan are explained in detail in Chapter 14.

  Remember that HOME regulations do not permit homebuyer activities to be funded with CHDO Reserve unless the CHDO is the owner, sponsor, or developer of the housing being acquired. A CHDO may not serve as a sponsor of homebuyer housing under the 2013 HOME rule.

For more information on activity funding and drawdowns, see Chapters 18 and 19.

ACTIVITY COMPLETION

To complete a single-address homebuyer activity in IDIS, you will provide information about the activity's units, costs, and beneficiaries on two HOME completion screens. Once all of the required data has been entered, the ACTIVITY STATUS must be updated to **Completed**. HOME regulations require PJs to enter this completion information and update the status within 120 days of the final draw for the activity.

To access the completion screens, follow the instructions on page 3-6 for retrieving the activity and displaying it on the Edit Activity page. On that page, click the [Add HOME Accomp.] or [Edit HOME Accomp.] button to display the first HOME completion screen.

ADD/EDIT COMPLETION DETAIL (PAGE 1)

Basic completion information is entered on this screen:

Field	Description
Fields in gray box	These read-only fields identify the activity that is being processed.
Completion Narrative	Optional.
Completion Activity Type	This field is initially populated with the ACTIVITY SETUP TYPE entered during activity setup. Change this field if the setup type no longer accurately reflects the work that was performed. The completion activity types are the same as the setup types (see page 8-4 for definitions).

Field	Description
Property Type	This field is initially populated with **1-4 Single-Family**. If necessary, change this field to one of the other property types listed in the dropdown menu.
Total Completed Units	Enter the total number of units (HOME assisted plus non-HOME assisted) at activity completion. This field is initially populated with the number of ESTIMATED HOME UNITS entered during activity setup (see page 8-5), but this number may be changed.
HOME-Assisted Units	Enter the number of units that received HOME assistance. This field is also initially populated with the number of ESTIMATED HOME UNITS entered during activity setup (see page 8-5), but this number may be changed. The number must be between **1** and **4** and cannot be more than TOTAL COMPLETED UNITS.
Units Qualified as Energy Star	In the TOTAL column, enter the total number of units that have received Energy Star certification. In the HOME-ASSISTED column, enter the number of HOME-assisted units that have received Energy Star certification. For information about HOME and Energy Star, go to https://www.hudexchange.info/resources/documents/EnergyStarAndHOME.pdf
Section 504 Accessible Units	Enter the total number of units that were made accessible for occupants under Section 504 accessibility standards. A unit does not need to have been made fully accessible under Section 504 standards (i.e., meet full UFAS standards) to be counted. Include all 504-accessible units in the count, whether or not HOME funds were spent to make them 504-accessible. For more information on the HOME Program's Section 504 compliance requirements, see HUD Notice CPD-00-9 or superseding notices.
Total Years of Affordability	If the period of affordability (POA) you are imposing on HOME-assisted units is **longer** than the period required by HOME regulations, enter the total number of years (HOME minimum plus additional) in this field. To indicate that the HOME-assisted units are to remain affordable in perpetuity, enter **99**. **If you are not imposing a longer-than-required POA, leave the field blank.**

When you are finished, click the [Save and Continue] button to display the next screen.

ADD/EDIT COMPLETION DETAIL (PAGE 2)

Page 2 consists of three screens for entering location, costs, and beneficiary information about the activity. The top part of each screen looks like this:

Field	Description
Fields in gray box	These read-only fields identify the activity that is being processed.
Location, Costs, Beneficiaries tabs	Use the tabs to navigate the Page 2 completion screens. When you select a different tab, data on the current screen is validated and saved before the new screen is displayed. Use the buttons at the top/bottom of the screen only when you are ready to exit Page 2.

The Location, Costs, and Beneficiaries screens are explained below.

Location Tab

The Location screen is displayed when Page 2 is first accessed:

Field	Description
Lead Paint	These fields are displayed only if the COMPLETION ACTIVITY TYPE on the previous screen is **Acquisition Only** or **Acquisition and Rehabilitation**.
Applicable Lead Paint Requirement	This field must be completed before the Costs or Beneficiaries tab can be accessed.
Lead Hazard Remediation Actions	Make a selection only if the previous field is **Housing constructed before 1978**.
FHA Insured	Change this field to **Yes** if the property is insured by the FHA.
If Lease Purchase, Date of Agreement	If a lease purchase arrangement has been made with the homebuyer, provide the date the agreement was signed.
First-Time Homebuyer	Change this field to **Yes** if the new homeowner is a first-time homebuyer.
Coming from Subsidized Housing	Change this field to **Yes** if immediately prior to HOME assistance, the homebuyer was living in public housing or receiving rental assistance from a federal, state, or local program.
Homebuyer Counseling Provided	Indicate the type of homeownership counseling the homeowner received. The 2013 HOME final rule stipulates that homebuyers must receive housing counseling before receiving HOME assistance (downpayment assistance) or purchasing a HOME-assisted unit [see 92.254(a)(3)].

Costs Tab

Clicking the Costs tab displays this screen:

| Location | Costs | Beneficiaries | ⓘ |

*Purchase Price: (tip)   ***Value after Rehabilitation:** (tip)

$ [   ] $ [   ]

HOME Property Costs (including PI)

Form of Assistance	
Amortized Loan	$ [ ]
Grant	$ [ ]
Deferred Payment Loan	$ [ ]
Other	$ [ ]
Total	$ [0.00]

HOME Downpayment Assistance (including PI)

Form of Assistance	
Amortized Loan	$ [ ]
Grant	$ [ ]
Deferred Payment Loan	$ [ ]
Other	$ [ ]
Total	$ [0.00]

Public Funds

Form of Assistance	
Other Federal Funds	$ [ ]
State/Local Funds	$ [ ]
Tax-Exempt Bond Proceeds	$ [ ]
Total	$ [0.00]

Private Funds

Form of Assistance	
Private Loans	$ [ ]
Owner Cash Contributions	$ [ ]
Private Grants	$ [ ]
Total	$ [0.00]

Activity Totals

HOME Funds	$ [0.00]
All Funds	$ [0.00]
Total HOME Funds Disbursed	$ [0.00]

[Save and Previous Page] | [Save] | [Cancel]

Field	Description
Purchase Price	Enter the price that the homebuyer paid for the property, as evidenced on the deed.
Value after Rehabilitation	This field is displayed only when the COMPLETION ACTIVITY TYPE on the previous screen is **Acquisition and Rehabilitation**. Enter the dollar value of the property after rehabilitation. For more information on this field, go to the HUD Exchange link: Maximum Purchase Price/After-rehab Value.
HOME Property Costs (Including PI)	
Amortized Loan	Enter the total amount, in dollars and cents, of HOME funds provided as an amortized loan. This is a direct loan which the borrower is expected to repay in full (principal and interest or principal only) over a fixed period of time.
Grant	Enter the total amount, in dollars and cents, of HOME funds provided as a grant. A grant is provided with no requirement or expectation of repayment. A grant may be used to reduce the amount of principal borrowed, the principal repayment, or the effective interest rate (an interest subsidy payment) on a private loan.
Deferred Payment Loan	Enter the total amount, in dollars and cents, of HOME funds provided as a deferred payment loan (DPL). A DPL can be repayable at some future time or forgiven. A DPL is repayable when the property is sold, or is forgiven if (a) the owner does not sell the property for a specified number of years or (b) repayment of principal and interest starts after the bank loan is repaid.
Other	Enter the total amount, in dollars and cents, of HOME funds provided in some form other than the loan/grant assistance identified above.
Total	This read-only field is the total of the HOME PROPERTY COSTS (INCLUDING PI) amounts entered. If the activity is funded with CHDO Reserve, this total must be greater than zero before the activity status can be changed to **Completed** (remember from page 8-1 that providing HOME funds for downpayment assistance only is not a CR-eligible activity).
HOME Downpayment Assistance (Including PI)	
Amortized Loan	Enter the total amount, in dollars and cents, of HOME funds provided as an amortized loan.
Grant	Enter the total amount, in dollars and cents, of HOME funds provided as a grant.
Deferred Payment Loan	Enter the total amount, in dollars and cents, of HOME funds provided as a deferred payment loan (DPL).

Field	Description
Other	Enter the total amount, in dollars and cents, of HOME funds provided in some form other than the loan/grant assistance identified above.
Total	This read-only field is the sum of the HOME DOWNPAYMENT ASSISTANCE (INCLUDING PI) amounts entered.
Public Funds	
Other Federal Funds	Enter the total amount of activity costs paid for with other (non-HOME) federal funds.
State/Local Funds	Enter the total amount of activity costs paid for with state or local government appropriated funds.
Tax-Exempt Bond Proceeds	Enter the total amount of activity costs paid for with state or local government tax-exempt bond proceeds.
Total	This read-only field is the sum of the PUBLIC FUNDS amounts entered.
Private Funds	
Private Loans	Enter the total amount of activity costs paid for with money obtained from private financial institutions such as banks or credit unions.
Owner Cash Contributions	Enter the total amount of cash contributions provided by the homebuyer.
Private Grants	Enter the total amount of cash contributions donated by private individuals, organizations, etc.
Total	This read-only field is the sum of the PRIVATE FUNDS amounts entered.
Activity Totals	
HOME Funds	This read-only field is equal to the HOME Property Costs (Including PI) TOTAL plus the HOME Downpayment Assistance (Including PI) TOTAL. This field and the TOTAL HOME FUNDS DISBURSED field below must match before the activity status can be changed to **Completed**.
All Funds	This read-only field shows the sum of all HOME, public, and private funding amounts.
Total HOME Funds Disbursed	This read-only field displays the amount of HOME funds drawn down for the activity to date. This field and the HOME FUNDS field must be equal before the activity status can be changed to **Completed**.

Beneficiaries Tab

Information about the households assisted with HOME funds is entered on the Beneficiaries screen. The number of lines displayed is the same as the number in the HOME-ASSISTED UNITS field on the Page 1 completion screen (see page 8-7).

Field	Description
Line	The number of lines completed must equal the number of HOME-ASSISTED UNITS on the Page 1 screen before you will be allowed to change the activity status to **Completed**.
ⓘ	To delete a line of data, check the box in this column. Empty lines cannot (and need not) be deleted.
Unit No.	Enter the unit number of the HOME-assisted unit.
Number of Bedrooms	Specify the number of bedrooms in the unit: **SRO/Efficiency** or **1** through **5+**.
Occupant	Select **Owner**, **Tenant**, or **Vacant**. If the unit is vacant, leave the rest of the fields on the input line blank (data you enter in them will not be saved). The OCCUPANT of one line must be **Owner** before the activity status can be updated to **Completed**.
% Median Income	For each occupied unit, specify the household's annual income level at the time of initial occupancy. Income levels are expressed as a percentage of the median income for the area, as determined by HUD with adjustments for family size. The percentages are: **0 - 30 percent** Household annual income at or below 30 percent of the area median income (AMI). **30+ - 50 percent** Household annual income above 30 percent and at or below 50 percent of AMI.

Field	Description
	50+ - 60 percent Household annual income above 50 percent and at or below 60 percent of AMI.
	60+ - 80 percent Household annual income above 60 percent and at or below 80 percent of AMI.
Hispanic/Latino	For each occupied unit, indicate if the head of household is Hispanic/Latino by selecting **Yes** or **No**.
	A person of Hispanic/Latino ethnicity is defined as someone of Cuban, Mexican, Puerto Rican, Central or South American, or other Spanish culture, regardless of race.
Race	For each occupied unit, select the race of the head of household:
	White: A person having origins in any of the original peoples of Europe, North Africa, or the Middle East.
	Black/African American: A person having origins in any of the black racial groups of Africa.
	Asian: A person having origins in any of the original peoples of the Far East, Southeast Asia, or the Indian subcontinent including, for example, Cambodia, China, India, Japan, Korea, Malaysia, Pakistan, the Philippine Islands, Thailand, and Vietnam.
	American Indian/Alaskan Native: A person having origins in any of the original peoples of North and South America (including Central America) and who maintains a tribal affiliation or community attachment.
	Native Hawaiian/Other Pacific Islander: A person having origins in any of the original peoples of Hawaii, Guam, Samoa, or other Pacific Islands.
	American Indian/Alaskan Native & White: A person having these multiple racial origins as defined above.
	Asian & White: A person having these multiple racial origins as defined above.
	Black/African American & White: A person having these multiple racial origins as defined above.
	American Indian/Alaskan Native & Black/African American: A person having these multiple racial origins as defined above.
	Other Multi-Racial: Category used for reporting individual responses that are not included in any of the categories listed above.
Size	For each occupied unit, specify the number of persons in the household, **1** through **8+**.

Field	Description
Type	For each occupied unit, specify the type of household occupying the unit:
	Single, Non-Elderly – One person under the age of 62.
	Elderly – One or more persons, each of whom is at least 62 years old.
	Single Parent – A single parent with one or more dependent children 18 years old or younger.
	Two Parents – Two parents with one or more dependent children 18 years old or younger.
	Other – Any household not included in the above definitions, including two or more unrelated persons.
	If the previous field is **1 person**, then this field must be either **Single, Non-Elderly** or **Elderly**.
Assistance Type	For the owner-occupied unit, select **Section 8** if the homebuyer is receiving Section 8 voucher assistance to purchase the property. Otherwise, choose **No Assistance**.
	For tenant-occupied units, select:
	Section 8 – for tenants receiving Section 8 assistance through the Housing Choice Voucher Program under 24 CFR 982.
	HOME TBRA – for tenants receiving HOME tenant-based rental assistance.
	Other Federal, State, or Local Assistance – for tenants receiving rental subsidies from other federal, state, or local rental assistance programs.
	No Assistance – self-explanatory.
Total Monthly Rent	For the owner-occupied unit, leave this field blank. For each tenant-occupied unit, enter the total amount of the initial monthly rent to the nearest dollar. Include both the tenant contribution and the subsidy amount in the total.
	Tenant contribution is the amount the tenant pays each month for rent. If the tenant-paid rent includes utilities or partial utilities (e.g., heat but not electricity), these costs must be added to the rent. Use the utility allowance schedule established by the PJ in accordance with 92.252(d).
	Subsidy amount is the amount of rental assistance the tenant receives each month (including any utility allowances paid directly to the tenant).

When you are finished, select a different tab or click the [Save] button to save your data and return to the Edit Activity screen.

UPDATING THE ACTIVITY STATUS TO COMPLETED

The final step in completing any HOME activity is to change the ACTIVITY STATUS to **Completed** (see page 3-11).

Remember, the HOME final rule at 24 CFR 92.502(d)(1) requires PJs to enter all completion data and update the status to **Completed** within 120 days of the final draw for the activity. If the 120-day deadline is not met, IDIS flags the activity for non-compliance and suspends your ability to set up and fund HOME activities until the flag is cleared.

ADDI AND IDIS

The American Dream Downpayment Initiative (ADDI) funds that a PJ may have received from 2003 - 2008 were not tracked as a separate program in IDIS. Instead, the costs for a homebuyer activity that met the criteria established for ADDI were charged to ADDI (up to the allowable limits) until those funds were exhausted. At that time, HOME costs for homebuyer activities were automatically charged against the PJ's HOME allocation.

Homebuyer activity costs were charged against ADDI if:

- A COMPLETION ACTIVITY TYPE of **Acquisition Only**, **Acquisition and Rehabilitation**, or **Acquisition and New Construction** was entered on the Page 1 completion screen (see page 8-7), and

- The FIRST-TIME HOMEBUYER field on the Page 2 Location tab (see page 8-10) was answered **Yes**, and

- DOWNPAYMENT ASSISTANCE was input in the HOME costs section of the Page 2 Costs tab (see page 8-11), and

- The ACTIVITY STATUS was **Completed**.

The ADDI program has not received an appropriation of funds since FY 2008. If you have specific questions regarding the treatment of ADDI funds in IDIS, contact your local HUD CPD representative or send a question to HUD Exchange Ask A Question.