



PINAL COUNTY

WIDE OPEN OPPORTUNITY

HOME – American Rescue Plan Program (HOME-ARP)



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HOME-ARP

- Background
- Qualifying populations
- Eligible activities

Background

March 11, 2021 President Biden signed ARP into law, \$1.9 trillion \$5 billion in ARP funds to be administered through HOME

HOME-ARP activities:

1. Development and support of affordable housing
2. Tenant based rental assistance (TBRA)
3. Provision of supportive services
4. Acquisition and development of non-congregate shelter units

Pinal County allocated \$2,221,167 of HOME-ARP funding, expenditure through September, 2030.

Qualifying Populations

Any individual or family who meets the criteria for the following “qualifying populations” is eligible to receive assistance or services funded through HOME-ARP without meeting additional criteria, such as income criteria.

1. Homeless, as defined in 24 CFR 91.5, *Homeless* (1), (2), or (3)
<https://www.ecfr.gov/current/title-24/subtitle-A/part-91/subpart-A/section-91.5>
2. At risk of Homelessness, as defined in 24 CFR 91.5 *At risk of homelessness*
<https://www.ecfr.gov/current/title-24/subtitle-A/part-91/subpart-A/section-91.5>
3. Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking or Human Trafficking, as defined by HUD in 24 CFR 5.2003
<https://www.ecfr.gov/current/title-24/subtitle-A/part-5/subpart-L/section-5.2003>

Qualifying Populations

4. Other Populations whose household meets one of the following criteria:

- a. Previously homeless (as defined above) who are currently housed due to temporary or emergency assistance, and who need additional housing assistance or supportive services to avoid a return to homelessness.
- b. Has annual income that is less than or equal to 30% of AMI, and is paying more than 50% of monthly household income toward housing costs.

Qualifying Populations

c. Has annual income that is less than or equal to 50% of AMI, AND:

- Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance; OR
- Is living in the home of another because of economic hardship; OR
- Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance; OR
- Lives in a hotel or motel and the cost of the hotel or motel stay is not paid by charitable organizations or by Federal, State, or local government programs for low-income individuals; OR
- Lives in a single room occupancy where there reside more than two persons or lives in a larger housing unit in which there reside more than 1.5 persons room; OR
- Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness.

Eligible Activities: Housing

Acquire, rehabilitate, or construct affordable rental housing.

Housing includes:

- Manufactured housing and manufactured housing lots
- Permanent housing for disabled persons
- Transitional housing
- Single room occupancy housing
- Group homes

DOES NOT INCLUDE Emergency Shelters.

Eligible Activities: Rental Housing Requirements

- at least 70% of HOME-ARP assisted units must be restricted for occupancy by households that are qualifying households at the time of the household's initial occupancy.
- no more than 30% may be restricted to low-income households.

Eligible Activities: Rental Housing Eligible Costs

- Development hard costs
- Acquisition
- Related soft costs
- Costs related to payment of loans for an eligible HOME-ARP project
- Operating cost assistance

Eligible Activities: Rental Housing Compliance

- 15 year Compliance Period
- Units restricted for qualifying households must be occupied by households that met the definition of a qualifying household at the time of initial occupancy.
- Units available for low income households must be continuously occupied by households who are income eligible.
- Unit must comply with the ongoing property condition standards established by the County.
- Each household must have an executed lease that complies with tenant protections established by HUD.

Eligible Activities: TBRA

- Up to 100% rental assistance, security deposit payments, utility deposit assistance.
- Participant contribution to rent is based on household's income, as set by County policy.
- Each household must have an executed lease that complies with tenant protections established by HUD.

Eligible Activities: Supportive Services

- Child care
- Education services
- Employment assistance and job training
- Meals or groceries
- Housing search and counseling services
- Mediation
- Credit repair
- Landlord/ tenant liaison
- Financial assistance for housing expenses
- Legal Services
- Life skills training
- Mental health services
- Outpatient health services
- Substance abuse treatment services
- Transportation
- Case Management
- Victim services

Eligible Activities: Non-Congregate Shelter

- Acquisition and development
- Private units or rooms used as temporary shelter, occupants are not required to sign a lease.
- Funds may be used to:
 - Acquire land and construct NCS
 - Acquire and/or rehabilitate an existing structure to be used for NCS
- Funds may NOT be used to pay operating costs of NCS.

Eligible Activities: NCS Use Period

During the restricted use period, NCS may:

- Remain as HOME-ARP NCS.
- Be used as non-congregate emergency shelter under ESG.
- Be converted to permanent affordable rental housing.

Type of Project	Length of Restricted Use Period
New Construction	15 years
Rehabilitation	10 years
Acquisition only	10 years

Eligible Activities: Capacity Building

Up to 5% of the County's HOME ARP allocation may be used to pay costs to develop the capacity of non-profit organizations to carry out HOME-ARP activities:

- salaries for new hires
- costs related to employee training or other staff development that enhances an employee's skill set and expertise
- Computer software or programs that improve organizational capacity
- Upgrades to materials and equipment
- Contracts for technical assistance or for consultants with expertise related to the HOME-ARP qualifying populations

In any fiscal year, may not exceed the greater of 50% of the organizations operating expenses, or \$50,000.

Eligible Activities: Non-profit Operating Assistance

- Up to 5% of the County's HOME ARP allocation may be used to pay general operating costs for non-profit organizations to carry out HOME-ARP activities.
- In any fiscal year, may not exceed the greater of 50% of the organizations operating expenses, or \$50,000.
- **If an organization receives both Operating Assistance and Capacity Building Assistance, the total amount of assistance cannot exceed the greater of 50% of the organizations operating expenses for that fiscal year, or \$75,000.**

Benefits

- No maximum per unit subsidy limit
- Operating costs are eligible costs for rental housing
- No length of time cap for TBRA
- Eligibility based on qualifying populations, not income (except 30% of HOME-ARP assisted rental units)

Budget

Pinal County HOME-ARP Program	Amount
Pinal County HOME-ARP Allocation	\$2,221,167
PJ Administrative and Planning Costs (up to 15%)	\$333,175
Net Available Funding*	\$1,887,992

*** Includes up to 5% each for**

Operating Expenses for CHDO's and Non-profits (up to 5%)	\$111,058
Capacity Building Assistance for Non-profits (up to 5%)	\$111,058

Stakeholder Input

- What unmet needs do you see regarding shelter, housing, and services among the households you serve?
- Would operating and/or capacity building assistance be helpful in developing rental housing or NCS?
- What housing, shelter or services are most needed to fill long-term (10-15 years) gaps for qualifying populations?
 - Long-term rental housing
 - Non-congregate shelter with option to convert to permanent housing
 - Supportive services for populations not already receiving services
 - Tenant-based rental assistance

Funding Matrix

Activity	ESG	HOME	HOME ARP
Homeless Prevention (housing relocation and stabilization, rental assistance)	Yes - up to 24 months	No	Yes - No time limit
Street Outreach	Yes	No	No
Supportive Services	Yes	No	Yes
Rehabilitation of Emergency Shelter	Yes	No	No
Operating Costs Emergency Shelter	Yes	No	No
Essential Services in Emergency Shelter	Yes	No	No
Hotel voucher when no emergency shelter is available	Yes	No	No
NCS Acquisition & Development	No	No	Yes
NCS Operating Costs	No	No	No
Rapid Rehousing (housing relocation and stabilization, rental assistance)	Yes - up to 24 months	No	Yes - No time limit
Rental Housing Development	No	Yes	Yes
Rental Housing Operating Costs	No	No	Yes
TBRA	Yes	Yes	up to 100% of rent
Homeownership Housing Development	No	Yes	No
Non-profit operating expense	No	Yes - 5% CHDO	Yes - 5%
Non-profit capacity building	No	aside	Yes - 5%
HMIS Data Contribution Costs	Yes	No	No
Maximum per unit subsidy	No	Yes	No
CHDO Set Aside	No	15%	No
Match	100% - can use funds from another Federal program as match, unless using ESG funds as match for that program, or prohibited by that program	25% (Non-federal only)	No
Section 3 (contracts over \$200,000)	Yes	Yes	Yes
Davis Bacon (prevailing wage)	No	Yes - if over 12 units	Yes - if over 12 units
Affirmative Marketing	No	Yes - if over 5 units	Yes - if over 5 units
Broadband infrastructure	No	Yes- if over 4 rental units	Yes- if over 4 rental units
Environmental Review	Yes- by HUD (part 50)	Yes - part 58	Yes - part 58
Administration and Planning	up to 7.5%	up to 10%	up to 15%



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U.S. Department of Housing and Urban Development Program

Commitment * Diversity * Integrity * Respect * Responsibility * Service