



SOUTHWESTERN COMMISSION  
COUNCIL OF GOVERNMENTS

# Introduction to HOME-ARP

Home Investment Partnerships Program (HOME) American Rescue Plan (ARP)



# HOME-ARP Funding

In September 2021, the U.S. Department of Housing and Urban Development (HUD) allocated \$1,965,737 in Home Investment Partnerships Program (HOME) American Rescue Plan (ARP) funding to the Southwestern NC HOME Consortium, which consists of Haywood, Jackson, Macon, Swain, Clay, and Graham counties.



# HOME-ARP Funding

- The Southwestern Commission Council of Governments (Southwestern Commission) is developing an Allocation Plan for the Southwestern NC HOME Consortium (Participating Jurisdiction-PJ) that will detail the communities' priorities for use of the region's HOME-ARP funding.
- To ensure broad input into the draft Allocation Plan, the Southwestern Commission will engage stakeholders and the public in a regionally focused process which will include an information session, a community survey, and direct input from housing and service providers of the Consortium communities.



# Qualifying Populations (Notice CPD-21-10)

- Homeless:
  - Individual or family that lacks a fixed, regular or adequate nighttime residence or will imminently lose their primary nighttime residence
  - Unaccompanied youth (age 18-24 yrs. old)
- At Risk of Homelessness:
  - Has an annual income below 30% AMI
  - Does not have resources or support networks to prevent homelessness
  - Moved frequently, lives in a hotel/motel/single room occupancy (SRO), is exiting a publicly funded institution or system of care
- Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking or Human Trafficking



# Qualifying Populations (cont'd)

- Other Populations where providing supportive services or assistance would prevent the family's homelessness or would serve those with the greatest risk of housing instability
  - Includes individuals and households who do not qualify under any of the other eligible qualifying populations

Note: Veterans and Families that include a Veteran Family Member that meet the criteria for one of the qualifying populations as defined in the Notice, are eligible to receive HOME-ARP assistance.



# Preferences, Limitations, and Prioritization

The Consortium may establish preferences, limitations, and methods of prioritization among qualifying populations under HOME-ARP.

- A preference permits an eligible qualifying applicant to be selected for assistance *before* another eligible qualifying applicant.
- A limitation purposely *excludes* an eligible qualifying applicant from applying for or receiving assistance.
- A method of prioritization is the *process* used to determine how two or more eligible qualifying applicants that qualify for preferences, are selected for assistance.



# Referral Methods

The Consortium must establish a specific referral method to administer assistance to qualifying individuals and families. The Notice describes three methods:

- HOME-ARP Expanded Coordinated Entry
- Coordinated Entry with Other Referral Methods
- Project/Activity Waiting List



# Eligible Activities

- Development of Affordable Housing
- Tenant Based Rental Assistance (TBRA)
- Supportive Services
- Non-Congregate Shelters (NCS)
- Nonprofit Operating and Capacity Building Assistance





# Development of Affordable Housing

- Housing for eligible recipients, includes: manufactured housing/lots, permanent housing for disabled homeless persons, transitional housing, SRO's, group homes, and small Elder Cottage Housing Opportunity (ECHO) which are energy-efficient, free-standing, removable, and designed to be installed adjacent to existing single-family dwellings.
- Acquisition, construction, rehabilitation, including reconstruction of affordable rental housing
- Acquisition of vacant land and demolition may be undertaken for the purpose of new affordable housing but within a strict time frame
- Units must comply with the HOME-ARP rental requirements for a minimum of 15 years, irrespective of the amount of HOME-ARP funds invested.



# Tenant Based Rental Assistance (TBRA)

- TBRA is a form of rental assistance that is attached to the household and not a particular rental unit.
- TBRA funds may be used to provide up to 100% of a household's rental assistance, security deposit assistance, utility deposits, and utility payments to qualifying households. Units must pass HUD inspection requirements annually.
- The Consortium must establish policies for the allowable maximum subsidy and policies determining any household contribution.
- A TBRA assisted household may choose to move to another unit as long as the new unit meets the applicable property standards.
- The Consortium may establish a broader TBRA service area provided it is contiguous to the existing jurisdiction.



# Supportive Services

The Consortium may use funds to provide a broad range of supportive services to eligible households (see HOME-ARP Notice for full list of eligible services).

- Eligible supportive service costs include but are not limited to:
  - Costs of outpatient mental, substance use, or primary health care
  - Costs of case management
  - Costs of improving knowledge and basic educational skills
  - Costs to locate, obtain, and retain housing
  - Costs of operating employment assistance/job training programs
  - Costs of certain legal services, food, outreach, and child care
- Supportive Services also include Financial assistance costs, including: rental application fees, security deposits, utility deposits, payment of rental arrears, and short and medium term rental assistance.



# Non-Congregate Shelter (NCS)

- NCS is one or more buildings that provide private units or rooms as temporary shelter to individuals and families and does not require occupants to sign a lease or occupancy agreement.
- Funded activities may include the acquisition of land and construction of NCS or acquisition and/or rehabilitation of existing structures such as motels, hotels or other facilities.
- HOME-ARP funds may not be used to pay the operating costs of NCS.
- Restricted Use Period: New Construction: 15 years; Rehabilitation: 10 years; Acquisition Only: 10 years
- NCS units may be converted into permanent housing during the restricted use period but no HOME-ARP funds may be used for the conversion costs.



# Nonprofit Operating and Capacity Building Assistance

- Up to 5% of the HOME-ARP allocation may be used to pay operating expenses of CHDO's and other nonprofit organizations that will carry out activities with HOME-ARP funds.
- Up to 5% of the HOME-ARP allocation may be used to pay for eligible costs related to developing the capacity of eligible nonprofit organizations to successfully carry out HOME-ARP eligible activities.
- Operating expense assistance or capacity building assistance may be awarded to a nonprofit if a PJ reasonably expects to provide HOME-ARP funds to the organization for any of the HOME-ARP activities within 24 months of the awards.



# Upcoming Process

- Community Survey (no later than 12/16/2022)
- Stakeholder Engagement Sessions
- Public Comment Period on the draft Allocation Plan
- Submission of Allocation Plan to HUD (no later than 3/31/2023)



# Community Considerations

What do the services and housing data show about the Southwestern Region's gaps and needs?

Bed Utilization  
Rate

Employment gaps  
& needs

Annuals  
Point-in-Time  
Count (PIT)

Housing Inventory  
Count (HIC)

Education gaps &  
needs

Available housing  
stock

% of cost burden  
households

Service availability  
& accessibility







## **For More Information:**

- **Southwestern Commission Council of Governments:**  
**<https://regiona.org/southwestern-nc-home-consortium/>**

**Or Visit**

**<https://regiona.org/arp-home/>**

- **Department of Housing and Urban Development:**  
**<https://www.hudexchange.info/programs/home-arp/>**
- **HOME-ARP Notice: [HUD HOME-ARP 21-10](#)**

