

HOME-ARP

**Home Investment Partnerships
American Rescue Plan Program**

***Reduce Homelessness.
Increase Housing Stability.***



*City of Killeen Community Development Division
January 2022*

What is HOME-ARP?

- **Grant funds administered through HUD's Home Investment Partnerships Program**
 - **HOME Program** <https://www.hudexchange.info/programs/home/>
- **Direct funding to Killeen to assist individuals or households who are homeless, at risk of homelessness, fleeing domestic violence, and other vulnerable populations (*Qualified Populations*), to reduce homelessness and increase housing stability by providing:**
 - **Housing**
 - **Rental Assistance**
 - **Supportive Services, and**
 - **Non-Congregate Shelter**
- **HOME-ARP Allocation amount \$1,778,641.00**
 - **HOME-ARP Requirements for Use of Funds**
<https://www.hud.gov/sites/dfiles/OCHCO/documents/2021-10cpdn.pdf>

Eligible Uses for HOME-ARP Funding

- HOME-ARP funds can be used for 4 eligible activities:
 - Tenant-Based Rental Assistance (TBRA)
 - Supportive Services, Homeless Prevention Services, and Housing Counseling
 - Purchase and Development of Non-Congregate Shelter
 - Production or Preservation of Affordable Housing

Eligible Activities under HOME-ARP Funding

- A maximum of 15% of HOME-ARP allocation;
\$266,796.15
 - Administration and Planning
- Eligible under the remaining 85% of the allocation:
\$1,511,844.85
 - HOME-ARP Rental Housing
 - Tenant Based Rental Assistance (TBRA)
 - Supportive Services
 - Acquisition and Development of Non-Congregate Shelter

Let's Get Started.....

- **Community Action**
- **Identify QPs that will benefit from HOME-ARP**
- **Determine Housing, Support Services Gaps/Delivery**
- **Develop Killeen HOME-ARP Allocation Plan**



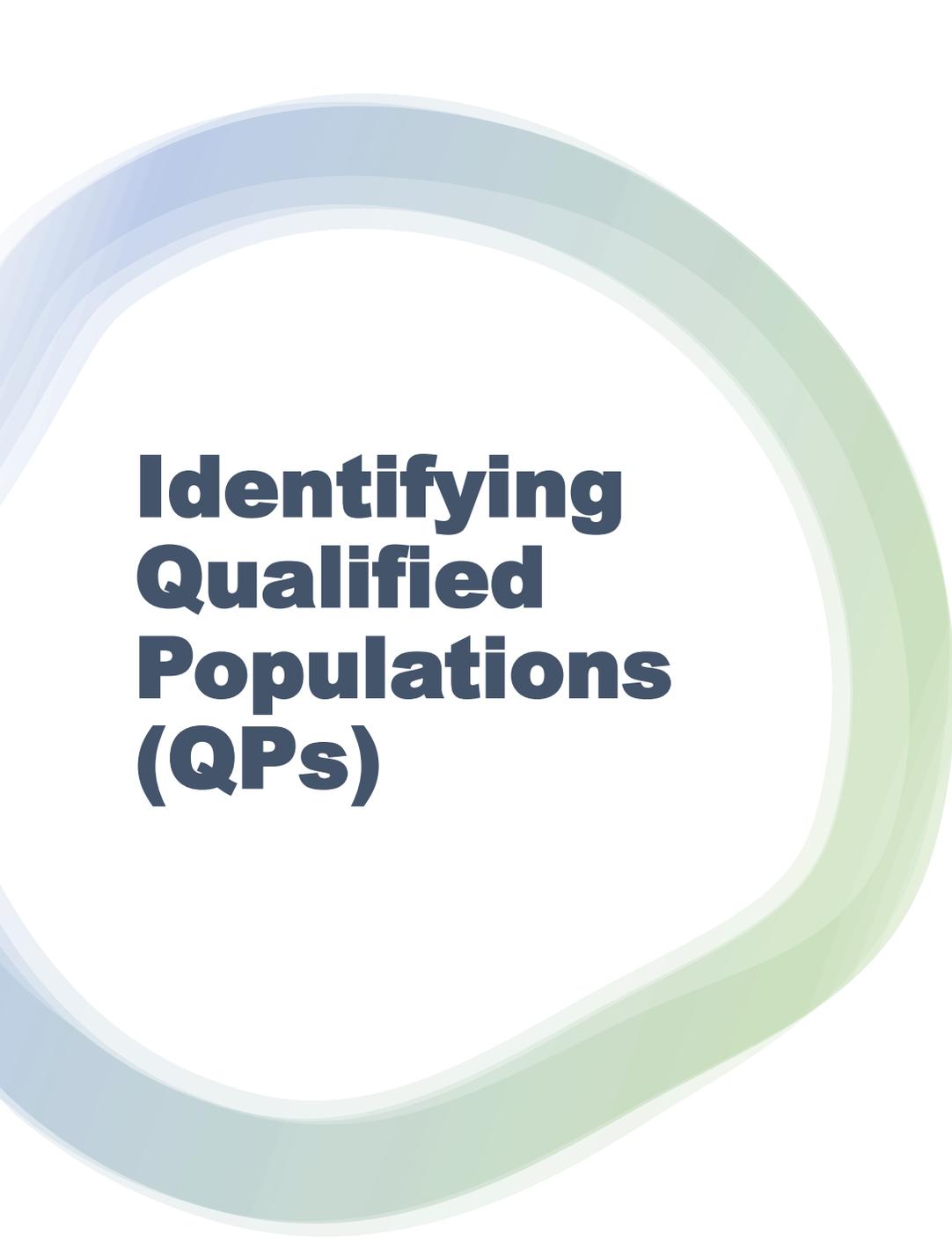
Needed Community Action

- **Public Participation**
- **Identify Qualified Populations (QPs) in Killeen to benefit from the HOME-ARP funds**
 - **Homeless** *as defined in section 103(a) of the McKinney-Vento Homeless Assistance Act, as amended (42 U.S.C. 11302(a)) (“McKinney-Vento”)*
 - **At risk of homelessness** *as defined in section 401 of McKinney-Vento;*
 - **Fleeing, or attempting to flee domestic violence** *(incl. dating violence, sexual assault, stalking, or human trafficking);*
 - **Other populations** *where supportive services or assistance would prevent homelessness or serve those with greatest risk of housing instability;*
 - **Veterans** *and families that include a veteran family member that must meet one of the above criteria.*
- **Determine Housing and Supportive Services needed by the QPs**
- **Submit to HUD the Killeen HOME-ARP Allocation Plan** *plan of action identifying Killeen’s QPs, Gaps in housing, shelter inventory, homeless assistance and prevention, Targeting of Assistance (if any), Housing and Services Delivery, and number of QPs benefitting from the HOME-ARP funds.*
 - *Community Development compiles from results of Community Action meetings; Submits to HUD*



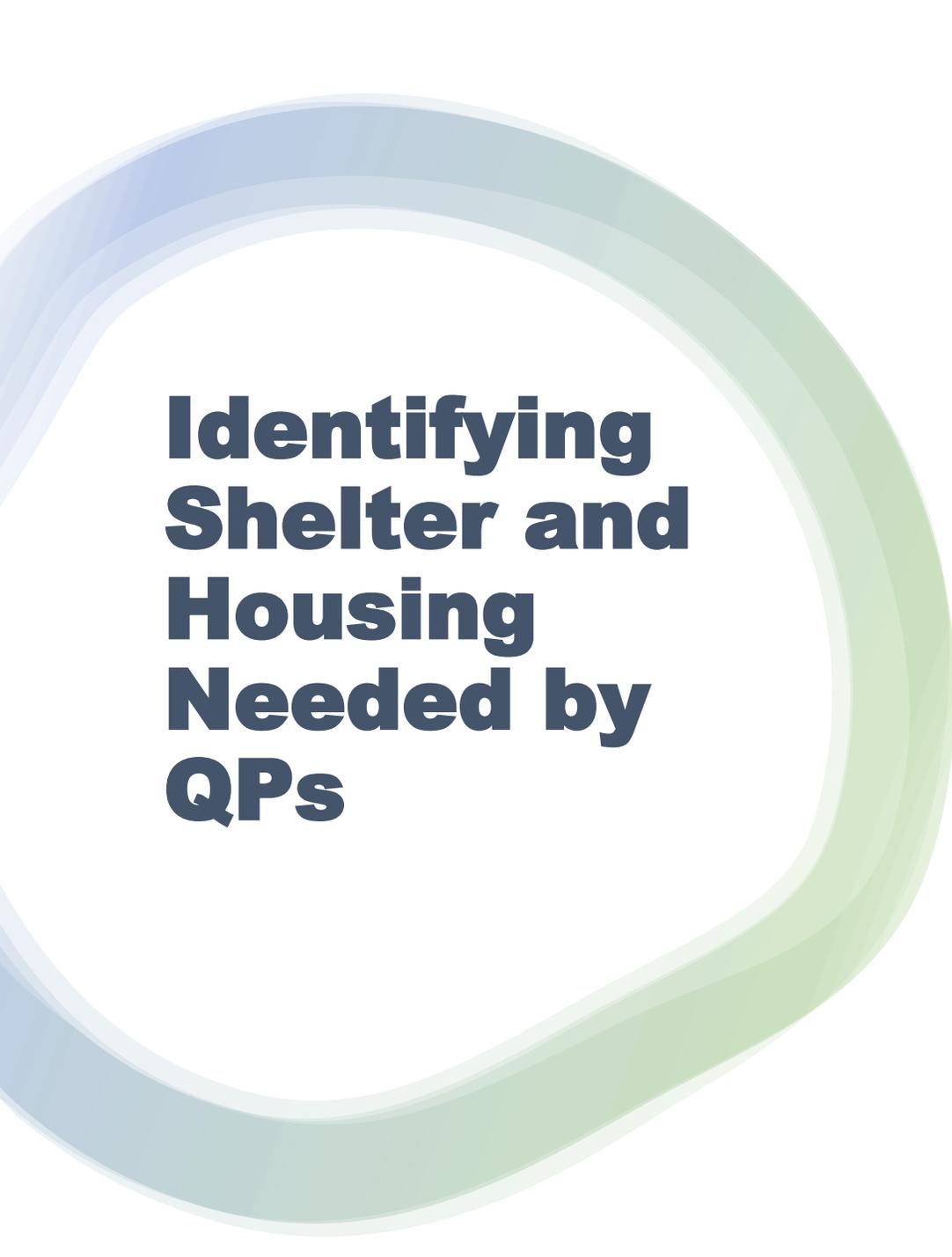
Public Participation

- Encouragement of public participation in the development of the Killeen HOME-ARP Allocation Plan
- Identify Gaps in housing ad service needs of QPs to include:
 - Sheltered and unsheltered homeless populations;
 - Those currently housed populations at risk of homelessness;
 - Other families requiring services or housing assistance to prevent homelessness; and
 - Those at greatest risk of housing instability or in unstable housing situations.
- Data being used describing the QPs
- Characteristics of housing associated with instability, increased risk of homelessness; priority needs for QPs; and Explain of how the level of need and gaps in shelter and housing inventory and service delivery systems were established.
- Comment on the range of activities to be undertaken, distribution of funds to activities, process for soliciting applications and/or selecting eligible projects, identification of preferences being established
 - Written comments OR Oral comments at a public hearing



Identifying Qualified Populations (QPs)

- **Homeless Point-In-Time (PIT) Count - January 25, 2022**
 - **Unsheltered persons** (primary nighttime residence is public/private place not designed for or ordinarily used as a regular sleeping accommodation for human beings)
 - **Sheltered persons** (adults, children, and unaccompanied children who, on the night of the PIT are living in shelters for homeless persons)
- **Consult persons with “lived experiences”**
- **Consultations with local human service providers whose clientele include populations with unmet needs and gaps in housing or service delivery systems**
- **Public Housing Agency – local and state/regional PHAs**
- **Continuum of Care- Texas Homeless Network; Central Texas Homeless Coalition, Veterans Organizations**
- **Public/Private Organizations addressing fair housing, civil rights, needs of persons with disabilities**
- **Public Participation**
- **Establishing Preferences to QPs or subpopulations of QPs**



Identifying Shelter and Housing Needed by QPs

- **Non-Congregate Shelter generally includes a bedroom and bathroom that could be converted to permanent housing – a rental unit is considered ‘permanent housing’.**
- **What type of Non-Congregate Shelters (NCS) do we currently have for QPs? Who owns the NCS units? What is the outcome/success rate of QPs utilizing the NCS?**
- **What Type, Location, and Quality of Housing is available to people in a wide range of income levels? Do the QPs have income to pay a portion of the rent, security deposit, utility deposit, monthly utilities, obtain food for household members, etc. for permanent rental housing?**
- **Are there local Agencies (Sponsors) with adequate staff and financial capacity to sponsor QPs to self-sufficiency? Who are they? What is their track record in the last 5 years?**
- **Will local Property Managers, Owners, Landlords be willing to participate in leasing to QPs or Agency Sponsors of QPs?**



Identifying Support Services Needed by QPs

- **Supportive Services: Assistance in Obtaining Permanent Housing and services to Maintain the housing, mental health services, life skills training, legal services, food costs, employment assistance & job training, substance abuse treatment, transportation...as listed by McKinney-Vento;**
- **Housing Focused Services - focus on housing search, payment of deposits, and education about tenancy rights and responsibilities**
- **Permanent Supportive Housing is rental assistance paired with supportive services to help homeless persons with a disability or families with an adult or child member with a disability achieve housing stability**
- **Who currently receives Supportive Services, What are their needs, and What is the outcome of the Supportive Services Received?**
- **Are there Racial and Ethnic Disparities?**
- **What Gaps are present in the current Supportive Services provided in Killeen?**

Targeting, Preferences, Referrals of QPs

- **Targeted Assistance** requires establishing a preference for individuals or specific category of individuals limited to:
 - persons with specific disabilities or a specific category of individuals with disabilities who are in one of the QPs identified in the Killeen HOME-ARP Allocation Plan
 - e.g., persons with HIV/AIDS, Chronic Mental Illness
- **Preferences** may be established among the QPs to prioritize applicants based on needs and priorities described by the Killeen HOME-ARP Allocation Plan
 - Nondiscriminatory - no violation of civil rights, fair housing, ADA, HUD Equal Access Rule as applicable
- **Referrals** of QPs may be made by: Use of the Coordinated Entry (CE) Process, a Waiting List

HOME-ARP Priority Needs Poll

- **Poll underdevelopment**
 - Will be posted to 'special' City of Killeen web page
- **Identify Qualified Populations (QPs) in Killeen to benefit from the HOME-ARP funds**
 - Homeless; At risk of homelessness; Fleeing, or attempting to flee domestic violence; *Other populations; Veterans*
- **Determine Housing and Supportive Services needed by the QPs**



HOME-ARP ALLOCATION PLAN - 1

- **HOME-ARP Allocation Plan Requirements:**
- **Needs Assessment and Gap Analysis:** A PJ must evaluate the size and demographic composition of its qualifying populations and assess their unmet needs. In addition, a PJ must identify any gaps within its current shelter and housing inventory as well as the service delivery system. In addition, the plan must:
 - Identify the characteristics of housing associated with instability and an increased risk of homelessness if the PJ will include such conditions under HUD’s definition of “other populations.”
 - Identify priority needs for qualifying populations; and,
 - Explain how level of need and gaps in its shelter and housing inventory and service delivery systems was determined.
- **HOME-ARP Activities:** The plan must:
 - Describe how a PJ will distribute HOME-ARP funds in accordance with its priority needs including the method for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors and whether the PJ will administer eligible activities directly.
 - Indicate the amount of HOME-ARP planned for each eligible activity type.



HOME-ARP ALLOCATION PLAN - 2

- **HOME-ARP Allocation Plan Requirements:**
- **HOME-ARP Activities:** The plan must:
 - Include a narrative about how the characteristics of its shelter and housing inventory, service delivery system, and the needs identified in the PJ's gap analysis provided a rationale for the plan to fund eligible activities.
- **HOME-ARP Production Goals:** The plan must estimate the number of affordable rental housing units for qualifying populations that the PJ will produce and describe a specific affordable rental housing production goal and how it will address the PJ's priority needs.
- **Preferences:** The plan must identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project.
- **HOME-ARP Refinancing Guidelines:** If a PJ intends to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds, it must state its refinancing guidelines in accordance with [24 CFR 92.206\(b\)](#).
- **Certifications and SF-424:** A PJ must submit the SF-424, SF-424B, and SF-424D and the required certifications with the HOME-ARP allocation plan, including the following:
 - Affirmatively Further Fair Housing; Uniform Relocation Assistance and Real Property Acquisition Policies Act and Anti-displacement and Relocation Assistance Plan; Anti-Lobbying; Authority of Jurisdiction; Section 3; and,
 - HOME-ARP specific certification that a PJ will only use HOME-ARP funds consistent with ARP and the HOME-ARP Notice for eligible activities and eligible costs.



HOME-ARP ALLOCATION PLAN - 3

- **HUD Review of the HOME-ARP Allocation Plan:**
- HUD will review a PJ's HOME-ARP allocation plan to determine that it is substantially complete and consistent with the purposes of ARP.
- HUD may disapprove a plan in accordance with [24 CFR 91.500\(b\)](#), or if HUD determines that the plan is inconsistent with the purposes of ARP or substantially incomplete.
- A PJ's plan is inconsistent with ARP if it allocates HOME-ARP funds for uses other than a HOME-ARP eligible activity, as described in the Notice.
- A PJ's HOME-ARP allocation plan is substantially incomplete if:
 - The PJ fails to include the required elements outlined in the Notice, including the amount of HOME-ARP funds for each eligible HOME-ARP activity type;
 - The PJ fails to identify and describe the responsibilities of the subrecipient or contractor administering all of a its HOME-ARP award, if applicable; and/or,
 - HUD rejects the PJ's HOME-ARP certification as inaccurate
- HUD will notify a PJ in writing with the reasons for disapproval - resubmit the plan within 45 days after the first notification of disapproval. HUD will respond to accept or disapprove the resubmitted plan within 30 days of receipt.
- **The PJ must make the final accepted HOME-ARP allocation plan available to the public in accordance with the same requirements in the PJ's current citizen participation plan.**

ANTICIPATED TIMELINE for HOME-ARP

- **CONSULTATIONS, POLLING**
 - **MARCH 7 – 25**
 - Agencies 7-18; Public 20-25
- **HOME-ARP PLANNING MEETING**
 - Citizen engagement; Public participation
 - In-Person; Zoom
- **PRESENT ALLOCATION PLAN**
 - 15 Day public comment period
 - potentially APRIL 12 or 26
- **APPLICATION PROCESS**
 - May 2 Release; June 3 Due
 - Review and Consideration for allocation
- **SUBSTANTIAL AMENDMENT TO to AAP2020-2021**
 - Adding HOME-ARP funding and Allocations
 - PUBLIC HEARING June 16 – 15-day comment period
 - Council Approval July 12 or 26
- **AGREEMENTS/CONTRACTS/IMPLEMENTATION**
 - AUG 15, 2022

Visit the session recordings.

Participate in the Public poll.

www.killeentexas.gov/HOME-ARP