

COUNCIL COMMUNICATION

	Number:	24-503	Meeting:	December 9, 2024
	Agenda Item:	44	Roll Call:	24-1666
	Submitted by:	Chris Johansen, Neighborhood Services Department Director		

AGENDA HEADING:

Public hearing for approval and submission of amendments to the HOME Investment Partnerships Program, as authorized under the American Rescue Plan (HOME-ARP), Allocation Plan.

SYNOPSIS:

This action is to amend the HOME-ARP Allocation Plan for two (2) reasons. First, it enables projects to have preferences for literally homeless or youth homelessness in tenant selection plans. Second, it allows more flexibility in uses of HOME-ARP funding. The City intends to use all HOME-ARP funding for construction of affordable rental units or non-congregate shelter, but if there are not enough approved construction projects in the next year, this amendment allows the City to quickly expend the funding for supportive services, non-profit operations, or capacity building.

FISCAL IMPACT:

The City was allocated \$3,556,317 from HUD under HOME-ARP, but this action does not increase or decrease the amount.

ADDITIONAL INFORMATION:

- In 2021, the City received an allocation of HOME-ARP funds as part of the American Rescue Plan Act (ARPA) of 2021, which addresses the continued impact of the COVID-19 pandemic on the economy, public health, state and local governments, individuals, and businesses. The allocated amount was \$3,556,317 and was in addition to the regular 2021 HOME allocation.
- HOME-ARP program guidance is found in the U.S. Department of Housing and Urban Development's (HUD's) Community Planning and Development (CPD) Notice 21-10 and subsequent Waivers and Alternative Requirements for Implementation of the HOME-ARP Program.
- As a condition of the HOME-ARP funds, the City must prepare an allocation plan detailing how the City intends to use the funds to best serve the "qualifying populations" meant to benefit from the HOME-ARP program. Qualifying populations include individuals and families who are homeless, at risk of homelessness, homeless veterans, households or individuals fleeing domestic violence, and other populations at risk of housing instability. Eligible activities include the production or preservation of affordable housing; tenant-based rental assistance; standalone supportive services, and the purchase or development of non-congregate shelter.
- The City intends to submit a substantial amendment to the HOME-ARP Allocation Plan to include preferences for the first Qualifying Population (Homeless). The substantial amendment to the HOME-ARP Allocation plan includes three (3) subgroup definitions of individuals experiencing

literal homelessness, are at imminent risk of homelessness, or are unaccompanied youth under 25 years of age or families and youth for eligible activities or projects and to amend the funding allocation.

- Another change from the initial HOME-ARP Allocation Plan is the flexibility in use of funding. This amendment includes the additional uses for supportive services and capacity building. If HOME-ARP funding is not allocated to construction projects, staff will issue a Request for Proposals (RFP) in fiscal year (FY) 2025 for these types of uses.
- The primary difference between the City's regular, annual HOME allocation and the one (1)-time HOME-ARP allocation is that the HOME-ARP funds are specifically meant to address the need for homelessness assistance and supportive services. Whereas the regular HOME funds can be used for more general affordable housing efforts and are not necessarily targeted directly for homelessness.

PREVIOUS COUNCIL ACTION(S):

Date: November 4, 2024

Roll Call Number: [24-1506](#)

Action: [On](#) approval of the HUD Home Investment Partnerships Program – American Rescue Plan Substantial Amendment to the Allocation Plan (HOME-ARP). Moved by Gatto, Council Meeting. Second by Sheumaker. Motion Carried 7-0.

Date: May 9, 2022

Roll Call Number: [22-0730](#)

Action: [On](#) approval and submission of HOME Investment Partnerships Program supplemental funding, as authorized under the American Rescue Plan (HOME-ARP), Allocation Plan as an amendment to the 2021 Annual Action Plan to the HUD. (Continued from April 18, 2022, Council Meeting). ([Council Communication No. 22-211](#)) Moved by Gatto to adopt. Second by Sheumaker. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

HOME-ARP Awards made using this program and funding to be brought to Council for approval.

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