

HOME-ARP ALLOCATION PLAN

Round 2 Conversation Sessions with Stakeholders
June 28-29, 2022



AGENDA

Review of HOME-ARP

Qualifying Populations

Needs Identified from Stakeholder Listening Sessions

Needs Assessment & Gaps Analysis

Eligible Activities and Things to Consider

Wrap-up and Next Steps

THE HOME-
AMERICAN
RESCUE
PROGRAM
(ARP)

**SEC. 3205. HOMELESSNESS
ASSISTANCE AND SUPPORTIVE
SERVICES PROGRAM.**

Provides \$5 billion of supplemental HOME funds to assist individuals or households who are homeless, at risk of homelessness and other vulnerable populations by providing housing, rental assistance, supportive services, and non-congregate shelter

KHRC will receive \$22,929,650

QUALIFYING POPULATIONS

Homeless, as defined in section 103(a) of the McKinney-Vento Homeless Assistance Act

At-risk of homelessness, as defined in section 401(1) of the McKinney-Vento Homeless Assistance Act

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

NEEDS
IDENTIFIED
FROM
STAKEHOLDER
LISTENING
SESSIONS

STAKEHOLDER IDENTIFIED NEEDS

Inadequate housing at all price points, but especially affordable units that are accessible and organizations with capacity to develop

Permanent Supportive Housing

Tenant-based Rental Assistance with case management and risk mitigation fund for landlords

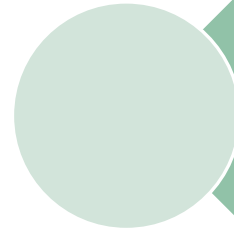
Non-congregate shelter

Housing for difficult-to-house: released offenders, sexual offenders

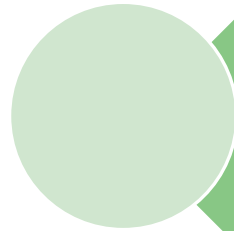
STAKEHOLDER IDENTIFIED NEEDS



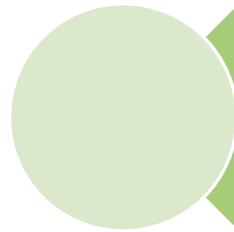
Supportive services such as basic life skills training, financial counseling, housing navigators, eviction diversion, childcare, employment training, case management, rent/utility deposits



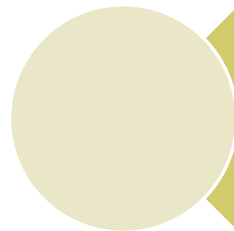
Transitional Housing for veterans, persons exiting institutions



Emergency Shelter housing in rural areas



Homeless prevention services



Increased capacity among service providers

NEEDS
ASSESSMENT &
GAP ANALYSIS
OF QPS

DATA ANALYSIS: QUALIFYING POPULATIONS

20%

Of homeless remain in system for 6+ months; higher rates in Wyandotte County (38%) and Johnson County (31%)

147,000

Renter households paying more than 50% of income on rent

12,068

Households experienced homelessness during 2021 Point in Time

1,409

Individuals moved to temporary housing = greater risk to return to homelessness; highest in Wichita and Johnson County

21,070

Survivors served by Kansas Coalition Against Sexual & Domestic Violence in 2020 (19,815 were new survivors)

UNMET NEEDS: HOMELESS QP

4,131

Supportive housing beds for adults with a disabling condition

2,254

+

2,660

Family shelter beds plus family rapid rehousing beds

3,642

Rapid rehousing units for non-family households

UNMET NEEDS: AT RISK OF HOMELESS QP

74,923

Persons behind on their housing payments from March 30-April 11, 2022

32,782

Persons who had no confidence in their ability to pay for housing in May 2022

18,207

Persons who thought they were “somewhat” or “very likely” to leave their home due to eviction or foreclosure

**UNMET NEEDS:
FLEEING OR
ATTEMPTING TO
FLEE QP**

2,006

Total unmet requests for shelter by individuals fleeing domestic violence or survivors of domestic violence, sexual assault or stalking due to lack of shelter capacity

612

Individuals identified in HMIS who were fleeing domestic violence; only 18 rapid rehousing units were available

UNMET NEEDS:
OTHER
POPULATIONS
REQUIRING
SERVICES/HOUSING
TO PREVENT
HOMELESSNESS

443

Persons who likely qualify
(Balance of State, Johnson Co
and Wichita CoCs)

998

Persons with a disabling
condition and length of stays
longer than six months

9,701

Supportive housing units
estimated in pre-pandemic
Kansas by Corporation for
Supportive Housing

FIVE ELIGIBLE ACTIVITIES



PRODUCTION
OR
PRESERVATION
OF AFFORDABLE
HOUSING



TENANT-BASED
RENTAL
ASSISTANCE
(TBRA)



SUPPORTIVE
SERVICES,
HOMELESS
PREVENTION
SERVICES, AND
HOUSING
COUNSELING



PURCHASE AND
DEVELOPMENT
OF NON-
CONGREGATE
SHELTER



NONPROFIT
OPERATING
AND CAPACITY
BUILDING

DISCUSSION

Things to Consider when
Identifying HOME-ARP Eligible
Activities that Best Address
Housing Needs and Services

NEW RENTAL PRODUCTION (acquisition, construction or rehabilitation of rental housing units)

ELIGIBLE COSTS:

- Entire amount of eligible costs may be financed with HOME-ARP
- Occupants are eligible for HOME-ARP TBRA assistance
- Acquisition of vacant land or demolition is eligible if construction is expected to start within 12 months of commitment
- 100% of hard costs including site improvements, utility costs and connections, rehabilitation of laundry and/or community facilities within the same building as the HOME-ARP units
- Refinance existing debt secured by a HOME-ARP rental project
- Acquisition of improved or unimproved real property
- Related soft costs
- Relocation costs (specific)
- Certain costs related to payment of construction, bridge or guaranteed loans if HOME-ARP is part of original financing
- Operating costs assistance can be capitalized for: (1) ongoing operating costs for assistance OR (2) operating reserve during compliance period

IMPORTANT THINGS TO CONSIDER:

- The level and degree of developer capacity to undertake a complex project
- No more than 30% of total HOME-ARP assisted rental units may be occupied by Low Income (LI) households (distinct from Qualifying Population households) and rents cannot exceed the greater of Fair Market Rents or 30% of Adjusted Gross Income (i.e., HOME rents)
- Annual rent contributions required for all occupying households (QP and Low Income) during 15-year compliance period
- Not less than 70% of total HOME-ARP units can be QP households
- Repayment of HOME-ARP funds is required if a project is not completed within four years of commitment, not rented to eligible households within 12 months of project completion or terminated before completion, or not in compliance with HOME-ARP
- QP households remain eligible as tenants regardless if income increases during tenancy; rent must be calculated to income annually
- Minimum 15-year compliance period regardless of amount of HOME-ARP funding or term of Housing Assistance Payment contract, whichever is greater
- Master leasing is permitted

TENANT-BASED RENTAL ASSISTANCE

ELIGIBLE COSTS:

- Rental assistance, security deposit assistance and utility payments
- Utility deposits (only if rental assistance or security deposit is paid)
- A HOME-ARP sponsor organization may facilitate leasing of a HOME-ARP unit, make rental subsidy payments and pay security deposit on behalf of QP households

IMPORTANT THINGS TO CONSIDER:

- Households receiving HOME-ARP TBRA can port out without losing assistance
- PJ must determine rent reasonableness
- PJ determines maximum term and whether or not it's renewable—all funds must be spent by 2030
- If a PHA receives HOME-ARP for tenant-based rental assistance, then the PHA may need to revise its tenant preferences to include one or more of the QPs
- May be difficult in tight rental market and in a market with few participating landlords

NON-CONGREGATE SHELTER

ELIGIBLE COSTS:

- Improved or unimproved real property
- Demolition of existing structures to develop non-congregate shelter units
- Improvements to the project site including utilities, utility connections, laundry facilities, community facilities, on-site management, supportive service offices
- Reasonable and necessary related soft costs
- Capitalization of a replacement reserve to cover reasonable and necessary replacement costs of major systems

IMPORTANT THINGS TO CONSIDER:

- Cannot fund operating costs of the facility so other funding sources will need to be identified before the non-congregate shelter could be approved for HOME-ARP funds
- Can provide supportive services to individuals and households living in the non-congregate shelter
- Occupants cannot be charged rent or a fee and no lease is required
- Units can be converted to permanent housing after restricted use period
- Cannot use HOME-ARP to fund conversion of non-congregate shelter units to permanent or transitional housing (although conversion can occur with other sources of funds)
- Must operate according to Emergency Solutions Grant shelter guidelines

SUPPORTIVE SERVICES

ELIGIBLE COSTS:

- Limited to McKinney-Vento Supportive Services, Homelessness Prevention Services and Housing Counseling Services
- Under McKinney-Vento: childcare, basic education, employment assistance, job training, providing meals/groceries, securing housing, certain legal services, teaching critical life management skills, financial assistance such as rental application fees, security deposits, utility deposits, rental arrears and more
- Homelessness Prevention Services limited to regaining stability in current permanent housing or moving to other permanent housing to achieve stability
- Housing Counseling Services include only services provided by HUD-certified housing counselors and organizations, including costs associated with pre-purchase homebuying counseling

IMPORTANT THINGS TO CONSIDER:

- Supportive services have quarterly reporting requirements
- Cannot duplicate existing supportive services
- Consider how funding of supportive services would be continued after 2030
- Can be combined with other HOME-ARP activities
- What is the level of capacity within organizations to provide services?

NON-PROFIT OPERATING AND CAPACITY-BUILDING ASSISTANCE

ELIGIBLE COSTS:

- General operating costs
- Provision of capacity building assistance that will result in expansion or improvement in organization's ability to carry out an eligible HOME-ARP activity

IMPORTANT THINGS TO CONSIDER:

- Only available to nonprofit organizations that will carry-out other HOME-ARP activities
- Operating assistance cannot exceed the greater of 50% of general operating expenses of the organization for a year, or \$50,000
- Capacity building assistance may not exceed the greater of 50% of general operating expenses for a year, or \$50,000
- If an organization receives both, the aggregate amount cannot exceed the greater of 50% of the organization's total operating expenses or \$75,000

NEXT STEPS

Comments from these sessions will be considered when drafting the Allocation Plan

The online survey closes this Friday at noon

Recordings of these sessions will be uploaded to KHRC's HOME-ARP project webpage

A 15-day public comment period on the Draft Allocation Plan is tentatively scheduled for October

Submission of the HOME-ARP Allocation Plan to HUD is anticipated in late October/early November

17TH ANNUAL KANSAS HOUSING CONFERENCE

- August 30 – September 1, 2022
- Hybrid event – in-person at the Hyatt Regency Wichita or online
- [Register for the conference](#)

FOR MORE
INFORMATION

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