



JEFFERSON PARISH DEPT OF COMMUNITY DEVELOPMENT

HOME Developer Application

HOME DEVELOPER PROGRAM FREQUENTLY ASKED QUESTIONS

How can I apply?

Applications are available on JPDCD's website at [HOME Developer Program \(jeffparish.net\)](http://jeffparish.net) along with guidelines on how to compete and submit the application.

What does "rolling application period" mean?

A rolling application period means that applications will be accepted until all the available funding has been awarded. JPDCD will review any received applications every 60 days, based on the posted schedule with the application.

How do I know if the program still has funds to award?

JPDCD will provide an update on the website after each review cycle every 60-90 days.

What is the minimum award?

The minimum award for JPDCD HOME Developer projects is \$100,000.

What is the maximum award amount?

The maximum award for any JPDCD HOME Developer project is up to 40 percent of development costs.

How do you decide how much funding a project should get?

Each award amount is dependent on the number of HOME-assisted units, the amount of gap funding needed, and the amount of funding available. HUD limits the amount of HOME funds invested in a property based on the number of assisted units, and sets maximum subsidies for elevator-type projects. The FY2022 per-unit subsidy limits for Jefferson Parish can be found on LHC's website at [2023-234 Limits for Louisiana.pdf \(la.gov\)](#).

What is the range of construction cost support percentages (percentage of gap financing) that the Parish has awarded in the past?

Every project is different, and the amount awarded is based on multiple factors, such as the number of HOME-assisted units in the project, the amount of gap funding needed to complete construction, and the total amount of funding available. Previously awarded projects have received a range between \$200,000 to \$1,000,000.

What is a conditional award?

A Conditional Award is the term used for JPDCD awarding funds to a developer project. A written agreement on the funds cannot be executed until all other project funding has been secured and the Parish Council approves the project. A letter of conditional award is provided as a show of good faith that the Parish intends to fund the project once it has met all requirements and can execute a written agreement.



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We can find Lower Income limit amounts online. Is LMI income different from Lower Income and if so, would you happen to know what is it for the last year that is available?

There are several federal agencies that provide income limits for grant and loan programs, and they may use different terms for low income. LMI, or “low-to-moderate income” is the term used by HUD for its income determinations. The funding for JPDCD’s HOME Development program comes from HUD, and so the income limits are based on the amounts set by HUD each year (released between March and July). The current HUD HOME income limits for Jefferson Parish are as follows:

FY2023 HOME Income Limits – Jefferson Parish, LA								
Income Limit Category	Persons in Family							
	1	2	3	4	5	6	7	8
Extremely Low (30%)	\$17,250	\$19,700	\$22,150	\$24,600	\$26,600	\$28,550	\$30,550	\$32,500
Very Low (50%)	\$28,700	\$32,800	\$36,900	\$41,000	\$44,300	\$47,600	\$50,850	\$54,150
Low (80%)	\$45,950	\$52,500	\$59,050	\$65,600	\$70,850	\$76,100	\$81,350	\$86,600

The income limits for Jefferson Parish can also be found on HUD’s website at [2023 HOME Income Limits \(huduser.gov\)](https://www.huduser.gov/portal/affordablehousing/2023/home_income_limits.html)

When do JP HOME funds get paid out?

Since HOME funds from JPDCD are intended as gap funding, it is expected that all other sources of funding are invested into the project and used first, before HOME funds are used. HOME dollars are effectively the last dollars invested into a project. The use, timing and terms for payment of the HOME investment will be determined within the written agreement.

How long does a project have to use the HOME funding?

Once a developer executes a written agreement with the Parish, the project must be completed within four years, or the HOME award will be cancelled, and any HOME funds paid to the developer must be paid back to JPDCD. Developers will be expected to provide construction timelines and milestone reports to show project is on track for construction and occupancy prior to the completion deadline.