



HOME-ARP ALLOCATION PLAN SUBSTANTIAL AMENDMENT

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Housing & Homelessness Response Department

May 11, 2026

AGENDA

1. Overview of HOME ARP
2. Why an Amendment is Needed
3. Review Proposed Amendment
4. Review Process and Timeline
5. Questions



WHAT IS HOME-ARP?



- City received **\$5.75M** through the American Rescue Plan Act of 2021, administered through the HOME Investment Partnerships Program
- Funds address **homelessness assistance and supportive services**
- Must be fully expended with projects closed out by **Sept. 30, 2030**
- Allocation Plan was attached to the 2021 Annual Action Plan – changes require a substantial amendment

ELIGIBLE ACTIVITIES



1. Affordable rental housing development & support
2. Tenant based rental assistance (TBRA)
3. Supportive services
4. Non-congregate shelter acquisition and development
5. Nonprofit operating and capacity building
6. Administration and planning

QUALIFYING POPULATIONS



QP#	QP Description
QP1	Homeless
QP2	At risk of homelessness
QP3	Fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking
QP4	Other populations needing assistance to prevent homelessness

CURRENT ALLOCATION AND EXPENDITURES



Eligible Activities	Approved Funding Amount	Grant Percentage	Statutory Limits
Supportive Services	\$287,532	5%	
Acquisition and Development of Non-Congregate Shelter	\$1,150,126	2%	
Tenant Based Rental Assistance (TBRA)	\$287,532	5%	
Development of Affordable Rental Housing	\$2,875,314	50%	
Nonprofit Operating	\$0	0%	5%
Nonprofit Capacity Building	\$287,532	5%	5%
Administration and Planning	\$862,595	15%	15%
Total HOME-ARP Allocation	\$5,750,631	100%	

NEED FOR AMENDMENT

- 80 households losing emergency housing vouchers early
- No fundable non-congregate shelter
 - ✓ Funds not sufficient to build
 - ✓ Restrictive requirements
- Limited capacity for affordable rental development
 - ✓ HOME ARP is gap funding
 - ✓ Projects must meet HOME regulations
 - ✓ Rental development for qualifying populations is difficult



PROPOSED AMENDMENT



Reallocate funding for projects that:

- ✓ Meet a demonstrated community need
- ✓ Have the capacity to deliver on schedule
- ✓ Efficiently utilize funding

1. Remove funding for non-congregate shelter
2. Reduce funding for rental housing development
3. Increase funding for tenant-based rental assistance (TBRA)
4. Update method of project selection to include direct awards
5. Limitation for QP3 – Fleeing Domestic Violence

PROPOSED LIMITATION



Add limitation for QP3 – Fleeing Domestic Violence

- A limitation enables the City to exclude certain qualifying populations for a project or activity and focus on a specific population
- Is necessary to address a specific gap in housing and services
- Does not limit access for other qualifying populations to other HOME-ARP activities

AMENDMENT AMOUNTS



Eligible Activities	Previous Funding Amount	Proposed Change	Amended Funding Amount
Supportive Services	\$287,532	+ \$362,530	\$650,062
Acquisition and Development of Non-Congregate Shelter	\$1,150,126	(\$1,150,126)	\$0
Tenant Based Rental Assistance (TBRA)	\$287,532	+ \$2,125,442	\$2,412,974
Development of Affordable Rental Housing	\$2,875,314	(\$975,314)	\$1,900,000
Nonprofit Operating	\$0	+ \$150,000	\$150,000
Nonprofit Capacity Building	\$287,532	(\$287,532)	\$0
Administration and Planning	\$862,595	(\$225,000)	\$637,595
Total HOME-ARP Allocation	\$5,750,631	\$0	\$5,750,631

AMENDMENT PROCESS



Review

- 30-day public comment period
- April 24-May 26



Approve

- Present to City Council Work Session May 11
- City Council Public Hearing & Vote May 26



Execute

- Submit to HUD – early June
- Select projects, execute contracts

QUESTIONS



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