

**HOMEOWNER REHABILITATION  
HOME/CDBG COMPARISON**

<b>HOME</b>	<b>CDBG</b>
<b>Minimum HOME Investment</b> \$1,000 per unit	<b>Minimum CDBG Investment</b> \$1,000 per unit
<b>Maximum Unit Dollar Limits</b> \$40,000 per unit	<b>Maximum Unit Dollar Limits</b> \$40,000 per unit
<b>Loan/Forgivable Loan</b> <ul style="list-style-type: none"> <li>• May be structured as a full or partial loan</li> <li>• Grantee may adopt <b>stricter</b> guidelines than those set by MSHDA if program is marketable</li> </ul>	<b>Loan/Forgivable Loan</b> <ul style="list-style-type: none"> <li>• May be structured as a full or partial loan</li> <li>• Grantee may adopt <b>stricter</b> guidelines than those set by MSHDA if program is marketable</li> </ul>
<b>Mortgage Term and Affordability Period</b> <ul style="list-style-type: none"> <li>• Various mortgage terms as set forth in the note</li> <li>• No affordability period</li> </ul>	<b>Mortgage Term and Affordability Period</b> <ul style="list-style-type: none"> <li>• Various mortgage terms as set forth in the note</li> <li>• No affordability period</li> </ul>
<b>Rehab Standards</b> Applicable local codes <b>and</b> HUD Uniform Physical Conditions Standards (UPCS)	<b>Rehab Standards</b> Applicable local codes <b>and</b> HUD Uniform Physical Conditions Standards (UPCS)
<b>UPCS Inspection Requirements</b> Inspection required only when unit is initially completed to insure compliance with UPCS	<b>UPCS Inspection Requirements</b> Inspection required only when unit is initially completed to insure compliance with UPCS
<b>Landscaping Improvements</b> <ul style="list-style-type: none"> <li>• Up to \$1,000 with a MSHDA approved plan.</li> <li>• \$1,000 must be part of the per unit maximum limit</li> <li>• The landscaping assistance must be included in the lien</li> </ul>	<b>Landscaping Improvements</b> <ul style="list-style-type: none"> <li>• Up to \$1,000 with a MSHDA approved plan.</li> <li>• \$1,000 must be part of the per unit maximum</li> <li>• The landscaping assistance must be included in the lien</li> </ul>
<b>Income Eligibility (maximum)</b> At or below 80% of AMI adjusted for family size determined at time of construction contract execution or rehabilitation loan execution, whichever occurs first	<b>Income Eligibility (maximum)</b> At or below 80% of AMI adjusted for family size determined at time of construction contract execution or rehabilitation loan execution, whichever occurs first
<b>Program Income</b> Must be returned to MSHDA even when lien is between homeowner and grantee.	<b>Program Income</b> <ul style="list-style-type: none"> <li>• FY15 and beyond, PI must be returned to MSHDA as the lien is between the homeowner and MSHDA</li> <li>• FY14 and prior, PI may be retained locally and expended with prior MSHDA approval via the Locally Retained CDBG Program Income Request Form.</li> </ul>