HOME-ARP Rental Development Pre-Application Workshop

Office of Community Solutions

City of Charlottesville   June 22, 2023

Agenda

1. Review the goals & requirements of HUD's HOME-ARP program, including the Thomas Jefferson Area HOME Consortium's [HOME-ARP Allocation Plan](#)

2. Understand the specific Qualifying Populations

3. Review the application process

4. Answer any additional questions

5. Review the next steps in the process for interested applicants

Eligible Activities

- Charlottesville HOME-ARP funds are intended to support the ==**production and/or preservation**== within the Charlottesville City limit of affordable rental units through either:

  o ==**Acquisition**==

  o ==**Rehabilitation**==, and/or

  o ==**Construction**==

- Successful applications must show clear evidence of how they will produce rental units affordable to individuals and households with incomes at or below 60% of Charlottesville's [Area Median Income (AMI)](), or $55,500 for a household of four persons in 2023

- Successful applications must also show clear evidence of how they will serve the ==Qualifying Populations== of HUD's HOME-ARP Implementation Notice

Qualifying Populations

- Through a formal [Final Implementation Notice](#) issued on 31 October 2022, HUD has directed that HOME-ARP funds be used to support projects that serve specific <mark>Qualifying Populations</mark>, including:

  - Persons experiencing homelessness, as defined in [24 CFR 91.5](#) *Homeless* (1), (2), or (3)

  - Persons at risk of homelessness

  - Persons fleeing or attempting to flee domestic and/or dating violence, sexual assault, stalking, and/or human trafficking

  - Veterans and Families that include a Veteran Family Member that meet the criteria for one of the qualifying populations described above

Project Rule

- At all times during the affordability period (generally 20 years), 20% of HOME-assisted units must have tenants with gross incomes at or below 50% of AMI

Affordability Periods

- HUD is also seeking to make sure that HOME-ARP outcomes are durable and long lasting

- Consequently, rental units funded via HOME-ARP are subject to affordability periods based on type of activity and amount of funding used:

Activity Type	HOME-ARP Funds Used	Affordability Period
Rental Housing Acquisition and/or Rehab	Any dollar amount of HOME-ARP funding	15 years
New Construction	Any dollar amount of HOME-ARP funding	20 years

- Part of the assessment of an applicant's financial capacity to deliver their proposed project will include their plans for tracking and reporting program income over the length of the affordability period

Additional Considerations

- Successful applications will be designed to create meaningful and lasting impact for beneficiaries, will be cost-effective and shovel-ready (*i.e., scheduled to be completed within 24 months of the commitment of funds through an executed funding agreement*)

- Additional consideration in the evaluation process will be given to projects that:

  - Can demonstrate clear evidence of how they will use awarded HOME-ARP funds to leverage additional funding from other sources, whether public and/or private, to maximize the impact of their proposed project

Eligible Applicants

- Who is eligible to apply for HOME-ARP funding?

- Applications for funding consideration may be submitted by:

  - Non-profit agencies, such as 501(c)3 organizations or units of local government

  - Quasi-government agencies such as a housing authority

  - For-profit developers and/or private property owners

- Successful applicants must demonstrate that they have the organizational and financial capacity to complete their proposed project in an efficient and timely manner

- Subrecipient agencies must maintain compliance with the Uniform Administrative Requirements for Federal Awards at ecfr.gov (2 CFR Part 200)

The Application Timeline

- Pre-application workshop

- Plan the application

- Submit the application

- OCS conducts an assessment of developer capacity, fiscal soundness and ability to successfully implement their proposed program

- Review by the city's CDBG/HOME Taskforce

- Ongoing technical assistance as needed

- Deadline for submitting applications:

    on or before 5pm on Monday, July 17, 2023

Additional Resources

- HUD AMI Calculations: https://www.huduser.gov/portal/datasets/il/il2023/2023summary.odn?STATES=51.0&INPUTNAME=METRO16820M16820*5154099999%2BCharlottesville+city&statelist=&stname=Virginia&wherefrom=%24wherefrom%24&statefp=51&year=2023&ne_flag=&selection_type=county&incpath=%24incpath%24&data=2023&SubmitButton=View+County+Calculations

- HUD Final Implementation Notice 2022: https://www.hud.gov/sites/dfiles/OCHCO/documents/2022-13cpdn.pdf

- Interested applicants may submit a request for the formal application by completing an online form here: https://forms.office.com/g/6ADt9YJRhD

- You may also request the application by sending an email to warna@charlottesville.gov