




HOME-ARP

Rental Development Supportive Services

Community Housing Division
Tennessee Housing Development Agency

1




Background

American Rescue Plan Act Established HOME-ARP

- Administered by HUD
- Granted to designated State entities and local participating jurisdictions
- 2022 was the first allocation year funds became available
- Over \$53,000,000 allocated to the state of TN

2

2




The Process

- Conducted a needs survey and 30-day comment period for consultation with various non-profit and Public Housing Authorities across the state
- We created an analysis of suggestions and comments we received during the consultation period to determine which activities to fund using the HOME-ARP funds
- After determining the needs across the state and areas of greatest impact THDA prepared a program description for each activity we intended to fund defining the program requirements, eligible activities and beneficiaries, eligible applicants.

3

3




Activities Chosen to Fund

- Approximately \$30M committed to Acquisition, new construction or rehabilitation of affordable Rental housing
- Approximately \$6.1M committed to Supportive Service Grants
- Initially allocated funds for Non-Congregate Shelters but determined during implementation that this activity was not viable in Tennessee.

4

4



Final Amended Allocation

- \$30M acquisition, new construction or rehabilitation of affordable Rental housing
- \$6.1M Supportive Service Grants
- \$2.6M Non-profit Operating
- \$2.6M Non-profit Capacity Building
- \$8M Administrative and Planning

5

5



Development

Initial Allocation for Development: \$30M

- Minimum Grant Development: \$500,000
- Maximum Grant Development: \$2,500,000
- All Grants awarded through competitive application process
- Highest ranking qualified application awarded

6

6

Eligible Applicants

Non-profit and Public Housing Authority Developers

- The Applicant must be the sole general partner or the sole managing member of the ownership entity or own 100% of the stock of a corporate ownership entity.
- The Applicant must materially participate (regular, continuous, and substantial on-site involvement) in the development and operation of the development throughout the compliance period.

7

7


Eligible Activities

Produce or preserve affordable, permanent rental housing to address the needs of qualifying populations and low-income households

- New construction of rental housing units.
- Acquisition and/or rehabilitation of existing rental housing units.
- Funding of an operating cost assistance associated with the new construction or acquisition and rehabilitation of housing assisted with HOME-ARP funds

8

8



Qualified Populations

HOME-ARP activates must primarily benefit households in the following specified “qualified populations”

- Homeless (defined in 24 CFR 91.5.)
- At Risk of Homeless
- Fleeing or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, as defined by hud.
- Other populations where providing supportive services or assistance under section of national housing and homeless would prevent homelessness

9

9



Initial Development Awards

- Applications received: 10
- Amount of funds requested: 20+ Million
- Application selected for funding: 5
- Amount conditionally funded: 10+ Million
- Proposed new affordable units created: 81

10

10




Social Services

Social Services Allocation: \$6.1M

- Minimum Grant Development: \$ 200,000
- Maximum Grant Development: \$ 500,000
- All Grants awarded through competitive application process
- Highest ranking qualified application awarded

11

11



Eligible Applicants

**Non-profit organizations and
Units of Local Government**

- All private, non-profit organizations must be organized and existing in the State of Tennessee or;
- Be organized and existing under the laws of another state and be qualified to do business in Tennessee and;
- Demonstrate at least (2) years of experience providing affordable housing or affordable housing related services in the state of Tennessee.

12

12

Eligible Applicants

Non-profit Organizations

- Demonstrate at least (2) years of experience providing affordable housing or affordable housing related services in the state of Tennessee.
- Have a minimum of two (2) years of experience assisting vulnerable individuals or families.
- Have no part of its net earnings inuring to the benefit of any member, founder, contributor or individual.

13

13


Eligible Activities

Provision of McKinney-Vento Act Supportive Services as defined in section 401 for Qualifying Populations and low-income households.

- Homelessness Prevention Services defined at 24 CFR 576.102, 103, 105, and 106 as revised, supplemented, and streamlined in this Program Description.
- Housing Counseling Services as defined at 24 CFR 5.100 and 5.111, respectively, except where otherwise noted. The requirements at 24 CFR 5.111 state that any housing counseling, as defined in 24 CFR 5.100, required under or provided in connection with any program administered by HUD shall be provided only by organizations and counselors certified by the Secretary under 24 CFR part 214 to provide housing counseling, consistent with 12 U.S.C. 1701x.

14

14



Qualified Populations

HOME-ARP activates must primarily benefit households in the following specified “qualified populations”

- Homeless (defined in 24 CFR 91.5.)
- At Risk of Homeless
- Fleeing or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, as defined by hud.
- Other populations where providing supportive services or assistance under section of national housing and homeless would prevent homelessness

15

15



Social Services Round

- Applications received: 24
- Amount of funds requested: 10 Million
- Application selected for funding: 17
- Amount conditionally funded: 6.1 Million

16

16

Questions



17