

HOME-ARP Allocation Plan Work Session Presentation

FEBRUARY 14, 2023



Purpose & Overview

- **Purpose:** To review the proposed HOME-ARP Allocation Plan, which dictates use of ~\$2.5 million to support people currently experiencing or at risk of homelessness
- **Overview:**
 - Review HOME-ARP funding guidelines
 - Explain consultation activities and results
 - Proposed activities and allocation



About HOME-American Rescue Plan

SEC. 3205. HOMELESSNESS ASSISTANCE AND SUPPORTIVE SERVICES PROGRAM.

Provides \$5 billion of supplemental HOME funds to assist individuals or households who are homeless, or at risk of homelessness, and other vulnerable populations by providing housing, rental assistance, supportive services, and non-congregate shelter.

HOME-ARP regulations are different and stricter than ARPA regulations.

- **Athens-Clarke County is allocated \$2,506,309**
- ACCGov must submit HOME-ARP Allocation Plan to HUD by March 31, 2023
- Funds may be used to support specific populations via specific eligible activities
- All funds must be expended by Sept. 30, 2030



HOME-ARP & Strategic Plan Relationship



THECLOUDBURSTGROUP

HOME-ARP Allocation Plan

- \$2.5MM
- Due to HUD 3/2023
- Additional data:
HOME-ARP surveys

Data Sources

- Secondary data
(e.g., HMIS)
- Service Provider
data (aggregate,
de-identified)
- Focus groups

Strategic Plan

- \$5MM ARPA + future
funding
- M&C vote: fall 2023
- Additional data: HOME-
ARP Allocation Plan,
additional focus
groups & interviews



HOME-ARP Allocation Plan Requirements

Allocation plans must include the following required elements:

- Consultation
- Public participation
- Needs assessment and gaps analysis
- Eligible activities
- Production housing goals
- Preferences, limitations, and methods of prioritization
- Refinancing guidelines, if applicable

The final allocation plan is a road map for spending and program implementation.



HOME-ARP Qualifying Populations

1. **Individuals experiencing homelessness.** "Homeless" is defined in 24 CFR 91.5 and generally refers to an individual or family who lacks a fixed nighttime residence.
2. **Individuals at risk of homelessness.** "At risk of homelessness" is defined in 24 CFR 91.5 and generally refers to an individual or family with incomes below 30% AMI who lack the resources or networks to prevent them from moving into an emergency shelter.
3. **Persons fleeing or attempting to flee domestic violence, sexual assault, stalking, or human trafficking.** HUD defines this population as an individual or family who is fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking. These terms are defined in more detail in 24 CFR 5.2003.
4. **Other (as defined by HUD).** "Other" includes individuals and households who do not qualify under any of the qualifying populations above but are at greatest risk of housing instability.



HOME-ARP Eligible Activities



Production or
Preservation
of
Affordable
Rental
Housing



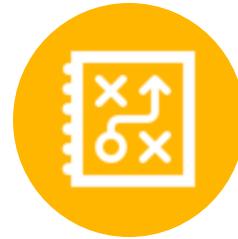
Tenant-Based
Rental
Assistance
(TBRA)



Supportive
Services,
Homeless
Prevention
Services, and
Housing
Counseling



Purchase and
Development
of Non-
Congregate
Shelters



Nonprofit
Operating and
Capacity-
Building





Acquisition, Construction, & Rehabilitation of Affordable Rental Housing

HOME-ARP funds may pay for up to 100% of the following eligible costs associated with HOME-ARP rental units:

- Development hard costs
- Refinancing of existing debt secured by a HOME-ARP rental project rehabilitated with HOME-ARP funds
- Acquisition costs of improved or unimproved real property
- Related soft costs
- Relocation costs as defined in 24 CFR 92.206(f), 24 CFR 92.353, and the Notice
- Certain costs related to the payment of construction, bridge, or guaranteed loans, if HOME-ARP is part of original financing; and
- Operating cost assistance, through a capitalized operating reserve or ongoing operating cost payments, for HOME-ARP units restricted for occupancy by qualifying households.

Tenant Based Rental Assistance (TBRA)



HOME-ARP TBRA is tenant based.

- This assistance is attached to the household and not a particular rental unit
- A household may move to another unit with continued assistance as long as the unit meets applicable property standards
- HOME-ARP TBRA allows PJs to assist qualifying households with payments for housing related costs.
- A PJ may provide assistance to cover the entire cost or insufficient amounts that the qualifying household cannot pay.

Supportive Services



HOME-ARP funds may be used to provide a broad range of supportive services:

- Qualifying individuals or families
- Not already receiving these services through another program.

Separate activity or in combination with other HOME-ARP activities.

Examples of eligible supportive services under HOME-ARP:

- Case management
- Housing search assistance & counseling
- Financial assistance
- Mental health services
- Employment assistance

Acquisition & Development of Non-Congregate Shelter



Acquisition of structures to be used as NCS

- Rehabilitation not required because structure is in standard condition

Rehabilitation of existing structures (such as motels, nursing homes, or other facilities) to be used as NCS

- With or without acquisition

New Construction of structures to be used as NCS

- With or without land acquisition

NCS funded by HOME-ARP are subject to Fair Housing, and other regulations.

Nonprofit Operating and Capacity Building Assistance



Operating Expenses

- Up to 5% of allocation to pay operating expenses of nonprofit organizations carrying out HOME-ARP activities.

Capacity Building

- Up to an additional 5% of its allocation to pay eligible costs related to developing the capacity of eligible nonprofit organizations to successfully carry out HOME-ARP eligible activities.

PJs may award operating expense assistance or capacity building assistance if it reasonably expects to provide HOME-ARP funds to the organization for HOME-ARP activities within 24 months of the award

HOME-ARP Consultation

Purpose: Gather information to identify unmet needs & gaps, develop HOME-ARP priorities, and identify potential collaborations for HOME-ARP delivery.

Agencies & Stakeholders

116 people from 43 agencies

- Methods:
 - Survey (Dec 8 – Jan 20)
 - 4 focus groups
 - 2 Large meetings
 - 1 Advisory Committee meeting

Qualifying Populations

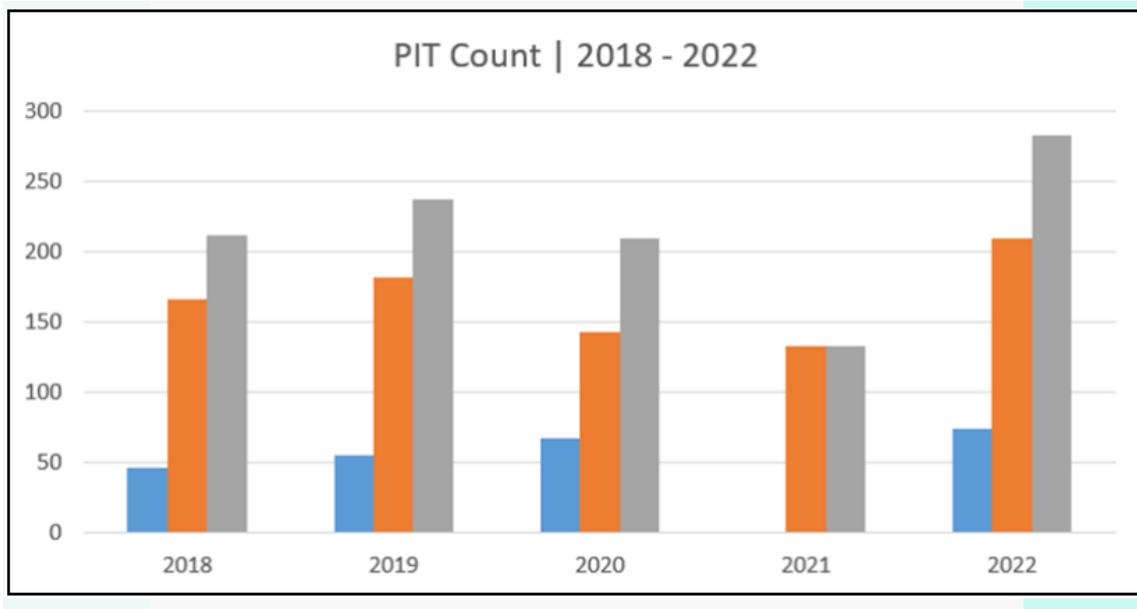
211 individuals

- Methods:
 - Survey (Dec 8 – Jan 20)
 - 20 individual interviews at local providers, with \$20 gift card

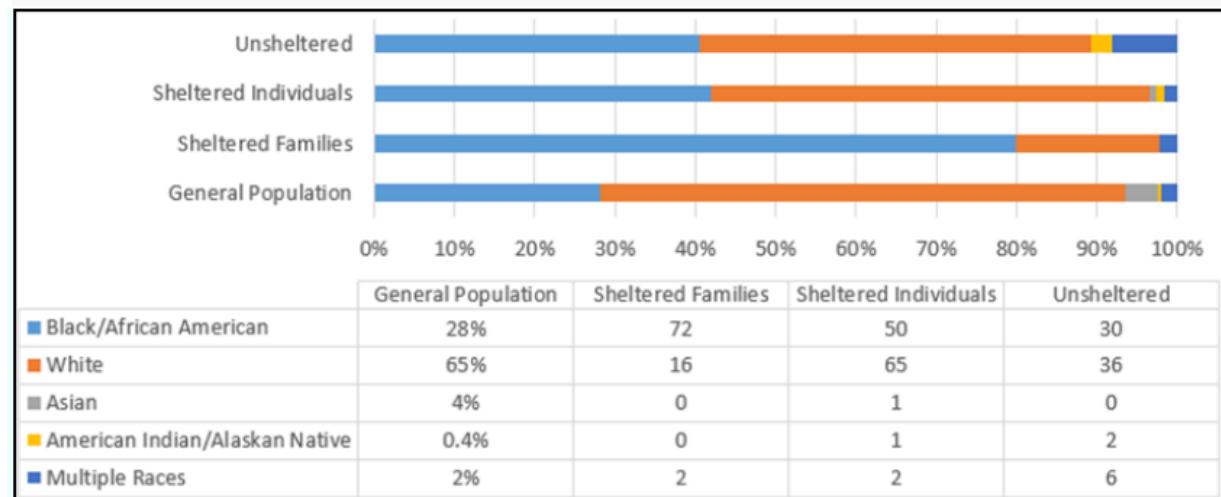


Currently Experiencing Homelessness

- 2022 PIT/HIC Count Numbers (Jan.27, 2023 count data still incoming)



	2018	2019	2020	2021	2022
Unsheltered	46	55	67	0	74
Sheltered	166	182	143	133	209
Total	212	237	210	133	283

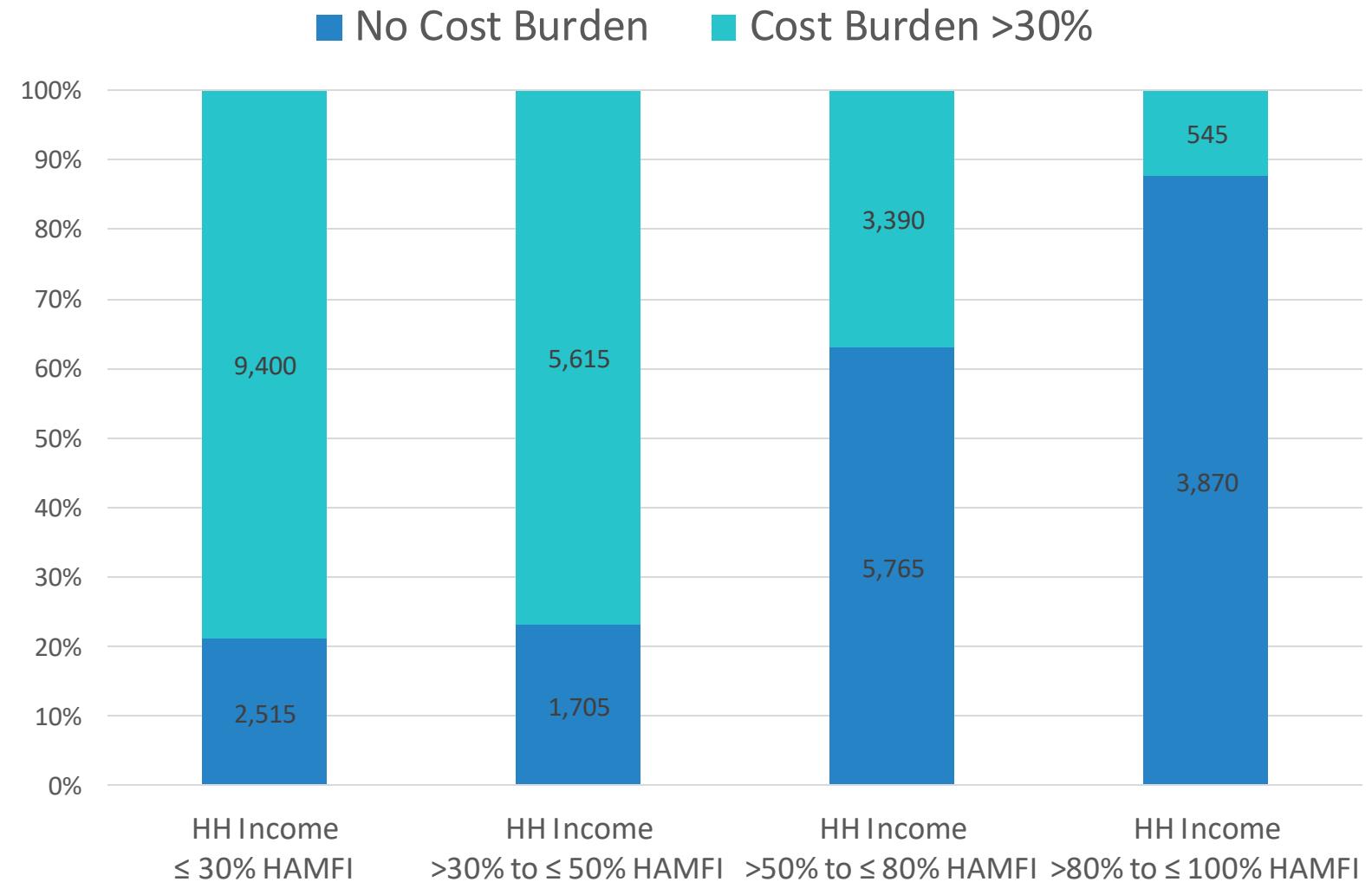


At Risk of Experiencing Homelessness

Extremely low and very low-income households ($\leq 50\%$ of HUD Area Median Family Income, HAMFI) experience significantly more housing cost burden.

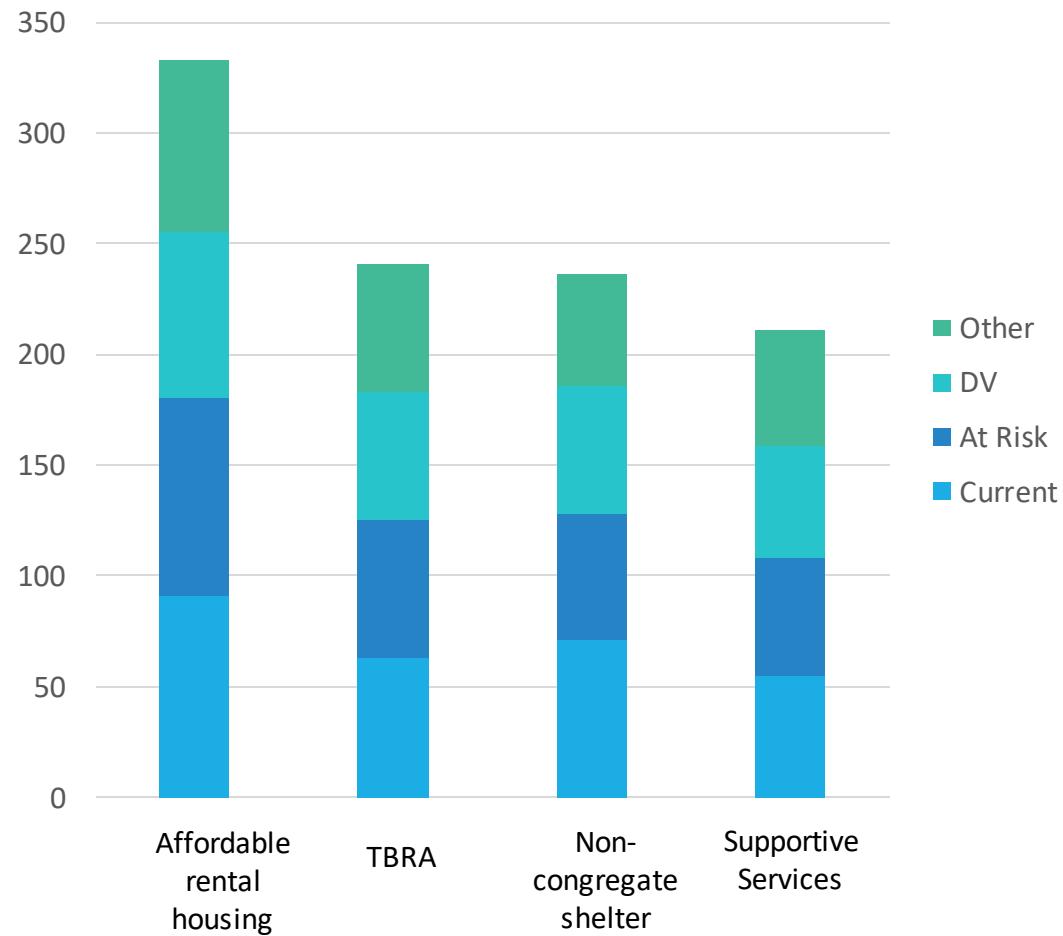
This puts them at high risk of experiencing homelessness.

Source: 2015-2019 CHAS

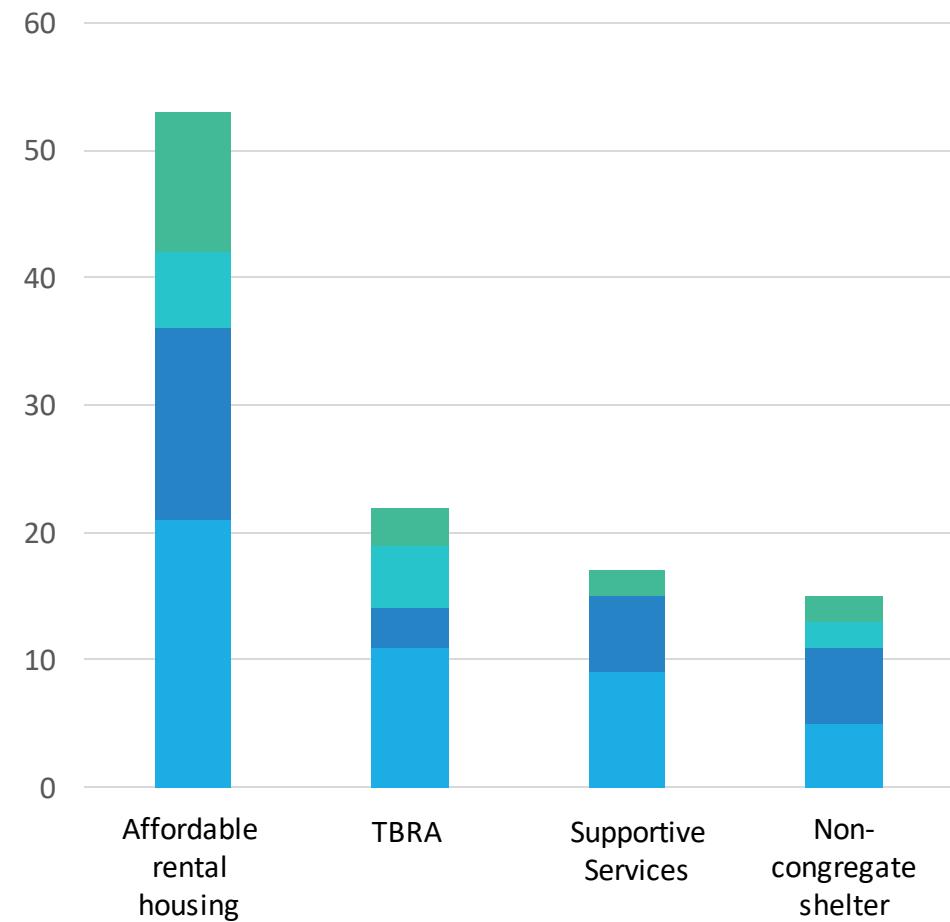


HOME-ARP Activity Prioritization

Service providers



Qualifying Populations



Note: Difference in scale between groups due to phrasing of original survey questions.

Gaps in Supportive Services

Agencies & Stakeholders

1. Case Management
2. Housing Search Assistance & Counseling
3. Financial assistance (first month's rent, etc.) + short- and medium-term rental assistance
4. Mental health services
5. Employment Assistance & Job Training
6. Victim Services

Qualifying Populations

1. Housing search assistance & counseling
2. Financial assistance (first month's rent, etc.)
3. Mental health services
4. Employment assistance & job training
5. Childcare



HOME-ARP Proposed Activities

1. Development of Affordable Rental Units

- Production Goal of 5-10 units
- Amenities may include supportive services office space
- Units must maintain affordability for minimum use period

2. Supportive Services

3. Non-Profit Operating (5% Cap)

4. Non-Profit Capacity Building (5% Cap)



HOME-ARP Proposed Allocation

Activity Types	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$625,000	25%	
Acquisition and Development of Non-Congregate Shelters	\$0	0%	
Tenant Based Rental Assistance (TBRA)	\$0	0%	
Development of Affordable Rental Housing	\$1,300,000	52%	
Non-Profit Operating	\$125,315	5%	5%
Non-Profit Capacity Building	\$125,315	5%	5%
Administration and Planning	\$330,679	13%	15%
Total HOME ARP Allocation	\$2,506,309	100%	

HOME-ARP Draft Public Comment Period

- **Purpose:** Provide stakeholders and the larger community an opportunity to provide feedback and comments on plan prior to acceptance by Mayor & Commission and submission to HUD.
- **Timing:** February 15 – March 7, 2023
 - Publication of plan draft & bilingual one-sheet summary – February 15, 2023
 - Comments accepted – through March 7, 2023
 - Community Forum – February 16, 2023 @ ACC Library Multipurpose Room B
 - Mayor & Commission Regular Session and Public Hearing – March 7, 2023



HOME-ARP Next Steps

- **March 7, 2023** Public comment period ends
- **March 31, 2023** HCD submits HOME-ARP Allocation Plan to HUD
- **Fall 2023** M&C votes on Strategic Plan
- **Sept. 30, 2030** Deadline to expend all HOME-ARP funds





Questions? Comments?