



Community Development Division HOME-ARP Allocation Plan Draft City Council Presentation

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Today's agenda

1. What is HOME-ARP and an allocation plan?
 - Regulatory framework + requirements
2. What do HOME-ARP funds cover?
 - Expected outcomes
3. Allocation plan highlights
 - How it was made
 - How it will be implemented
4. Timeline
5. Questions

What is HOME-ARP?

One-time special allocation to address homelessness through capital funding and other forms of assistance

The American Rescue Plan Act (ARPA) of March 2021

- \$1.9T to combat the economic and public health impacts of the COVID-19 pandemic
 - \$5B went to homelessness assistance via U.S. Department of Housing and Urban Development (HUD).
 - These grant funds will be administered through HUD's HOME Investment Partnerships Program (HOME) and are differentiated from regular funding as **HOME-ARP**.
 - These are **NOT** from City's general ARPA award for municipalities

HOME-ARP Purpose

Reduce homelessness and increase housing stability across the country by providing housing, rental assistance, supportive services, and non-congregate shelter.

Colorado Springs HOME-ARP Award = \$5.7 million

What is the HOME-ARP Allocation Plan?

What are the City's responsibilities?

HUD requirements for plan submittal

- HOME-ARP funds are tied to jurisdiction's 2021 Annual Action Plan
- Conduct public participation to build plan to spend HOME-ARP funds
- Build plan using local data and suggested template
- Local approval of plan
- Timely submittal

HOME-ARP Funding Scope

Expected Outcomes

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
- Administration

Eligible beneficiaries

AKA Qualifying Populations (QP)

- Homeless (both HUD and McKinney-Vento definitions)
- At risk of homelessness
- Victims of domestic violence, dating violence, sexual assault, stalking or human trafficking
- Other populations at risk of housing instability
 - Very low-income
- Veterans who fall under any of these categories

More affordable housing inventory

+

More paths out of homelessness

Allocation Plan Highlights

Robust consultation and
public participation process

Collaborative Effort

- Over three months of dialogue and data sharing
- 42 organizations
- Over 60 individuals
- Five consultation meetings
- Subject matter experts on homelessness services, housing development, youth and family services, legal services, veteran issues, etc.
- Public notice of public comment period via Gazette, CDD website, social media, and email newsletter
- Two virtual public hearings to maximize accessibility to service providers and general public

Allocation Plan Highlights

PSH scores

- Half of all people on CE

Housing type utilization

- Permanent housing in higher demand than shelter

Affordable housing gap defined

- 16,855 is the magic #

Needs Assessment and Gap Analysis

Table 3: Gap Analysis for Residents At Risk of Homelessness and Housing Instability

	Current Inventory	Level of Need	Gap Analysis
	# of Units	# of Households	# of Units Needed
Total MF rental units (5 units+) <i>Includes LIHTC projects and other subsidized units</i>	56,368		
Estimated # of all 1-4 unit rentals	16,413		
Total # rental units	72,781		
Colorado Springs Housing Authority owned and managed units and conventional public housing	1,519		
Rental units affordable to households at 30% AMI and below	2,037		
Rental units affordable to households between 31% and 50% AMI	10,066		
Estimate of non-subsidized affordable 1- to 4-unit rentals (assumption of 20%)	3,283		
Total # affordable rental units	16,905		
0%-30% AMI renter households with 1 or more severe housing problems		18,020	
30%-50% AMI renter households with 1 or more severe housing problems		15,740	
Total # of very low-income households (50% AMI and below)		33,760	
Current Gap			16,855

Table 3 Data Source: CHAS (2014-2018), ACS (2019), CSHA Q4 2021 report. *Refers to all multifamily rental units in buildings with 5 or more units. Single family rentals and 2-4plex units are estimated in the number of NOAH rentals.

Allocation Plan Highlights

Budget and activities!

- Focus is on construction
- 50% permanent housing
- 20% non-congregant shelter

No preference populations

The City of Colorado Springs is proposing the following activities with its HOME-ARP allocation:

Table 8: Proposed HOME-ARP allocation

	Funding Amount	Grant Percentage	Statutory Limit
Supportive Services	\$287,099	5%	
Acquisition and Development of Non-Congregate Shelter	\$1,148,396	20%	
Tenant Based Rental Assistance (TBRA)	\$287,099	5%	
Development of Affordable Rental Housing	\$2,870,989	50%	
Nonprofit Operating	\$0	0%	5%
Nonprofit Capacity Building	\$287,099	5%	5%
Administration and Planning	\$861,296	15%	15%
Total HOME-ARP Allocation	\$5,741,978	100%	

Table 10: Housing Units Created or Supported with HOME-ARP Funds

	Funding Amount	Units Created/Supported
Acquisition and Development of Non-Congregate Shelter	\$1,148,396*	150
Tenant Based Rental Assistance (TBRA)	\$287,099	20
Development of Affordable Rental Housing	\$2,870,989*	300
Admin, capacity-building, supportive services	\$1,435,495	n/a
Total HOME-ARP Allocation + Units	\$5,741,978	470

*Denotes assumption that HOME-ARP will provide 3% of project financing at current industry standard of \$300,000/unit

Proposed timeline

2021

December

- Consultation begins

2022

January-February

- Data and narrative from stakeholders
- PPCoC HOME Committee reviews and makes recommendations
- Draft HOME-ARP Allocation Plan drafted

March

- Draft HOME-ARP Allocation Plan presented to PPCoC Governing Board and sent to all stakeholders from consultation
- Draft HOME-ARP Allocation Plan posted for public review

April

- City Council reviews HOME-ARP allocation plan (April 11)
- Public comment period (April 13-28)
- Virtual public hearings (April 19 and 20)
- City Council approves HOME-ARP plan (Apr 26)
- HOME-ARP plan submitted to HUD

Summer 2022 - 2030

- Competitive applications, awards, agreements
- Project execution and reporting

2030

September 30

- All HOME-ARP funds must be spent.

Thank you!

Stay in touch and sign up for updates at:

www.coloradosprings.gov/communitydevelopment

Send questions and comments on HOME-ARP funds to

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