

WEBINAR



April 28, 2022









Presenters

- Curtis Stauffer (Kentucky Housing Corporation)
- Kristin Toombs & Chris Furlong (Colorado Department of Local Affairs)
- Ron Rupp (Vermont Housing & Conservation Board)
- Miguel Rivera (Connecticut Department of Housing)
- Rebecca Frawley Wachtel (Massachusetts Department of Housing and Community Development) (Moderator)



HOME ARP Overview

- \$1.9T legislation signed into law on March 11, 2021 (P.L. 117-2)
 - Includes \$5B for homeless assistance & supportive services via HOME
- Allocations announced on April 8, 2021 651 PJs eligible for funding
- Notice issued on September 13, 2021
 - Includes specific waivers/flexibilities
- Resources & guidance available on <u>HUD Exchange</u>
 - (allocation plans checklist, fact sheets, housing production goal worksheet, etc.)

Development Agencies

HOME-ARP sessions featured at COSCDA's March Conference

Eligible Activities

- Admin/Planning
- Rental housing development
- Tenant-Based Rental Assistance (TBRA)
- Supportive Services
- Non-Congregate Acquisition & Development
- Non-Profit Operating & Capacity Building Assistance



Qualifying Populations

- 1. Homeless (as defined in 24 CFR 91.5)
- 2. At-risk of homelessness
- 3. Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking
- 4. Other Populations (where support would prevent homelessness, or serve those w. greatest risk of housing instability)



State Plans

- HUD-approved plans to date include:
 - Alaska
 - Colorado
 - Kentucky
 - Rhode Island
 - Vermont



Kentucky Housing Corporation HOME-ARP Plan

COSCDA HOME ARP Webinar April 28, 2022



KY HOME-ARP Allocation

- The American Rescue Plan Act of 2021 (ARP) allocated \$52,512,704 in HOME funds to the Commonwealth of Kentucky for homelessness assistance.
- Other KY jurisdictions also receiving HOME-ARP:
 - Louisville/Jefferson County (\$11,417,313)
 - Lexington/Fayette County (\$4,865,246)
 - City of Owensboro (\$1,007,867)
 - Covington/N. KY HOME Consortium (\$2,044,421)
- KHC was the first state entity to get its plan approved by HUD in January 2022.



CSH Role

- Founded in 1991, CSH is the nation's leading expert on supportive housing for persons experiencing homelessness.
 - They provide services in 48 states that include training, consulting, policy analysis, and technical assistance, including their Supportive Housing Institute program that helps developers and their non-profit service providers create strong proposals for permanent supportive housing developments seeking LIHTCs and other competitive funds.
- Procured via competitive RFP in June 2021 to:
 - Conduct supportive housing needs assessment
 - Draft HOME-ARP allocation plan
 - Consult with key stakeholders on uses of HOME-ARP funds
 - Provide technical assistance to prospective development teams via the Kentucky Supportive Housing Institute
 - Provide policy and administrative guidance to KHC and the Balance of State CoC

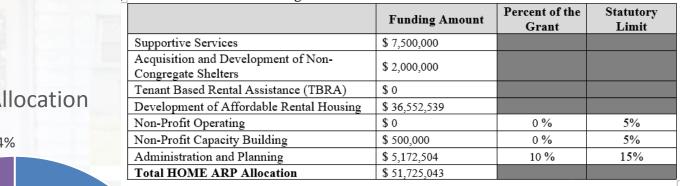
Key Stakeholder Comments and Input Received

- Significant needs across the Commonwealth for all eligible activities.
- A smaller number of Non-Congregate Shelter acquisition/renovation projects were identified.
- Affordable and Supportive Housing, specifically creation of new units emerged as most frequently cited need.
- Under-resourced supportive housing that operates now reduces confidence in creating new units, but many are willing to take on new projects.
- Most agreed that new projects in the Balance of State should build capacity where there are few existing resources and high needs.



Allocation among eligible activities

■ Use of HOME-ARP Funding



KHC Allocation

NCS, 4%

Admin, 10%

Supportive Service, 15%

> Rental Housing, 71%



Preferences and priorities

Preferences

 None (literal homeless could be argued, but rural homelessness is not always aligned with HUD definition)

Priorities

- Unit creation for people experiencing homelessness
- In the 118-county Balance of State

Referrals

BoS Coordinated Entry



Where We Are Now

- KHC will award initial allocation of HOME ARP funding for multi-family development via the 2022 application cycle.
- 2023-2024 Qualified Allocation Plan (QAP) now has a Non-Profit Permanent Supportive Housing (PSH) pool (5.5%- appx. \$650,000 annually)
- CSH solicited applications for development teams to apply for the 2022 KY Supportive Housing Institute for creating strong PSH development proposals.
- Institute started 2/16/2022 for 6 development teams selected.



Award Process proposed

Rental Housing

- '22, '23, and '24 or until all funds allocated
- 9%, 4%, and non-credit competition cycles
- Leverage encouraged but not required

Supportive Services

- 2023-2024 RFP process, prioritizes new developments
- Continuation of ESG-CV funded Street Outreach.

NCS

- 2-3 projects identified
- Requires quick project ID and allocation.
- Applicants must document commitment of operating funds for 10- year compliance period.



Anticipated Impact

Increase SH capacity by 10%; Reduce unsheltered and chronic homelessness

- Add at least 300 units of Supportive Housing to Balance of State
- Referrals from Coordinated Entry will prioritize people who are chronically homeless and reside unsheltered.
- Leverage encouraged, but not required.
- Capitalized Operating Reserve is possible, but only after determination that project-based subsidies are not available.

Build long-term capacity

- Promote high-quality supportive housing by adequately financing operations and services (in addition to capital)
- Offer technical assistance throughout pre-development and first year operations for new SH projects/project teams.
- Pursue adjustments to Medicaid, QAP and other KHC capital sources to continue progress in future years and as other financing tools become available.



THANK YOU.

Curtis Stauffer

Managing Director
Housing Contract Administration
Kentucky Housing Corporation
502-874-5329
cstauffer@kyhousing.org
www.kyhousing.org







HOME ARP Allocations in Colorado

Colorado Allocations: \$67.4M total to CO, including \$24.7M to DOH

Aurora	СО	\$4,149,712
Colorado Springs	CO	\$5,741,978
Denver	CO	\$10,820,331
Fort Collins	CO	\$2,628,410
Greelev	СО	\$1,481,453
CO Non Entitlement	CO	\$24,729,198
CNSRT-Pueblo	CO	\$3,090,925
CNSRT-Adams County	CO	\$3,848,071
CNSRT-Jefferson County	CO	\$3,584,662
CNSRT-Arapahoe County	СО	\$2,691,031
CNSRT-Boulder City	CO	\$4,256,840

State of Colorado HOME-ARP Budget by Activity				
	Funding Amount	Percent of the Grant	Statutory Limit	

Timeline & Process

- (1) September 2021: HUD & DOH Grant Agreement Executed
- (2) November & December 2021: DOH Stakeholder & Public Consultations
- (3) January 2022: Submit DOH HUD Action Plan HOME ARP Amendment
- (4) March 2022: HUD Review & Approval of Amendment
- (5) March 2022: Begin utilizing existing RFAs/application processes
- (6) September 2025: Deadline to Encumber All Funds
- (7) September 2030: Deadline to Expend All Funds

PSH RFA

The RFA is for any Supportive Housing project in the State of Colorado that intends to apply to DOH and/or CHFA, and/or any SH project within the City and County of Denver that intends to apply to Denver Housing Authority (DHA) and/or the City and County of Denver Department of Housing Stability (HOST), for any of the following:

DOH Project-Based Rental Assistance

- Housing Choice Vouchers (HCV)
- HUD-Veterans Affairs Supportive Housing (HUD-VASH)
- Section 811 Project Rental Assistance (811PRA)
- Homeless Solutions Program State Housing Vouchers (HSP-SHV)

DOH Loan or Grant Assistance for Affordable Housing Development

Low Income Housing Tax Credits (LIHTCs)

State Affordable Housing Tax Credits (AHTCs)

CHFA Permanent Loans Private Activity Bonds

Low Income Housing Tax Credits (LIHTCs)

State Affordable Housing Tax Credits (AHTCs)

All funding decisions for the list above will use DOH's review of applicant responses to this RFA as part of their broader application and review process.

Funding

DOH Grant and Loan funds support projects from homelessness prevention to homeownership:

- Rental Acquisition and Rehabilitation
- New Construction Rental and Homeownership Developments
- Down-Payment Assistance and Single-Family Owner-Occupied Rehab
- Permanent Supportive Housing
- Homeless Shelters
- Operating funds for Community Housing Development Organizations

Grants and Loans for Affordable Housing Development

- •DOH funds are Gap-filling.
- Competitive, monthly applications.
- •Rentals below 60% AMI. Prefer most below 50% AMI, and at least 5% of units at or below 30% AMI.
- •Grants available only to non-profits, local governments & housing authorities loans available to for-profits.

Grants and Loans

State

- Housing Development Grant (HDG)
- Homeless Solutions Program (HSP)
- Colorado Housing Investment Fund (CHIF)
- Housing Development Loan Fund (HDLF)

Federal

- HOME Investment Partnership Program (HOME)
- Community Development Block Grant (CDBG)
- National Housing Trust Fund (HTF)
- Neighborhood Stabilization Program (NSP)





HOME-ARP (American Rescue Plan) Funding

Vermont Award - \$9,564,691

Vermont Housing & Conservation Board (VHCB)

www.vhcb.org

- Administers HOME, HTF, and other federal programs.
- Funds regional non-profit partners who develop affordable housing, conserve land.
- Administers State funds appropriated by the Legislature,

HOME-ARP

https://www.vhcb.org/our-programs/housing/home-arp-funding

- After consultation and public participation processes, it was determined that the best use of these funds would be to support the development of affordable housing to serve Qualifying Populations.
- HOME-ARP funding fits nicely with Vermont's goal of having at least 15% of subsidized affordable housing units available to serve households coming out of homelessness.
- HOME-ARP will be combined with other funding sources (tax credits, State funds, etc.) which will
 result in many additional affordable units.
- Allocation Plan was approved with maximum amounts for non-profit operating and capacity building assistance, however Vermont will be requesting an amendment to our Plan to use these funds for development as well because of capacity issues.



HOME-ARP (American Rescue Plan) Funding

Vermont Award - \$9,564,691

Allocation Plan feedback

- HUD was concerned that Coordinated Entry partners would have their own preferences which might not include all of the Qualifying Populations. We did not intend to have any preferences so, after further consultation with the CE's, we were able to demonstrate that they all served all of the Qualifying Populations.
- HUD pointed out that our list of stakeholders who participated in the consultation process did not include any domestic violence prevention providers. We clarified that both of the Continuums of Care that were consulted included these groups among their membership and they did provide feedback on the use of HOME-ARP funding.
- HUD approved Plan on March 28, 2022 after revisions and resubmission.

For more information contact:

Ron Rupp
Director of Federal Housing Programs
rrupp@vhcb.org
(802) 828-2912



Questions?

