



# HOME-ARP

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PUBLIC MEETING

JANUARY 13, 2023



# Purpose

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1. Provide an overview of the HOME-ARP Program
2. Seek input on needs of populations within our community targeted for HOME-ARP funding
3. Advise of the County's proposed HOME-ARP funding strategies and allocation process

# American Rescue Plan Act of 2021

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The American Rescue Plan appropriated \$5 billion for assistance to the homeless and vulnerable populations through HUD's HOME Investment Partnerships Program.

HOME-ARP provides for:

- Capital investment for permanent rental housing
- Upgrade available stock of shelter to include non-congregate shelter
- Tenant-based rental assistance and supportive services

Palm Beach County was allocated HOME-ARP funds of \$8,768,012.

Funds must be expended by September 30, 2030.

# HOME-ARP Eligible Activities

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HOME-ARP funds for the following eligible activities:

- Affordable Rental Housing (HOME-ARP Rental Housing)
- Tenant-Based Rental Assistance (HOME-ARP TBRA)
- Supportive Services (HOME-ARP Supportive Services)
- Non-congregate Shelter (HOME-ARP NCS)

Client eligibility no longer determined by income; HOME-ARP must primarily serve Qualifying Populations.

# What is a Qualifying Population (QP)?

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- Homeless (McKinney Act definition at 24 CFR 91.5)
- At-risk of homelessness (McKinney Act definition at 24 CFR 91.5)
- Fleeing/ Attempting to Flee Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking
- Other Populations:
  - previously been qualified as “homeless” as defined in 24 CFR 91.5
  - are currently housed due to temporary or emergency assistance
  - who need additional housing services to avoid return to homelessness
  - at Greatest Risk of Housing Instability ( $\leq 30\%$  AMI and severely cost burdened OR  $\leq 50\%$  AMI and meets one of the conditions for “At risk of homelessness” per §91.5)

# County Priority = Housing Inventory

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Consistent with direction from the Board of County Commissioners, HOME-ARP funds will be utilized to generate additional inventory of affordable housing and residential facilities. This may include standard multifamily rental housing, permanent supportive housing, transitional housing, and non-congregate shelter facilities.

# HOME-ARP Allocation Plan

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The County must develop a HOME-ARP Allocation Plan that details uses of funds. Planning process involves consultation with CoC, public housing agencies, and other groups. Plan entails:

- Needs Assessment
- Production Goals
- Establishing Preferences

# Needs Assessment

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County Data and provider surveys reflect the following needs:

- 21,317 rental units for households at 30% AMI with 1 or more severe housing problems (at-risk of homelessness)
- 15,726 rental units for households at 30-50% AMI with 1 or more severe housing problems (at greatest risk of housing instability)
- Affordable 0-3 bedroom rental units (according to survey of local service providers)



# County Production Goals

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The County proposes general funding strategies for allocation of HOME-ARP funding as follow:

1. New Construction of Multifamily Housing - \$4,000,000
2. Acquisition & Rehabilitation of Existing Properties - \$3,891,211
3. Program Administration - \$876,801

# New Construction of Multifamily Housing

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- Multifamily is 5+ units on single property under common ownership.
- Private not-for-profits / for-profits and public agencies
- Eligible projects are new construction on vacant land or redevelopment at increased density.
- Funds provided as low-interest loan for gap funding.
- Eligible costs include development hard and soft costs and initial operating reserve. No on-going operating subsidy.
- County will seek to maximize leveraging.

# New Construction of Multifamily Housing

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- Standard rental housing, permanent supportive, or transitional.
- At least 70% HOME-ARP units occupied by Qualifying Populations; balance of units for Low Income (<80% AMI).
- Rents for Qualifying Populations units capped at HOME-ARP rent limits (50% AMI), less utility allowance.
- Rents for Low Income units capped at lesser of HUD FMR or HOME 65% AMI limit, less utility allowance.
- Affordability period of not less than 30 years.

# Acquisition/Rehab of Existing Properties

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- Private not-for-profits / for-profits and public agencies
- Acquire and rehabilitate existing Multifamily residential properties and convert non-residential into housing and residential facilities.
- Eligible costs include acquisition and related, A&E, hard construction, permitting and fees, and operating reserve.
- Funds provided as low-interest loan or forgivable loan.
- County will seek to maximize leveraging.

# Acquisition/Rehab of Existing Properties

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- Standard rental housing, permanent supportive housing, transitional housing, or non-congregate shelter facilities.
- All units assisted will be restricted to Qualifying Populations.
- Rents for Qualifying Populations units capped at HOME-ARP rent limits (50% AMI), less utility allowance.
- Rents in SRO units may not exceed the HUD zero-bedroom Fair Market Rent (or 75% thereof), less utility allowance.
- Affordability period of not less than 30 years.

# Project Identification

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- County will make funding available to project developers/owners through open solicitation process (RFP or NOFA).
- Issuance of solicitations to follow HUD approval of Allocation Plan.
- County may also allocate funds to projects identified outside of an open solicitation process.
- All funding awards will be approved by BCC.

# Preferences

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County will establish wait list preferences\* for the following:

- Seniors (age 62+)
- Families with children
- Chronically homeless
- Individuals that are homeless and living in places not meant for human habitation

\*Housing opportunities will be available for all Qualifying Populations

# Public Input / Comments

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Please submit your written input/comments on the Draft HOME-ARP Allocation Plan and funding strategies to:

[Hedcomments1@pbcgov.org](mailto:Hedcomments1@pbcgov.org)

Comments should be provided no later than January 27<sup>th</sup>.



# Next Steps

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- Finalize Draft Allocation Plan
- February 7<sup>th</sup> BCC approval of Allocation Plan
- Submit Allocation Plan to HUD by March 31<sup>st</sup>
- Execute HOME-ARP grant agreement with HUD
- Solicit projects consistent with approved funding strategies

# HOME ARP Guidance

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- HUD HOME-ARP Website  
<https://www.hudexchange.info/programs/home-arp/>
- CPD NOTICE 21-10 <https://www.hudexchange.info/resource/6479/notice-cpd-2110-requirements-for-the-use-of-funds-in-the-home-arp-program/>
- HOME-ARP Waivers  
<https://www.hud.gov/sites/dfiles/OCHCO/documents/cpdWaiverHOMEARRP.pdf>

Questions to:

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