



HOME-American Rescue Plan Grant Allocation Plan

Mayor Jane Castor

**Transforming Tampa's
Tomorrow**



Housing Affordability

City of Tampa
Housing & Community Development
306 East Jackson Street
Tampa, Florida 33602

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DRAFT

HOME-ARP Allocation Plan

Participating Jurisdiction: Tampa, FL

Date: 3/12/2022

Introduction

In September 2021, the U.S. Department of Housing and Urban Development announced the allocation of \$6,335,438 to the City of Tampa, FL for a new grant called the Home Investment Partnerships Grant American Relief Plan (HOME-ARP). The purpose of HOME-ARP funds is to provide homelessness assistance and supportive services through several eligible activities. Eligible activities include acquisition and development of non-congregate shelter, Tenant-Based Rental Assistance, supportive services, HOME-ARP rental housing development, administration and planning, and nonprofit operating and capacity building assistance.

HOME-ARP funds must assist people in HOME-ARP "qualifying populations", which include:

- Sheltered and unsheltered homeless populations
- Those currently housed populations at-risk of homelessness
- Those fleeing or attempting to flee domestic violence or human trafficking
- Other families requiring services or housing assistance or to prevent homelessness
- Those at greatest risk of housing instability or in unstable housing situations

To receive funding, the City must develop a HOME-ARP Allocation Plan which describes the distribution of HOME-ARP funds and identifies any preferences for eligible activities. This plan will be submitted and approved by HUD. The development of the HOME-ARP Allocation Plan must also be informed through stakeholder consultation and public engagement. The following is the City's HOME-ARP Allocation Plan.

Consultation

Before developing its plan, a PJ must consult with the CoC(s) serving the jurisdiction's geographic area, homeless and domestic violence service providers, veterans' groups, public housing agencies (PHAs), public agencies that address the needs of the qualifying populations, and public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities, at a minimum. State PJs are not required to consult with every PHA or CoC within the state's boundaries; however, local PJs must consult with all PHAs (including statewide or regional PHAs) and CoCs serving the jurisdiction.

Summarize the consultation process:

The City of Tampa opened a HOME-ARP survey on January 4, 2022 and closed it on February 4, 2022. The survey was distributed to agency partners, the local CoC monthly meeting, the local

CoC Outreach Committee, the Ryan White Care Council, and the Hillsborough Ex-Offender Reentry Network. The groups surveyed include homeless service providers, domestic violence service providers, Veteran’s groups, the public housing agency, and organizations that address the needs of persons with disabilities. The City received 61 responses.

List the organizations consulted, and summarize the feedback received from these entities.

Agency/Org Consulted	Type of Agency/Org	Method of Consultation
Agency for Community Treatment Services Inc. (ACTS)	Supportive housing for persons with HIV/AIDS, homeless veterans, and individuals with substance abuse/mental health disorders	Survey
Allen’s Home of Hope, Inc.	Homeless service provider and criminal justice reentry services	Survey
Amazing Love Ministries	Homeless meal provision and cold weather shelter	Survey
Bikes For Christ	Transportation/mobility assistance	Survey
Camaraderie Foundation	Veteran services	Survey
CareerSource Tampa Bay	Career planning services	Survey
Catholic Charities	Homeless service provider	Survey
Children With a Vision	Community service	Survey
Children’s Home Network	Services for at-risk children and families	Survey
Clean Slate Centers	Addiction recovery	Survey
COVE Behavioral Health (f/k/a DACCO)	Temporary housing and supportive services	Survey
Crisis Center of Tampa Bay	Crisis hotline and trauma informed care	Survey
EPIC/Empath Health	Housing and supportive services for persons with HIV/AIDS	Survey
Family Healthcare Foundation	Healthcare referral services	Survey
Feeding Tampa Bay	Food and nutrition assistance	Survey
Florida Department of Children and Families	State of Florida government	Survey
Florida Department of Health	State government	Survey
Florida Department of Veterans Affairs	Veteran services	Survey
Gracepoint	Affordable, supportive housing for persons with mental and physical disabilities	Survey
Hillsborough County	County government	Survey
Hillsborough County School District	Education	Survey
Hillsborough County Sheriff’s Office	Law enforcement	Survey
Hope for Her	Services for women experiencing crisis and trauma	Survey
HOPEFUL, Inc.	Homeless service provider	Survey

Hyde Park United Methodist Church	Homeless meal provision and cold weather shelter	Survey
Malcolm's Place	Recovery housing	Survey
Metro Inclusive Health	Housing and supportive services for persons with HIV/AIDS	Survey
Metropolitan Ministries	Homeless service provider	Survey
New Beginnings of Tampa	Transitional housing and homeless recovery	Survey
Oxford House	Recovery housing	Survey
Pearlenas Adult Activity Center	Senior service provider	Survey
Shalon's Hope	Transitional housing for women	Survey
Showered and Empowered	Mobile shower and laundry facilities to homeless communities	Survey
Southern Technical College	Career training	Survey
St. Vincent de Paul CARES	Homeless service provider	Survey
Stedman Clinical Trials	Mental health services	Survey
Tampa Crossroads	Housing services, behavioral health services, veteran service, and career training for disabled adults	Survey
Tampa General Hospital	Medical services	Survey
Tampa Hillsborough Homeless Initiative (THHI)	CoC Lead Agency	Survey
Tampa Housing Authority	Public housing agency	Survey
Tampa Police Department	Law enforcement	Survey
The American Red Cross of Tampa Bay	Disaster and emergency services	Survey
The Bautista Project	Homeless service provider	Survey
The Homefront Foundation	Veteran services	Survey
The Phoenix	Addiction recovery	Survey
The Salvation Army	Homeless service provider	Survey
Timothy Initiative	Addiction recovery	Survey
University of South Florida	Higher Education	Survey
Veteran's Administration	Veteran services	Survey
Veterans Counseling Veterans	Veteran mental wellness	Survey
Dawning Family Services	Homeless service provider	Survey
Downtown Partnership Homeless Liaison	Homeless case management	Survey
Faith Café	Homeless meal provision	Survey
Feeding Global Ministries	Homeless meal provision and cold weather shelter	Survey
Hillsborough Ex-offender Reentry Network	Group of reentry service providers	Survey
Ryan White Care Council	Group of HIV/AIDS service providers	Survey
Solita's House	Housing counseling provider	Survey
The Spring of Tampa Bay	Domestic violence shelter provider	Survey

The groups surveyed cover a wide range of resources in the Tampa area. Approximately 85% specifically serve persons experiencing homelessness and 64% assist those at-risk of homelessness. Over one third work with residents who are fleeing or attempting to flee domestic violence or other dangerous situations. Over half of service providers stated that they need supplemental funding to increase capacity and only 7% said they currently have the funding, staff, and infrastructure required to add additional units or beds.

Participants in the survey identified several services that have a high level of need in the community. Approximately 90% said Tenant-Based Rental Assistance (TBRA) is a high need and 100% of participants said affordable housing is a high need. Emergency shelters were seen as a high need by 84% of participants and 71% stated that non-congregate shelters were needed. Additionally, 85% said that housing counseling and 98% said other supportive services were needed.

When asked to identify the three greatest needs, housing and affordable housing was the greatest need by far. The second greatest need was financial assistance and there was no strong consensus on the third greatest need, but mental health services was a slightly more common answer for the third need than others.

Public Participation

PJs must provide for and encourage citizen participation in the development of the HOME-ARP Allocation Plan. Before submission of the plan, PJs must provide residents with reasonable notice and an opportunity to comment on the proposed HOME-ARP Allocation Plan of **no less than 15 calendar days**. The PJ must follow its adopted requirements for “reasonable notice and an opportunity to comment” for plan amendments in its current citizen participation plan. In addition, PJs must hold **at least one public hearing** during the development of the HOME-ARP Allocation Plan and prior to submission.

For the purposes of HOME-ARP, PJs are required to make the following information available to the public:

- The amount of HOME-ARP the PJ will receive,
- The range of activities the PJ may undertake.

Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:

- **Public comment period: start date - //2022 end date - //2022**
- **Public hearing: 2022**

City Council Workshop target date: _____ 2022

ENTER FEEDBACK

Describe any efforts to broaden public participation:

In addition to the public notice and public comment period, the City of Tampa sent letters via email to key stakeholders in the community. Key stakeholders included representatives of social service organizations, homeless services providers, neighborhood associations, and other nonprofit organizations. The City of Tampa also posted the public notice, draft HOME-ARP Allocation Plan, and presentations were posted on the City’s website.

A PJ must consider any comments or views of residents received in writing, or orally at a public hearing, when preparing the HOME-ARP Allocation Plan.

Summarize the comments and recommendations received through the public participation process:

To be completed after public comment period.

Summarize any comments or recommendations not accepted and state the reasons why:

To be completed after public comment period.

Needs Assessment and Gaps Analysis

PJs must evaluate the size and demographic composition of qualifying populations within its boundaries and assess the unmet needs of those populations. In addition, a PJ must identify any gaps within its current shelter and housing inventory as well as the service delivery system. A PJ should use current data, including point-in-time count, housing inventory count, or other data available through CoCs, and consultations with service providers to quantify the individuals and families in the qualifying populations and their need for additional housing, shelter, or services. The PJ may use the optional tables provided below and/or attach additional data tables to this template.

Homeless Needs Inventory and Gap Analysis Table

Homeless													
	Current Inventory					Homeless Population				Gap Analysis			
	Family		Adults Only		Vets	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Victims of DV	Family		Adults Only	
	# of Beds	# of Units	# of Beds	# of Units	# of Beds					# of Beds	# of Units	# of Beds	# of Units
Emergency Shelter	357	100	411	411	40								
Transitional Housing	139	50	152	152	46								
Permanent Supportive Housing	476	130	1023	1023	1047								
Other Permanent Housing						0	0	0	0				
Sheltered Homeless						118	457	113	56				
Unsheltered Homeless						1	589	47	19				
Current Gap										--	+261	+540	+540

Data Sources: 1. 2020 Point-in-Time Count (PIT); 2. Continuum of Care Housing Inventory Count (HIC); 3. Consultation

Note: 2020 PIT Count used due to 2021 abbreviated count Current Inventory – In order to capture a more accurate estimate, 2020 Housing Inventory Count was used due to the limitations on bed utilization Emergency Shelter and Transitional Housing providers during COVID-19. (Full capacity was limited during COVID).

Housing Needs Inventory and Gap Analysis Table

Non-Homeless			
	Current Inventory	Level of Need	Gap Analysis
	# of Units	# of Households	# of Households
Total Rental Units	79,835		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	11,599		
Rental Units Affordable to HH at 50% AMI (Other Populations)	29,126		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		10,655	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		6,785	
Current Gaps (0-30% AMI w/ severe housing problems)			+944
Current Gaps (30%-50% AMI w/ severe housing problems)			+22,341

Data Sources: 1. American Community Survey (ACS); 2. Comprehensive Housing Affordability Strategy (CHAS)

Describe the size and demographic composition of qualifying populations within the PJ's boundaries:

The THHI—the lead agency of the Continuum of Care (CoC), releases an annual PIT Count that includes valuable data for addressing the needs of residents who are experiencing homelessness or at-risk of homelessness.

Due to the COVID-19 pandemic, the 2021 PIT Count was an abbreviated report that only focused on those experiencing sheltered homelessness. A total of 713 persons were in a shelter, 97 were in a safe haven and 60 in transitional housing. Black or African American residents are the largest demographic of people experiencing homelessness. Over 58% of people experiencing homelessness are Black or African American. Overall, men are more slightly more likely to experience homelessness than women, with 57% of the homeless in this report being male. Sixty-four (7%) were reported as chronically homeless, 134 (15%) are veterans and 31 (3.6%) were unaccompanied youth.

The 2020 PIT Count reported 612 homeless persons were unsheltered. The previous year's report also reported 75 persons were domestic violence survivors, 308 had a serious mental disorder and 162 had a substance abuse disorder. The largest two races were White and Black at 47% each. Homeless men were nearly twice that of reported homeless females.

Describe the unmet housing and service needs of qualifying populations, including but not limited to:

- ***Sheltered and unsheltered homeless populations;***
- ***Those currently housed populations at-risk of homelessness;***
- ***Other families requiring services or housing assistance or to prevent homelessness; and,***
- ***Those at greatest risk of housing instability or in unstable housing situations:***

The primary unmet need as it pertains to homeless populations (sheltered and unsheltered) is the availability of beds and units for households with only adults present. There is a need for approximately 66 beds in order to provide housing services for adults. Financial constraints, staff limitations, and building capacity prevent further development and expansion of these services.

For those currently housed who are at-risk of homelessness and those at greatest risk of housing instability, a lack of affordable housing remains a challenge. The common theme from the stakeholders mirrored this sentiment as most reported an unmet need of safe and affordable rental housing and financial assistance for rent or housing. Data from ACS estimate approximately 53% of the City's renters are costs burdened (paying over 30% of income to housing costs), or nearly 40,000 households. Nearly 20,000 renters are severe cost burdened (over 50% of income going toward housing cost), with over 10,000 of those renters being categorized as extremely low income (less than \$17,000 annually).

In Tampa Bay, the shift in the housing market has reduced the availability of rental housing that is not reflected in the most recent census data. Tampa Bay saw the largest increase in rents in the nation for markets with at least 100,000 apartments. Rents increased by 24% in 2021,

according to research conducted by CoStar Group. With the increase in home prices many owners are selling rental units instead of continuing to provide rent options. The vacancy rate in apartments is at a record low, 4.4%, and current renters saw an average increase of \$315 to their monthly rent.

The ownership market is just even more competitive than the rental market, which prices out lower income households. In January 2022, 70% of housing units for sell ended in a bidding war and the median sales price for homes was up nearly 30% in one year.

Home prices are not the only thing putting financial pressure on residents and increasing housing instability. According to the Bureau of Labor Statistics (BLS), inflation in the Tampa-St. Petersburg-Clearwater area was 10.2 percent in March 2022, compared to a national rate of 8.5 percent. BLS found the energy index in the area rose by a 14.6 percent rate over the previous two months. Renters are put in a position where they are increasingly less likely to be able to afford rent and their other costs are increasing as well.

Lack of inventory and an affordability gap challenges both populations recovering from homelessness and those households at-risk of homelessness.

Victims of domestic violence and single mothers, and those suffering from mental disorders also require particular support to assist in homeless solution or prevention.

Housing/Affordable housing, mental and traditional healthcare treatment, shelter, financial assistance (TBRA, deposits), transportation, substance use services, food, and employment/job skills were highlighted in the consultation as the top service needs for these qualifying populations.

Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing:

The City of Tampa is located in a large metro area. The resources available serve the multiple jurisdictions, including Tampa. In some cases, the services are located outside of the City limits but still serve the population within the City.

Tampa/Hillsborough County Homeless Initiative (THHI). The lead agency for the CoC collaborates with various local agencies to develop and provide homeless solutions. The CoC has coordinated and conducted several activities to promote welfare and assist those in need, including second chance/re-entry job fairs, hot spot mobile outreach, rapid exit from shelters, speed leasing, case management and healthcare treatment, and many others. THHI serves the entire County and does not limit resources to the City of Tampa.

ACTS Sandra Prince Supported Housing Program. The Agency for Community Treatment Services (ACTS) offers a number of programs. The *Room and Board Program* (Sandra Prince Samaritan Home) serves chronically homeless individuals who are in need of permanent housing. The

facility is designed to provide a clean, safe and supportive environment that is supervised 24 hours 7 days a week by resident support staff.

The *Transitional Housing for Veterans located at ACTS' Drew Park Tampa* campus provides residential treatment, room, board, supervision and shuttle services to the VA for veterans. Those served are homeless or previously homeless and suffer from substance abuse disorders and/or co-occurring mental health/substance disorders. The Recovery Support Services assists in the rehabilitation of persons served by promoting mutual support and integrated personalized care.

The *ACTS Vincente Garcia* duplex provides safe, accessible permanent housing to veterans who are homeless, with supportive services provided by the VA as needed.

Hillsborough County Community Support Services offers site-based Permanent Supportive Housing for persons with HIV/AIDS, homeless and chronically homeless veterans, and individuals with substance abuse/mental health disorders. Persons and families in these residences are provided support services through case managers.

Hillsborough HEART Program provides permanent supportive housing through 100 apartments located throughout Hillsborough County to individuals who are chronically homeless with a disability via rental assistance and an Assertive Community Treatment Team (ACT).

Bridge Housing provides 90 day and emergency shelter and recovery services to homeless individuals with co-occurring (substance abuse/mental health) disorders. Services are provided in two congregate living locations in Tampa and eight scattered site apartments.

Project Return, Inc. Project Return offers recovery-based services to assist people recovering from mental illnesses to live productive and fulfilling lives in the community.

Housing Authority of the City of Tampa. The TRA Collaborative is a Tenant-Based Rental Assistance program designed to assist homeless households move to permanent housing and achieve housing stability. To be eligible, there must be at least one adult who is disabled with a primary diagnosis of chronic mental illness or other qualifying disability. Participants may also have a co-occurring chronic substance use disorder. Rental subsidies must be reasonably matched by appropriate support services equal in value to 25% or more of the total grant.

Volunteers of America of Florida, Inc. VOA uses program funds to provide programs in three Tampa locations, offering affordable housing and supportive behavioral healthcare for each site.

Dawning Family Services. Homeless service provider that provides housing stability for all disenfranchised families. Dawning Family offers case management, safe and secure bridge housing, housing search programs, prevention & diversion services, rapid re-housing (RRH) assistance, post-bridge housing support to ensure a family's continued housing stability, and employment support services.

Tampa Crossroads. The Tampa Crossroads services include holistic, family-focused, evidence-based treatment, housing, and supportive services to persons experiencing homelessness. Tampa Crossroads provides 25 family permanent housing beds, 16 adult-only veteran transitional housing beds, 10 adult-only permanent housing beds, 22 rapid re-housing family beds for veterans and their families, six overflow/voucher emergency shelter beds, seven family rapid re-housing units for veterans, and eight family permanent housing units.

Catholic Charities. Catholic Charities operates a total of five projects in the CoC, and offers 251 beds for households with children, and ten beds for households without children. These programs are inclusive of rapid re-housing, permanent supportive housing, and transitional housing services. Tampa Hope is a temporary shelter that was opened in December of 2021 to mitigate the risk posed by the coronavirus, as well as to help address homeless needs. Plans are being developed to ultimately house 300 people and provide the services needed to return them to permanent housing and self-sufficiency.

COVE Behavioral Health. COVE is a behavioral health organization with outpatient, residential and wrap around services. It offers Intensive outpatient program for substance use and co-occurring mental health disorders, recovery/peer support services, and case management. It operates male and female dorms for residential treatment programs.

Mary & Martha House. Mary & Martha House offers three programs in the CoC area, with a total of 21 beds for households with children, and six beds for households without children. These services include transitional housing and emergency shelter services.

New Beginnings of Tampa. New Beginnings offers three programs in the CoC area, with a total of 124 beds for households without children. These beds are inclusive of emergency shelter and transitional housing beds.

Salvation Army/Red Shield Center. The Salvation Army coordinates a variety of programs that provide valuable services to residents of the Tampa/Hillsborough County area, including the Homeless Prevention Department, Red Shield Lodge, Emergency Services, Tampa Community Worship Center, Riverview Community Worship Center, and the Adult Rehabilitation Center. Seven Salvation Army Officers (Administrators/Ministers) serve the Tampa Bay area, as well as many full-time and part-time employees. The Salvation Army currently operates four primary facilities, all located in very close proximity to the adopted Tampa Heights redevelopment plan.

Metropolitan Ministries. The Residential Assistance provides emergency shelter for those at-risk or currently homeless. Programs in Hillsborough are designed for households with children and single women.

The Spring of Tampa Bay. The Spring of Tampa Bay is Hillsborough County's certified domestic violence center providing survivors of domestic violence with comprehensive services and programs, offering shelter, kids programs, outreach and job training programs, as well as housing assistance programs.

Gracepoint. Gracepoint offers a number of programs to assist those who are homeless, to include an outreach and engagement center provided by Gracepoint for men and woman struggling with homelessness (includes Showers and bathrooms, laundry facilities, internet access and phones, mailing addresses, case management assistance and counseling).

Gracepoint provides intensive supportive living services to 23 individuals residing at Cypress Landing to include case management, basic life skills training, individual/ group therapy, medication management and nursing services. Its Network Project provides aggressive street outreach, assessment, case management, housing assistance and referrals, mental health and substance abuse treatment, and other social services. Supportive Housing is available to assist in the transition into permanent housing. This program utilizes the Shelter Care Plus grant program through the Tampa Housing Authority. Finally, Home3 is a permanent supportive housing program helps individuals and families who are homeless, diagnosed with a mental illness and may also have co-occurring substance use disorder. Program includes case management and basic living skills training.

Identify any gaps within the current shelter and housing inventory as well as the service delivery system:

Current gaps within the shelter, housing inventory, and service delivery systems include: sufficient case management to quickly resolve the household's homelessness; staffing to allow for a reasonable caseload; shelter beds for single adults, and permanent supportive housing. As noted above, the primary gap in the shelter and housing inventory is the availability of transitional housing units and beds. There are approximately 200 units of transitional housing but nearly 600 unsheltered homeless.

Affordable housing units in general are a large need in the City of Tampa, whether public or market rate. As identified through the Tampa Housing Authority, a specific type of housing need is public/assisted housing units. This has to do with the high demand and the volume of the waiting list to get into those units. Additionally, as the population increases and development continues, the availability of developable land for affordable housing decreases. The vacancy rate is 8% and low-income renters are at the greatest risk of being unable to find affordable units, particularly extremely-low-income households. The availability of housing units does not meet the needs of the qualifying populations. There is a need for increased supply of quality affordable housing units of multiple sizes in neighborhoods throughout the City.

Identify the characteristics of housing associated with instability and an increased risk of homelessness if the PJ will include such conditions in its definition of "other populations" as established in the HOME-ARP Notice:

The City of Tampa does not plan to formally adopt a definition of "other populations", it will focus its HOME-ARP activities to assist homeless populations, those at-risk of homelessness, and persons fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking.

Identify priority needs for qualifying populations:

The analysis above and consultation with key stakeholders have identified the following priority needs:

1. Development of Affordable Rental Housing
2. Supportive Services
3. Tenant-Based Rental Assistance (TBRA)

For homeless populations, priority needs include rapid re-housing and supportive services to achieve housing stability. For extremely low-income households, priority needs include the creation or preservation of additional rental units affordable to families with less than 30% of area median income and permanent supportive housing.

Explain how the level of need and gaps in its shelter and housing inventory and service delivery systems based on the data presented in the plan were determined:

To determine the level of need and gaps the City of Tampa looked at both qualitative and quantitative measures. Data from the US Census and CHAS data were used in partnership with feedback and on-the-ground insights from key stakeholders in the area. The takeaways from data analysis and stakeholder input were incorporated into the needs assessment.

HOME-ARP Activities

Describe the method for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors and whether the PJ will administer eligible activities directly:

The City expects to administer programs directly. Once the City has received the full HOME-ARP grant award from HUD, the City will conduct a Request for Proposals for a specified period of time to make it a more competitive process in awarding these funds. During that time any organization, developer, subrecipient, or Community Housing Development Organization (CHDO) is eligible to apply. At the close of the application period, all applications received will be reviewed for completeness, eligibility, and their ability to deliver on the priority needs identified within this plan. Each applicant will also be reviewed for their ability to carry out the project meeting all eligibility criteria.

Award(s) will be made based on the applicant's project scope as it pertains to the outlined priority needs in this plan as well as the applicant's familiarity with utilizing federal funding and ability to comply with all federal and local requirements.

If any portion of the PJ's HOME-ARP administrative funds were provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP Allocation Plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program:

The City will administer the program. The City used a portion of the HOME-ARP administrative funds to procure SFF Consulting Group, Inc. a HUD grants management consultant to assist in the development of the HOME-ARP Allocation Plan. SFF Consulting Group assisted the City with data collection and analysis, stakeholder outreach, and Allocation Plan development.

PJs must indicate the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits. The following table may be used to meet this requirement.

Use of HOME-ARP Funding

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$ 0		
Acquisition and Development of Non-Congregate Shelters	\$ 0		
Tenant-Based Rental Assistance (TBRA)	\$ 0		
Development of Affordable Rental Housing	\$ 4,751,578		
Nonprofit Operating	\$ 316,772	5 %	5%
Nonprofit Capacity Building	\$ 316,772	5 %	5%
Administration and Planning	\$ 950,316	15 %	15%
Total HOME-ARP Allocation	\$ 6,335,438		

Additional narrative, if applicable:

Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:

The City has identified activities that will assist individuals and families of the most vulnerable qualified populations. The gap analysis shows that there is a need to strengthen the City's crisis response system to connect those experiencing homelessness or at-risk of homelessness with housing quickly and provide services when needed. One of the major gaps in the City's homeless inventory is access to affordable housing. People experiencing housing crisis or fleeing an unsafe situation need to find a place to stay quickly.

Access to this type of housing is a current gap in the system. Emergency shelter and interim housing can help to fill this gap to strengthen the crisis response system. The HOME-ARP grant provides an opportunity to assist households with temporary supportive housing through the acquisition and development of non-congregate shelters. These shelters will not only help those experiencing homelessness, but they will also assist families or individuals who fleeing, or attempting to flee, domestic violence and sexual assault.

Many of the families or individuals who receive assistance to mitigate homelessness or to flee violent circumstances require all-encompassing services with their housing because of the compounding challenges they face. The City will continue to support organizations that provide supportive services to help program participants achieve self-sufficiency.

HOME-ARP Production Housing Goals

Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:

The City anticipates a total of 80-100 affordable rental housing units for qualifying populations will be added to the current housing inventory using HOME-ARP funds.

Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how it will address the PJ's priority needs:

The City anticipates a total of 80-100 affordable rental housing units for qualifying populations will be added to the current housing inventory using HOME-ARP funds.

Preferences

Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:

- Preferences cannot violate any applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a).
- PJs are not required to describe specific projects to which the preferences will apply.

The City will **not** give preferences to one or more qualifying populations.

If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or category of qualifying population, consistent with the PJ's needs assessment and gap analysis:

N/A

If a preference was identified, describe how the PJ will use HOME-ARP funds to address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the preference:

N/A

HOME-ARP Refinancing Guidelines

The City does not intend to use HOME-ARP funds to refinance existing debt secured by multi-family rental housing.

**Determining Housing Production Goals for the HOME-ARP Allocation Plan
Housing Production Goal Calculation Worksheet and FAQ**

HOME-ARP Housing Production Goal Calculation Worksheet

PJs may use this worksheet to estimate the number of affordable rental housing units for qualifying populations that a PJ will produce or support with its HOME-ARP allocation. The allocation plan must also include a narrative about the specific affordable rental housing production goal that the PJ hopes to achieve and describe how it will address the PJ's priority needs. To estimate the number of HOME-ARP units that will be created with HOME-ARP PJs should enter the required data in the green cells in column C of the worksheet. Using these numbers, formulas in the blue cells will calculate the number of units that can be produced.

NOTE: This worksheet provides two columns to calculate the number of HOME-ARP units that will be created if a PJ will create two rental housing projects. To calculate any additional HOME-ARP units that will be created for **more than two** rental housing project, the cells in columns C can be copied over for additional calculations. Select cells 6C through cells 27C. Use the mouse to right click and select "copy". Next, select the cell you want to copy the formulas into. Right click the mouse and select "paste." You will then be able to enter data into the green cells to calculate additional units.

	HOME-ARP Rental Housing Project (#1)	HOME-ARP Rental Housing Project (#2)	HOME-ARP Rental Housing Project Example	Notes
Housing characteristics required by the qualifying populations				
Qualifying populations targeted for HOME-ARP rental housing (average household size)				
Average household size				
Unit size needed (number of bedrooms)				
Amenities				
HOME-ARP Funding				
Total amount of HOME-ARP funding allocated to jurisdiction	\$ 6,335,438			
Amount of HOME-ARP expected to be used for admin, NFP operating and capacity building	\$ 1,583,859.50			
Amount of HOME-ARP available for HOME-ARP eligible activities	\$ 4,751,578.50	\$ -		
Amount of HOME-ARP allocated to non-rental housing eligible activities				
Amount of HOME-ARP available for rental housing operations and reserves	\$ 4,751,578.50	\$ -		
Estimated amount for ongoing operating costs or operating cost assistance reserve	\$ 633,544	\$ -		Communities can estimate this amount as a percentage of the available HOME-ARP resources (in this example it is 20% of the available HOME-ARP resources) or as a fixed amount per unit per year.
Amount of HOME-ARP available for rental housing development	\$ 4,118,034.70	\$ -		
Estimated amount from other housing development funding sources				
Total amount available for rental housing development	\$ 4,118,034.70	\$ -		
Average per unit development cost for qualifying population	\$ 68,633.91			PJs should consider the unit size and amenities needed for the qualifying populations being served in the project when estimating the per unit development cost.
Estimated HOME-ARP Housing Production Goal	60	#DIV/0!		