

HOME-ARP & ARPA Fiscal Recovery Funds (FRF)

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Non-ARP HOME Funds

- The HOME Investment Partnerships Program (HOME) provides formula grants to states and localities that communities use - often in partnership with local nonprofit groups - to fund a wide range of activities including
 - building,
 - buying, and/or
 - rehabilitating affordable housing for rent or
 - homeownership or
 - providing direct rental assistance to low-income people.
- HOME is the largest federal block grant to state and local governments designed exclusively to create affordable housing for low-income households.
- 25% Match Requirement
- CC 2021 Allocation is \$4,076,310

HOME-ARP funds must be used to primarily benefit individuals or families from the following qualifying populations:

- **Homeless**
 - As defined in section 103(a) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11302(a));
- **At-risk of homelessness**
 - as defined in section 401(1) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11360(1));
- **Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking**, as defined by the Secretary;
- In **other populations where** providing supportive services or assistance under section 212(a) of the Act (42 U.S.C. 12742(a)) would **prevent the family's homelessness or would serve those with the greatest risk of housing instability;**
- **Veterans and families**
 - that include a veteran family member that meet one of the preceding criteria.

**HOME-ARP funds
can be used for four
eligible activities:**

- Production or Preservation of Affordable Housing
- Tenant-Based Rental Assistance (TBRA)
- Supportive Services, including services defined at 24 CFR 578.53(e), Homeless Prevention Services, and Housing Counseling
- Purchase and Development of Non-Congregate Shelter. These structures can remain in use as non-congregate shelter or can be converted to:
 - 1) emergency shelter under the Emergency Solutions Grants (ESG) Program; 2) permanent housing under the Continuum of Care (CoC) Program; or 3) affordable housing under the HOME Program.

HOME-ARP Allocations

- HENDERSON \$2,523,480
- LAS VEGAS \$8,289,072
- CLARK COUNTY \$11,671,341
- NORTH LAS VEGAS \$3,102,509

ARPA Fiscal Recovery Funds

- Programs or services that address housing insecurity, lack of affordable housing, or homelessness for “disproportionally impacted populations and communities:
- Nonexclusive list of programs or services:
 - Supportive housing or other programs or services to improve access to stable, affordable housing among individuals who are homeless
 - Development of affordable housing to increase supply of affordable and high-quality living units
 - Housing vouchers and assistance relocating to neighborhood with higher levels of economic opportunity and to reduce concentrated areas of low economic opportunity

ARPA Fiscal Recovery Funds

- Programs or services that address housing insecurity, lack of affordable housing, or homelessness for “disproportionally impacted populations and communities:
 - Activities within a Qualified Census Tract (QCT) – presumed eligible.
 - 50% or more households have an income less than 60% of AMI or 25% poverty rate.
 - For affordable housing NOT in QCT, local government needs to justify that the community being served has been disproportionately impacted by the pandemic, or that the households served have suffered a negative economic impact due to COVID-19
 - As a group we will need to come up with how we will document this for affordable housing

FRF Questions

- What is the affordability period for these funds?
- If ARPA FRF used in affordable housing for 60% AMI and below OUTSIDE of QCT, how many of the units have to be occupied by a household moving from a QCT?
- How many 30% units makes sense in a single development project? 10%, 20%, 30%, etc.?
- How many PSH units make sense in a single development project? 100%, 80%, 50%, etc.?
- Do we want to do lasagna financing or use FRF to replace other gap financing tools, i.e. GAHP, FHLB, etc.? (See Development Proposal next page)
- Do we allocate smaller amounts of HOME simply to get tax abatement into development deals?

Development proposal

- 195 units total
 - 20 units at 30% AMI and below
 - 135 units at 50% AMI and below
 - 40 units at 60% AMI and below
- \$10.4 million Private Activity Bonds
- \$9.8 million Low Income Housing Tax Credits
- \$3.6 million Deferred Developer Fee
- \$3.0 million State GAHP
- \$2.5 million State Tax Credits
- \$2.0 million Housing Trust Fund
- \$1.8 million HOME funds

- **\$33.1 million Total Development Cost**
- **\$169,561 per unit cost**

**Regional Affordable
Housing Priorities –
not in priority order!**

- Permanent Supportive Housing
- Multifamily New Construction
- Multifamily Rehabilitation
- Acquisition/Rehab/Rental
- Critical Home Repair
- Single Family Rehab
- Acquisition/Rehab/Resale
- Homeownership Assistance
- Single Family New Construction
- Tenant Based Rental Assistance
- Supportive Services
- Operating Subsidies
- Non-Congregate Shelter Conversion

Your Input Needed!

- Help to identify unmet needs and gaps in housing and/or services needs for qualifying populations.
- Quick and Easy! Four-Question Survey
 - <https://www.surveymonkey.com/r/NXYCCDG>
 - www.helphopehope.org
- Thank you for your participation!