

HOME-American Rescue Plan (ARP)

Allocation and Implementation Public Hearing



Conducted by Greenville County Redevelopment Authority

Location: 301 University Ridge Suite 2500

March 7, 2023 6 PM

Vision of HOME-ARP

- Purpose: To address the need for homelessness assistance and supportive services. To perform the following four activities that primarily benefit qualifying individuals and families who are homeless, at risk of homelessness, or in other vulnerable populations.
- The \$5 billion in HOME-ARP funding provides HOME grantees, in collaboration with other community stakeholders, a chance to make targeted, strategic investments in housing and other assistance for people experiencing homelessness and other vulnerable populations.
- HOME-ARP can be used to provide rental assistance, fund supportive services, develop new affordable rental housing, and acquire and develop non-congregate shelters.
- HOME-ARP's flexibility, especially when paired with the other substantial resources for households experiencing homelessness or housing instability, presents a significant opportunity for communities to make critical investments that can build the long-term capacity of housing and homeless systems and dramatically strengthen efforts to prevent and end homelessness.

Qualifying Populations

HOME-ARP funds must benefit the following qualifying populations:

1. Individuals and families experiencing homelessness (QP-1)
2. Individuals and families at-risk of homelessness (QP-2)
3. Individuals and families fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking (QP-3)
4. Other populations for whom supportive services or assistance would prevent homelessness or serve those with the greatest risk of housing instability (QP-4)

► **Veterans and families with a Veteran family member must also meet one of the preceding criteria*

Eligible Activities and Statutory Limits

- Planning and Administration (For PJ, Limit – 15%)
- CHDO/Non-Profit Operating Expenses (5% Limit)
- Capacity Building Assistance (5% Limit)
- Supportive Services
- Tenant-Based Rental Assistance (TBRA)
- Acquisition and Development of Non-Congregate Shelter
- Development and Support of Affordable Housing

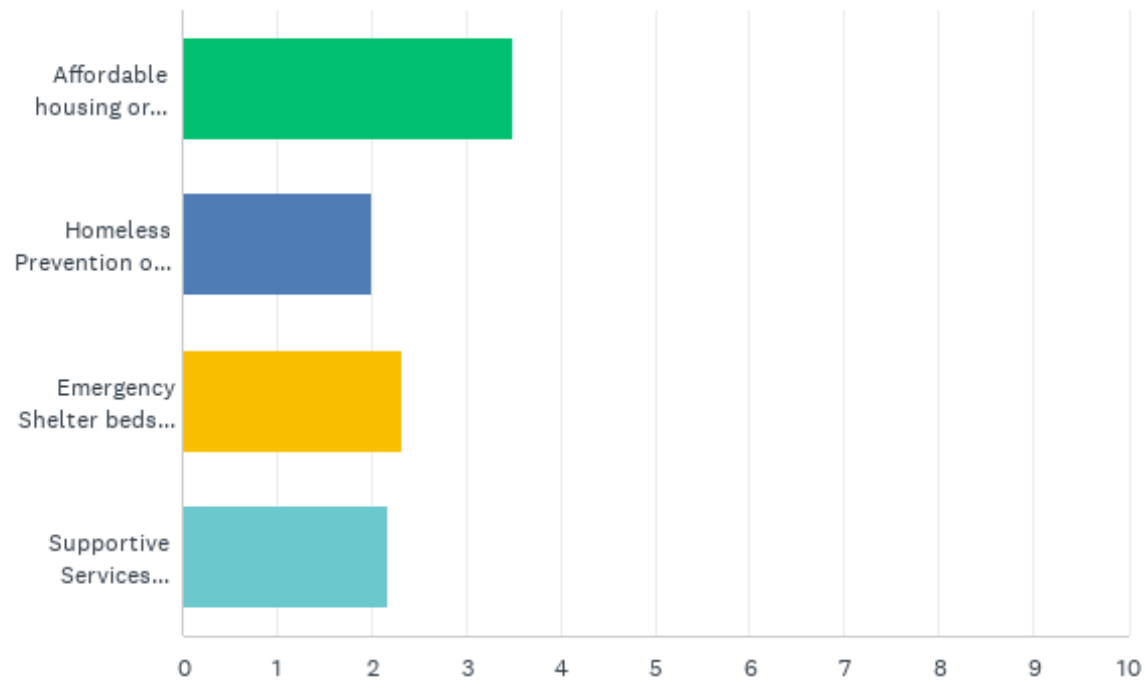
Greenville County Proposed Allocation Plan -

Budget

**Greenville County HOME-ARP
allocation: \$4,151,357**

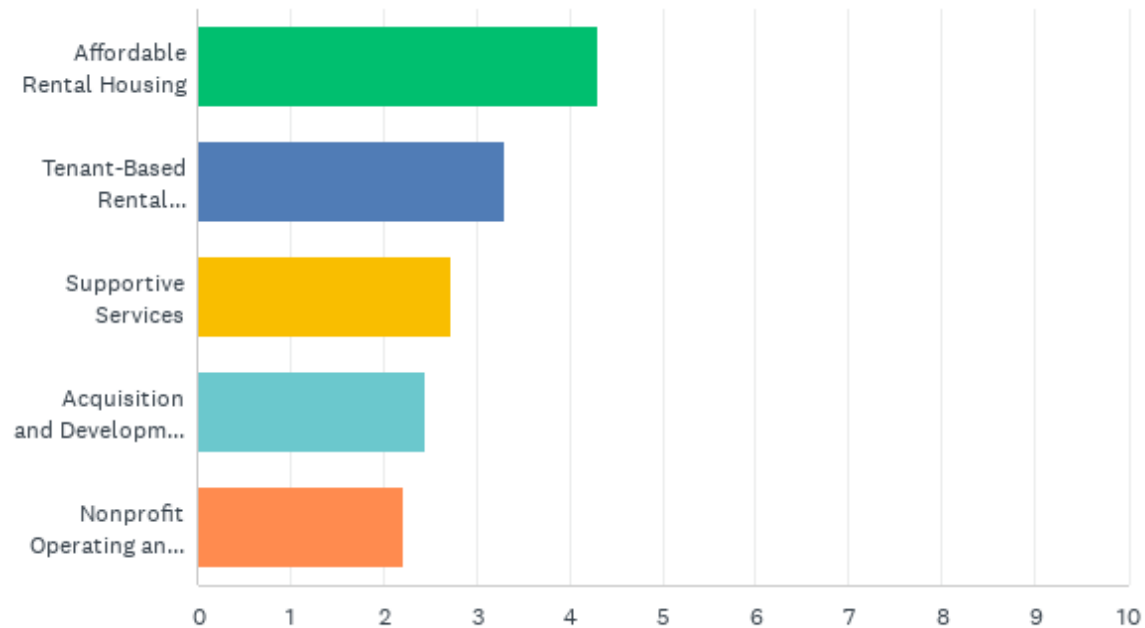
Survey & Consultation Results

Q4 Please rank the largest gaps in our Homeless System of Care:



Survey & Consultation Results

Q6 Rank where funding is needed most to serve the Qualified Populations in Greenville County:



Needs Assessment Summary

- Gap of approximately 40 family units and 1 670 adult shelter beds for households experiencing homelessness (including subpopulations)
- Affordable Housing Shortages and Gaps
 - 2018 Housing Study: 46K households in housing trouble (unaffordable or high deferred maintenance), Shortage of 9,500 units affordable to households earning less than 25K a year.
 - 2020 Affordable Housing Strategy: <80K AMI, 46,000 Households costs burdened, 10,500 cost burdened renter-households <30% AMI, 9,000 cost burdened between 30-50% AMI
 - HOME-ARP to focus on assisting severely cost burdened households under 30% AMI & 50% AMI
- Priority Needs for
 - Homeless – shelter beds (including non-congregate), affordable housing, supportive services
 - At-risk of homelessness – affordable housing, supportive services
 - Fleeing or attempting to flee DV- shelter beds (including non-congregate), supportive services, affordable housing
 - Other populations – affordable housing and supportive services

Greenville County HOME – ARP - Implementation Plan

Selection of partners will be via GCRA application process. The application will be on-going until all funds are committed. GCRA will also consider housing partners' gap financing applications approved in March 2022 for the development of affordable rental housing units.

The selected projects for approval consist of proposed affordable rental housing applications, with LIHTC financing and or other multifamily funding sources from non-profit and for-profit organizations, addressing at least one or more of the Qualifying Populations (QP) and Eligible Uses identified in HOME-ARP Notice.

GCRA will not set a preference for selecting one qualifying population over another on any projects and programs.

Greenville County HOME-ARP Budget

	Funding amount	Percent of Grant	Statutory Limit	# of agencies	Average Funding	# of units
Eligible uses						
Support Services	\$622,703.55	15%		5	\$124,540.71	NA
Acquisition and Development of Non-Congregate Shelters	\$415,135.70	10%		4	\$103,783.93	100
Tenant Based Rental Assistance (TBRA)	\$954,812.11	23%		2	\$477,406.06	200
Development of Affordable Rental Housing	\$1,162,379.96	28%		5	\$232,475.99	300
Non-Profit Operating	\$186,811.07	5%	5%	4	\$46,702.77	NA
Non-Profit Capacity Building	\$186,811.07	5%	5%	4	\$46,702.77	NA
Administration and Planning	\$622,703.55	15%	15%	1		
Total HOME-ARP Allocation	\$4,151,357.00	100%	24%	25		600

Planning and Administration

Conducted By Greenville County Redevelopment Authority – Administrator of County Federal Funds from HUD

- Appropriated 15% of the HOME-ARP
- Amendment to the FY 2021 Annual Action Plan to include HOME-ARP fund
- Conduct consultation process (surveys and interviews with stakeholders), needs assessment and public hearings.
- Complete Allocation Budget and Implementation funds
- Obtained approved resolutions from County Council.
- Complete all required SF 424 forms.
- Submit documentations and plans to HUD for approval
- Prepare applications and review proposals from Subrecipients and Housing Partners for affordable housing projects.
- Prepare and execute contracts.
- Program management, monitoring and evaluations.
- Prepare quarterly and annual reports as required by HUD.
- Process all vendor payments
- Close out of HOME-ARP program and submission to HUD

Non-profit operating expenses

- ▶ Selection process is through an ongoing application process until qualified subrecipients are approved for funding and all funds committed.
- ▶ Selection of up to four (4) Non-profit organizations, with prior experience as a homeless provider and or affordable housing provider for most disadvantaged population, carrying out HOME-ARP activities within 24 months of the award.
- ▶ Eligible Costs: Employee salaries, wages, and other employee compensation and benefits, employee education, training and travel, rent utilities, commutation, costs, Taxes, Insurance, equipment, materials, and supplies.
- ▶ Used for general operating costs of the non-profit organization.
- ▶ Must comply with applicable procurement process.

Capacity Building Assistance

- Selection process is through an ongoing application process until qualified subrecipients are approved for funding and all funds committed.
- Selection of up to four (4) Non-profit organizations, with prior experience as a homeless provider and or affordable housing provider for most disadvantaged population, carrying out HOME-ARP activities within 24 months of the award.
- Fund will be used as reasonable and necessary general operating costs that will result in the expansion or improvement of an organizations ability to successfully carry out eligible HOME-ARP activities.
- Eligible costs: salaries for new hires – wage, compensation and benefits; employee training or other staff development – enhance skills and knowledge; equipment, upgrades and supplies; contracts for technical assistance or for consultants with expertise related to HOME-ARP qualifying population.
- Additional HMIS coordinator(s) for data quality control and oversight.
- Must comply with applicable procurement process.

Supportive Services

- ▶ Selection process is through an ongoing application process until qualified subrecipients are approved for funding and all funds committed.
- ▶ Approximately 5 Subrecipients will be considered for approval.
- ▶ Average award amount not to exceed \$125,000.
- ▶ Proposed support services: fair housing and counseling, case management services for homeless and at risk of homelessness participants addressing their needs, housing counseling, job search and training resources

Tenant Based Rental Assistance

- Up to two Subrecipients will be selected with a history of rental assistance with ESG funds e.g. – UHC and GCHRC.
- The County's established coordinated entry (CE) process of the Continuum of Care (COC) referrals will be used for rapid housing of program participants intake and assessments. The process will be expanded to include QPs, families with children, seniors and veterans.
- Program participants for prevention will be considered on first come basis.
- Approximately 200 households are proposed to be assisted
- All program participants are assisted by case managers.
- Data management – HMIS software – Administered by UHC
- Income eligibility for prevention clients – up to 80% AMI.
- Income eligibility for Rapid Rehousing: Up to 80% AMI.
- Provide rental and utility assistance via subrecipients. Maximum financial assistance not to exceed \$8,000 per Household.
- Direct financial assistance for 3rd party vendors – paid via GCRA
- Duration of Assistance: June 2022 – July 2030.
- Reassessment required for continual assistance after 3 months assistance.

Acquisition and Development of Non-Congregate Shelter

- Selection process is through an ongoing application process until qualified subrecipients are approved for funding and all funds committed.
- Approximately four (4) proposals will be recommended. To provide up to 100 non-congregate housing units.
- Proposed amount per subrecipient not to exceed \$103,000, is provided as gap financing.
- Proposals shall be for acquisition of structures/buildings for non-congregated housing shelters.
 - The structure may not need rehabilitation, if it meets codes and required habitable standards.
 - Rehabilitated for appropriate change of use, codes and habitable standard (with or without acquisition)
 - New construction (with or without acquisition)

Development and Preservation of affordable rental housing

- Selection of partners will be via GCRA application process. The application will be on-going until all funds are committed. Proposed number of selected projects five (5).
- Greenville County HOME-ARP fund will be used as “Gap Financing” of rental development projects in the County. The funds will be provided to housing development partners as a combination of “grant and loan”. An average amount of HOME-ARP fund of \$230,000 is proposed to be provided as gap financing on each project.
- GCRA will also consider housing partners’ approved funding applications 'gap financing' in March 2022 for development of affordable rental housing units. Unit Occupancy will be consistent with the qualifying populations and meets income requirements.
- The HOME-ARP fund shall be used to acquire, rehabilitate or construct affordable rental housing for permanent occupancy of individuals and family that meet one or more of the qualifying populations.

Development and Preservation of affordable rental housing

- The proposed project will provide permanent housing opportunities for individuals and families with annual income up to 80% Area Median Income. The projects must show provision of housing units earning equal and less than 30% and up to 50% of the area median income.
- Not less than 70 percent of the affordable rental housing units acquired, rehabilitated or constructed with HOME-ARP funds must be occupied by households in the qualifying population.
- Provision of housing units for individuals and families experiencing severe housing cost burden (paying more than 50% of monthly household income towards housing costs).
- Compliance Period - Affordability Compliance:
 - Minimum of 15 years compliance for all rehabilitation and acquisition of rental affordable housing units.
 - Minimum of 20 years compliance for all new construction of new rental units.

HOME- ARP – Consultation, funding application, Selection and Plan amendment process - Timeframe



Questions and Comments

Submit Public Comments to:
OR In the Chat
OR verbally

PH@GCRA-SC.ORG

Public Comment Period: March 1 – March 16

Comments will be responded to in the final draft plan submitted to HUD, which will be posted on our website

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