

CoC
Stakeholder
Meeting:
HOME-ARP
Funds

MONDAY

FEB. 14, 2022

1:00 PM

HOME-ARP Agenda

HOME-ARP Presentation

- Allocation received
- Qualifying Populations
- Eligible activities
- Planning process

Survey Questions

- Poll Everywhere
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Q & A

Allocation of HOME-ARP Funds to Contra Costa County



\$10,276,683 available for activities.



The funds must be spent by 2030.



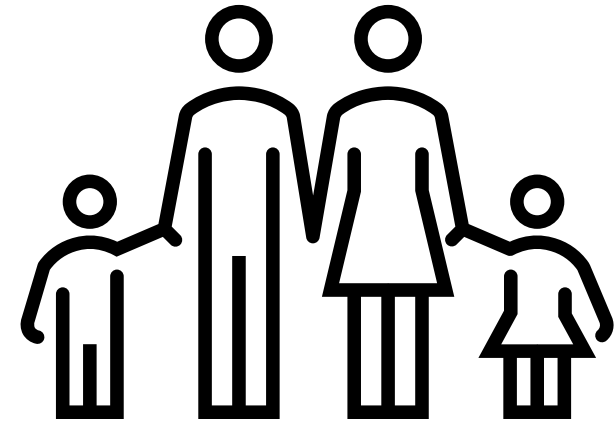
The funds are eligible to be used for projects Countywide.

HOME-ARP Funds - Introduction

HOME-ARP funds are from the American Rescue Plan Act for the purpose of providing assistance to individuals or households who are homeless, at risk of homelessness, and other vulnerable populations to reduce homelessness and increase housing stability.

HOME-ARP funds can be used for 4 eligible activities:

1. Preservation and production of affordable rental housing
2. Tenant Based Rental Assistance (TBRA)
3. Housing Related Supportive Services
4. Acquisition and Development of Non-Congregate Shelters (NCS)



Qualifying Populations (QP)

Funds must primarily benefit eligible populations:

Homeless

At-risk of
homelessness

Other populations where
assistance would prevent
homelessness or serve
those with greatest risk of
HSG instability

Veteran's and families that
include a veteran member
that meet one of the
other qualifying criteria

Fleeing or attempting to
flee domestic violence,
dating violence, sexual
violence, stalking, or
human trafficking

HOME-ARP Rental Housing -

Acquisition, rehabilitation, or new construction of affordable rental housing to be occupied by a QP household.

- Unlike the regular HOME Program, which targets HOME-assisted rental units based on tenant income, 70% of all HOME-ARP units will admit households based only upon their status as a QP household.
- QP households are eligible based solely on meeting one of the HOME-ARP QP definitions.
- Project-based rental assistance for HOME-ARP units are encouraged to cover project operating costs.
- 15-year HOME-ARP required minimum term.
- The use of HOME-ARP funds to provide ongoing operating cost assistance or capitalize a project operating cost assistance reserve to address operating deficits of the HOME-ARP units is eligible.
- Underwriting guidelines and subsidy layering are required. All costs associated with a project are required to be considered necessary and reasonable.

HOME-ARP

Tenant-Based Rental Assistance (TBRA)

HOME-ARP TBRA would assist QP households for housing related costs.

- Assistance may be provided to cover the entire cost or insufficient amounts that the household cannot pay.
- Rental units only; homebuyer is ineligible.
- Up to 100% subsidy housing costs may be provided.

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 if the unit meets applicable property standards.

Eligible costs include:

- Rental assistance
- Security deposit payments
- Utility payments, as part of rental assistance or security deposit payments
- Costs of housing inspections

HOME-ARP Supportive Services

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

- Qualifying individuals or families
- Separate activities or in combination with other HOME-ARP activities.
- Not already receiving these services through another program.

Eligible supportive service categories under HOME-ARP:

- McKinney-Vento
- Homeless Prevention (adapted from ESG regulations)
- Housing Counseling

Non-Congregate Shelter (NCS)

For purposes of HOME-ARP,
NCS is defined as one or
more buildings that:

- Provide private units or rooms for temporary shelter
- Serve individuals and families that meet one or more of the QPs
- Do not require occupants to sign a lease or occupancy agreement

NCS – Eligible Activities:

- Acquisition of structures to be used as NCS (Rehab not required because structure is in standard condition)
- New construction of structures to be used as NCS (with or without land acquisition)
- Rehab of existing structures (motels, nursing homes, etc.) to be used as NCS (with or without land acquisition)
 - Must meet all applicable state and local property standards

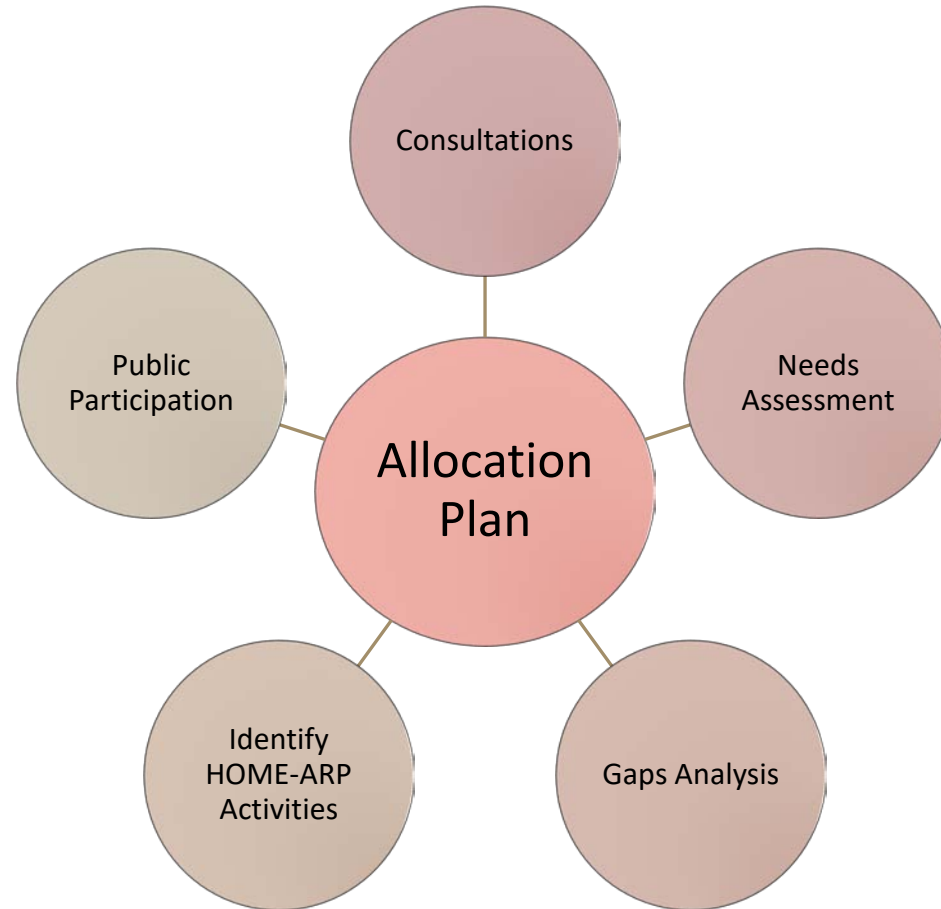
NCS – Eligible Costs:

- Acquisition Costs
- Demolition Costs
- Development Hard Costs
- Related Soft Costs
- Replacement Reserve

NCS – Prohibited Costs:

- Pay ongoing costs of operating a HOME-ARP NCS
- Convert NCS to permanent rental housing

Planning Process Requirements



Required Consultations



To receive its HOME-ARP funds, the County must engage in consultation and public participation processes and develop a HOME-ARP allocation plan. One of the first administrative steps is to conduct the consultations required by HUD.

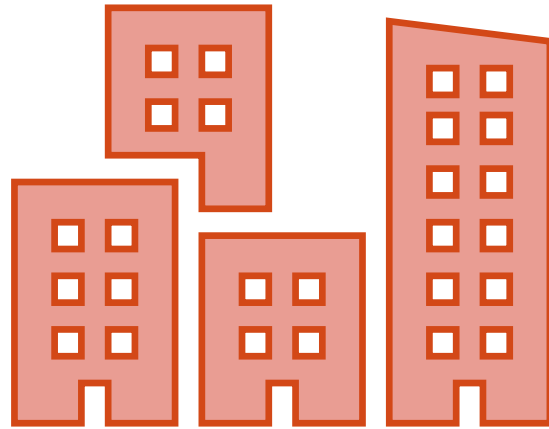


All consultation provides an opportunity to better understand the needs in Contra Costa and which eligible activities can be most impactful.



This consultation process supports the creation of the HOME-ARP Allocation Plan.

Needs Assessment & Gaps Analysis



Consideration for the housing and service needs of QPs in Contra Costa such as:

1. Shelter and unsheltered homeless populations;
2. Currently housed populations at risk of homelessness;
3. Other families requiring services or housing assistance to prevent homelessness; and
4. Those at greatest risk of housing instability or in unstable housing situations.



Questions?

Thank you for attending!

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