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DeKalb County
GEORGIA

HOME-ARP

Public Hearing

DeKalb County Community Development

DATE: December 8, 2022

TIME: 6:00





DeKalb County
G E O R G I A

AGENDA

**HOME-ARP
Public Hearing
Agenda
December 8, 2022
(Via Zoom at 6:00 pm)**

WELCOME

ARP Introduction and Introduction of Consultant

Melva Richards
Housing Programs Manager
DeKalb Community Development

HOME-ARP Overview

- Eligible Activities
- Qualifying Populations
- Planning Process
- Consultations and Public Participation
- Needs Assessment
- At-Risk of Homelessness
- Veterans
- Fleeing Domestic Violence

Sharon Dukes
CEO
S. J. Dukes Consulting Services, LLC

Lance Wise
Lead Consultant
S. Dukes Consulting Services, LLC

Lance Wise

Q&A

Wrap-up

Allen Mitchell, Director
DeKalb Community Development

DeKalb County HOME-ARP Allocation



\$ 7,800,800.00 available for activities.



The funds must be spent by 2030.

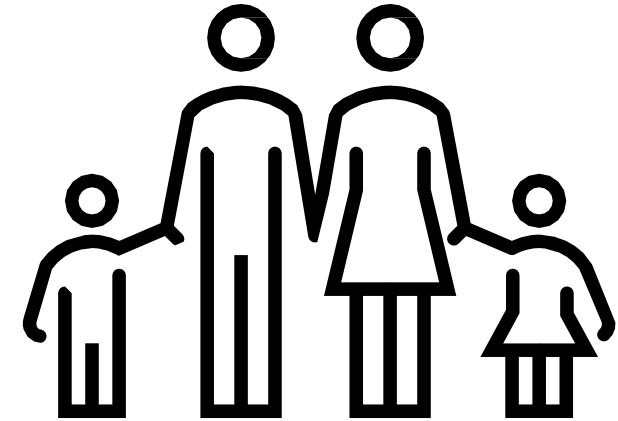


The funds are eligible to be used for projects Countywide.

HOME-ARP Funds - Introduction

HOME-ARP funds can be used for 4 eligible activities:

- Preservation and production of affordable rental housing - **Acquisition, rehabilitation, or new construction of affordable rental housing to be occupied by a QP household.**
- Tenant-Based Rental Assistance (TBRA) - **TBRA would assist QP households with housing-related costs.**
- Housing Related Supportive Services - **HOME-ARP funds may support a broad range of housing sustainability supportive services.**
- Acquisition and Development of Non-Congregate Shelters (NCS) -



HOME-ARP Eligible Activities

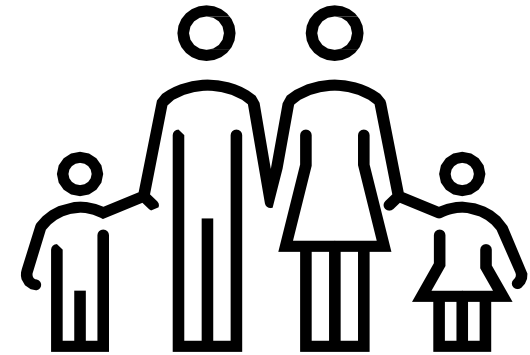
- **Preservation and production of affordable rental housing - Acquisition, rehabilitation, or new construction of affordable rental housing to be occupied by a QP household.**

HOME-ARP funds may pay for up to 100 percent of the following eligible costs associated with HOME-ARP rental units:

Development hard costs include the actual cost of constructing and rehabilitating housing to meet applicable property standards. Eligible development costs also include site improvements, utility connections, and costs to construct or rehabilitate laundry and community facilities located within the same building as the HOME-ARP housing;

Refinancing of existing debt secured by a HOME-ARP rental project rehabilitated with HOME-ARP funds;

Acquisition costs of improved or unimproved real property;



HOME-ARP Eligible Activities

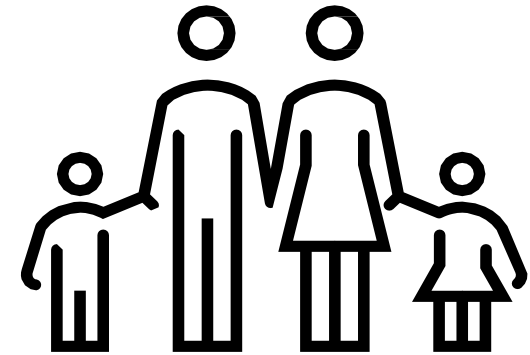
- **Preservation and production of affordable rental housing**

Related soft costs, including reasonable and necessary costs incurred by the PJ or project owner associated with the financing, development, acquisition, or rehabilitation of HOME-APR rental housing;

Relocation costs as defined in 24 CFR 92.206(f), 24 CFR 92.353, and the Notice;

Certain costs related to the payment of construction, bridge, or guaranteed loans, if HOME-ARP is part of the original financing; and

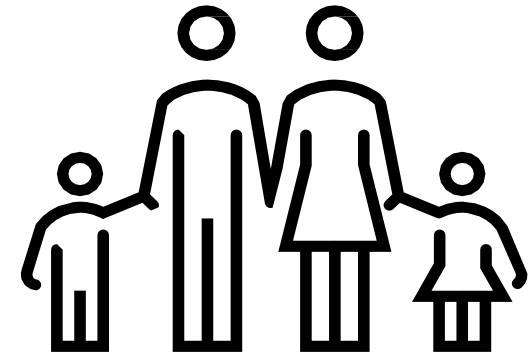
Operating cost assistance, through a capitalized operating reserve or ongoing operating cost payments, for HOME-ARP units restricted for occupancy by qualifying households.



HOME-ARP Eligible Activities

Tenant-Based Rental Assistance (TBRA) - TBRA would assist QP households with housing-related costs, including:

- Rental Assistance
- Security deposit payments
- Utility payments, as part of rental assistance
- Utility deposit payments, as part of rental assistance or security deposit assistance
- HOME-ARP TBRA sponsors
- Higher subsidy amounts
- Choosing terms of the contract
- Housing inspections



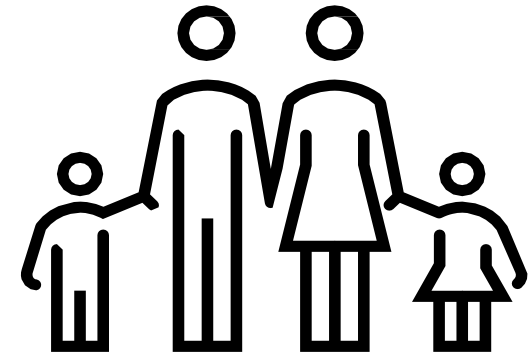
HOME-ARP Eligible Activities

Cannot be used in connection with homebuyer programs

Administration of HOME-ARP TBRA

TBRA Program Operations – The HOME-ARP TBRA program may be administered by the County or contracted to a Public Housing Authority or other entity.

- The County must approve the lease
- The rental assistance contract must be with one of the following:
 - an owner that leases a unit to a qualifying household;
 - the qualifying household; or
 - an owner and the qualifying household in a tri-party contract (HOME-ARP Sponsor)



HOME-ARP Eligible Activities

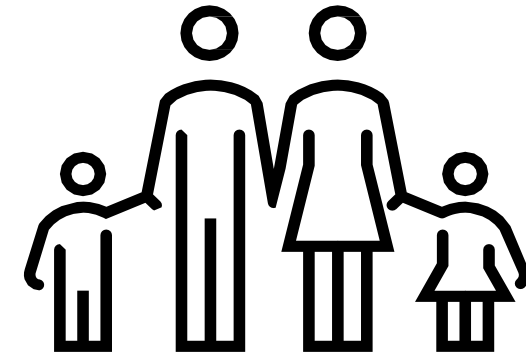
- **Housing Related Supportive Services - HOME-ARP funds may support a broad range of housing sustainability supportive services.**

Requirements:

- Qualifying individuals or families
- Separate activity or in combination with other HOME-ARP activities.
- Not already receiving these services through another program.

Three categories of eligible supportive services under HOME- ARP:

- McKinney Vento
- Homelessness Prevention
- Housing Counseling



McKinney Vento Supportive Services and Homelessness Prevention Services – Eligible Costs

Childcare

Employment assistance

Food

Education services

Job training

Housing search and counseling services

HOME-ARP Eligible Activities

- **Housing Related Supportive Services - HOME-ARP funds may support a broad range of housing sustainability supportive services.**

McKinney Vento Supportive Services and Homelessness Prevention Services – Eligible Costs

Legal Services

Mental Health Services

Outreach Services

Transportation

Mediation

Landlord/tenant liaison

Life skills training

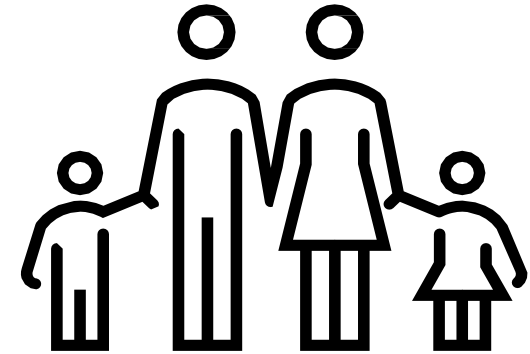
Outpatient Health Services

Substance abuse treatment services

Case management

Credit Repair

Services for special populations



HOME-ARP Eligible Activities

- **Housing Related Supportive Services - HOME-ARP funds may support a broad range of housing sustainability supportive services.**

Financial Assistance

Rental Application Fees

Utility Deposits

Moving Costs

Payment of Rental Arrears

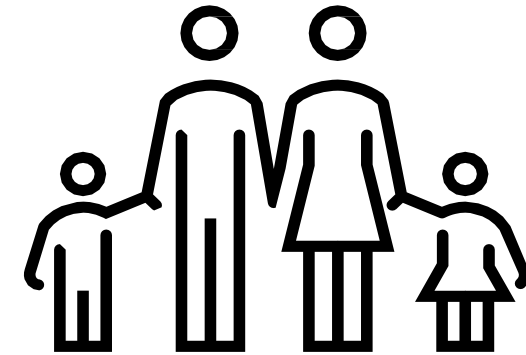
Medium-term Financial Assistance for Rent

Security Deposits

Utility Payments

First and Last Month's Rent

Short-term Financial Assistance for Rent



HOME-ARP Eligible Activities

Housing Counseling

Staff salaries and overhead costs of HUD-certified housing counseling agencies for direct housing counseling services

Costs to provide eligible services

Development of a housing counseling workplan

Marketing and outreach

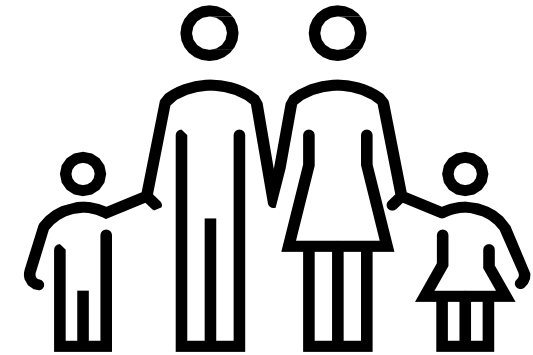
Intake

Financial and housing affordability analysis

Action plans

Follow-up communication with program participants

Pre-purchase homebuying, counseling, education, and outreach



Requirements

The County must document which types of supportive services they wish to offer program participants.

For supportive services providers, the County must document in their legally binding written agreements with supportive service providers whether they are authorizing McKinney-Vento supportive services, homelessness prevention services, Housing Counseling services, or some combination of the three, and the agreement must comply with HOME-ARP requirements

Non-Congregate Shelter (NCS)

For purposes of HOME-ARP,
NCS is defined as one or
more buildings that:

- Provide private units or rooms for temporary shelter
- Serve individuals and families that meet one or more of the QPs
- Do not require occupants to sign a lease or occupancy agreement

NCS – Eligible Activities:

- Acquisition of structures to be used as NCS (Rehab not required because structure is in standard condition)
- New construction of structures to be used as NCS (with or without land acquisition)
- Rehab of existing structures (motels, nursing homes, etc.) to be used as NCS (with or without land acquisition)
- Must meet all applicable state and local property standards

NCS – Eligible Costs:

- Acquisition and Demolition
- Development Hard & Soft
- Replacement Reserve

NCS – Prohibited Costs:

- Pay ongoing costs of operating a HOME-ARP NCS
- Convert NCS to permanent rental housing

Qualifying Populations (QP)

Funds must primarily benefit eligible populations:

Homeless

At-risk of
homelessness

Other populations where assistance would prevent homelessness or serve those with greatest risk of housing instability

Veteran's and families that include a veteran member that meet one of the other qualifying criteria

Fleeing or attempting to flee domestic violence, dating violence, sexual violence, stalking, or human trafficking

Planning Process Requirements



Consultations & Public Participation



To receive its HOME-ARP funds, the County is currently in the required consultation, public participation, and the HOME ARP comment phase. Which will remain open until **December 23, 2022.**

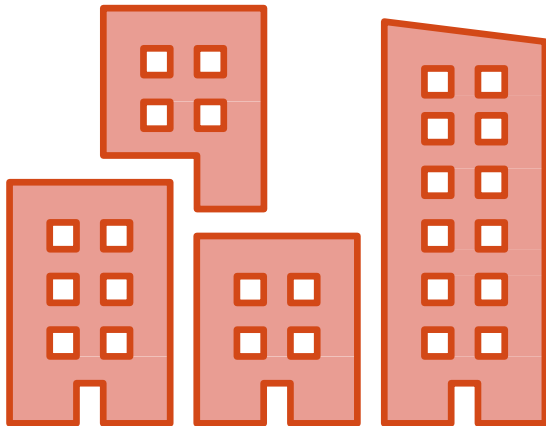


All consultation provides an opportunity to better understand the needs of the County and which eligible activities can have the most impact.



More consultation interviews will be scheduled over the **next 15 days**. Also, the HOME-ARP Survey is online on the County's website and will be shared with community stakeholders.

Needs Assessment & Gaps Analysis



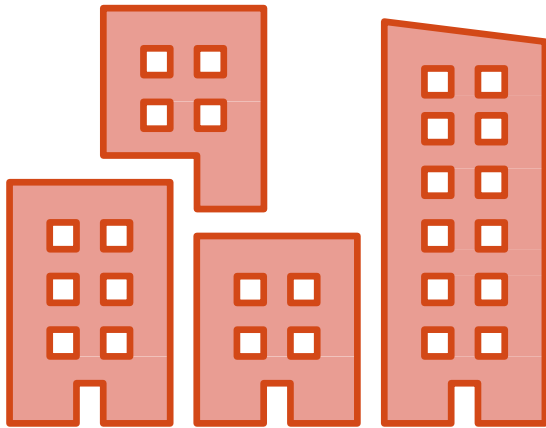
DeKalb County's draft HOME-ARP evaluates the size and demographic composition of the QP and assesses the unmet needs of those populations.

1. Shelter and unsheltered homeless populations – 2022 DeKalb Point-in-Time Count Data

Total Number of sheltered people in families with children	Total Number of Homeless Individuals w/o children	Total Number Sheltered Individuals	Total Number of Unsheltered Individuals
281 – Individuals approximately 70 families	284	121	163

Needs Assessment & Gaps Analysis

DeKalb County's draft HOME-ARP evaluates the QP's size and demographic composition and assesses those populations' unmet needs.

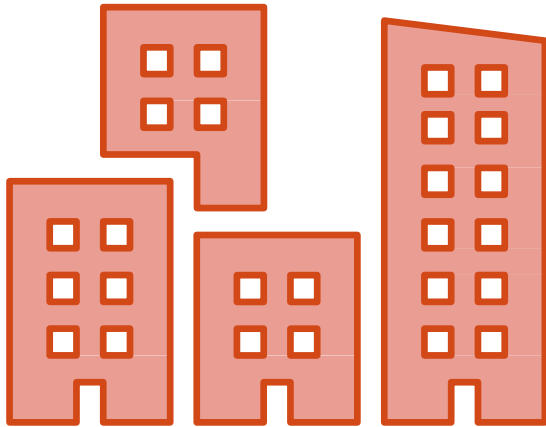


1. Shelter and unsheltered homeless populations – 2022 DeKalb Point-in-Time Count Data

- 281 family members were sheltered. Approximately 31 shelter beds for families in DeKalb County. More than 80% of these family members were in temporary emergency shelter spaces that would not exist when ESG-CV funds were exhausted in 2022.
- 80% of the unsheltered population consisted of single African American males
- 10 youth parent households with 26 household members were homeless
- 23 unaccompanied youth were homeless (18-24 years of age)
- 80% of the counted population was unsheltered males

Needs Assessment & Gaps Analysis

DeKalb County's draft HOME-ARP evaluates the QP's size and demographic composition and assesses those populations' unmet needs.



1. Shelter and unsheltered homeless populations – 2022 DeKalb Point-in-Time Count Data

- 10 veterans were homeless
- 53% of the homeless population disclosed disabilities
- Less than one-third were chronically homeless
- Homeless Survey Data: Reason for homelessness was economic challenges (low income and no employment).
- Homeless Survey Data: 36% of the respondents were homeless for the first time.

Needs Assessment & Gaps Analysis

DeKalb County's draft HOME-ARP evaluates the QP's size and demographic composition and assesses those populations' unmet needs.

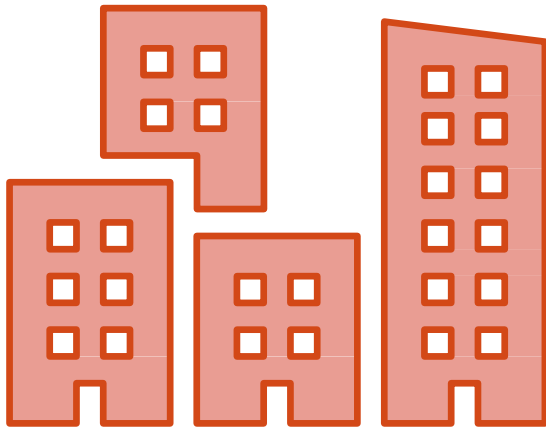
2. Currently housed populations at risk of homelessness;

The 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) Data from HUD reported 9,705 homeowner and 23,265 renter households with incomes at or below 30% of Area Median Income (AMI) are at risk of homelessness in the County.

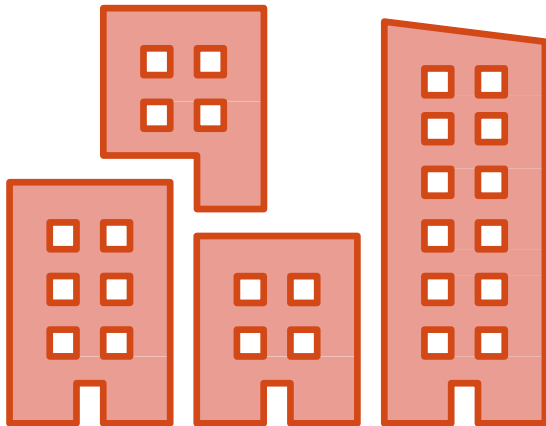
The 2015-2019 HUD CHAS data indicates 9,585 homeowners and 22,930 renter households with an annual income at or below 30% AMI with a cost burden at the most significant risk of housing instability.

The 2015-2019 HUD CHAS data reports that 8,290 homeowners and 20,340 renter households with incomes more than 30 and but equal to or less than 50% AMI are at risk of homelessness in the County.

DeKalb County's three Housing Authorities have 6955 housing vouchers to help very low-income DeKalb residents with safe and decent housing, and according to the DeKalb Housing Authority, there are currently 25,000 people who qualify for vouchers, but no housing vouchers are available.



Needs Assessment & Gaps Analysis

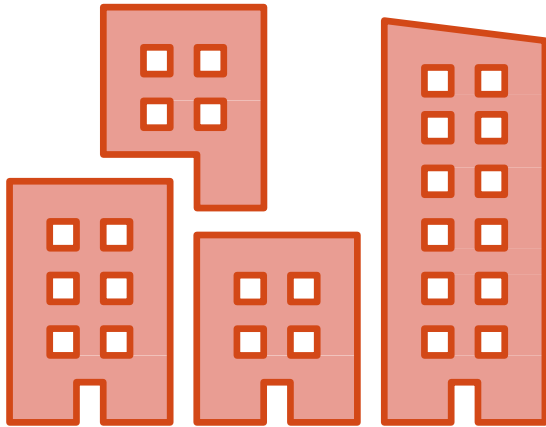


3. Veterans and Families that include a Veteran Family Member

According to the Veterans Population 2022, County-level Count, there are 41,917 Veterans in the County and the total Expenditure on veterans was \$620,007, according to the National Center for Veterans Analysis and Statistics. Veterans can qualify for several benefits, from medical help for those who suffered an injury due to their service to pensions and money for education or job retraining.

Needs Assessment & Gaps Analysis

4. Those at greatest risk of housing instability or in unstable housing situations, including individuals Fleeing or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking.



The Women's House, which serves victims of domestic violence and sex trafficking in DeKalb and Fulton, also helps women who live anywhere in metro Atlanta reports that since March 1, 2020, it has seen a 42% increase in domestic violence crisis calls and 4,130 calls to its 24-hour hotline through April 23, 2022.

DeKalb County Human Services has provided support for individuals experiencing domestic violence for more than 30 years through grants to state-certified domestic violence non-profits. These agencies provide immediate assistance in the aftermath of violence, including shelter services, legal advocacy, support, daycare and children services, supervised visitation, mental health counseling, and a variety of other wrap-around services. In 2021, the grant allocation assisted 4,157 DeKalb survivors of domestic violence.

Proposed Activities & Use of Funding

DeKalb County proposes to use HOME-ARP funds for three activities:

- **Supportive Services and Homelessness Prevention Services for all qualifying populations**
- **Tenant-based Rental Assistance for all qualifying populations**
- **Administration**

Allocation - \$7,800,800.00

Supportive Services and Homelessness Prevention Services - \$3,315,340.00

Tenant-based Rental Assistance for all qualifying populations - \$3,315,340.00

Administration - \$1,170,120.00 (actual)

Proposed Activities & Use of Funding

DeKalb County proposes to use HOME-ARP funds for three activities:

1. Supportive Services, Homelessness Prevention Services, and Housing Counseling Services for the qualifying populations.

McKinney-Vento Supportive Services and Homelessness Prevention Services

The County will accept applications through its normal competitive application process (as with CDBG, ESG, and other funds). To ensure that all qualifying populations are served, the County will select multiple non-profit agencies that serve qualifying populations to administer programs that address individuals' needs. These services may include childcare, improving knowledge and basic educational skills, establishing and operating employment assistance and job training programs, providing meals or groceries, assisting eligible program participants in locating, obtaining, and retaining housing, certain legal services, and teaching critical life management skills. Also, financial assistance services may include the following: rental application fees, security deposits, utility deposits, utility payments, moving costs, first and last month's rent, payment of rental arrears, short-term financial assistance for rent, and medium-term financial assistance for rent.

Proposed Activities & Use of Funding

DeKalb County proposes to use HOME-ARP funds for three activities:

Housing Counseling Eligible Activities

Staff salaries and overhead costs of HUD-certified housing counseling agencies related to directly providing eligible housing counseling services to HOME-program participants, development of a housing counseling work plan, marketing and outreach, intake, financial and housing affordability analysis, development of action plans that outline what the housing counseling agency and the client will do to meet the client's housing goals and that address the client's housing problem(s), and follow-up communication with program participants.

Proposed Allocation - \$3,315,340.00

Proposed Activities & Use of Funding

DeKalb County proposes to use HOME-ARP funds for three activities:

2. Tenant-based Rental Assistance

The County may provide rental assistance, security deposit assistance, utility deposits, and utility payments to qualifying households. DeKalb County may pay up to 100% of these costs for a qualifying household with HOME ARP funds. Other TBRA requirements under consideration: portability, term of rental assistance, maximum subsidy, rent reasonableness, housing quality standards, and use of a HOME-ARP sponsor to serve all qualifying populations.

Proposed Allocation - \$3,315,340.00

Proposed Activities & Use of Funding

Operations

For supportive services and TBRA, the County will execute legally binding written agreements that comply with HOME-ARP requirements with the contractor or subrecipient before disbursing any HOME-ARP funds to any entity and will document in their written agreements with supportive service providers whether they are authorizing McKinney-Vento supportive services, homelessness prevention services, Housing Counseling services or some combination of the three. Furthermore, the County will only allocate funds to a subrecipient or contractor after HUD accepts the HOME-ARP allocation plan. A subrecipient or contractor will not be responsible for administering the entire DeKalb County HOME-ARP plan.

Proposed Activities & Use of Funding

3. Administration and Planning

Statutory Limit 15%: \$1,170,120.00



Questions?



Thank you for attending!

Comments & Wrap-up

Allen Mitchell, Director Community Development

Direct Additional Questions to: Sharon Dukes
Email [Address:dukesconsultingservices@gmail.com](mailto:dukesconsultingservices@gmail.com)



https://www.dekalbcountyga.gov/community-development/home-arp

HOME-ARP | DeKalb County GA X

https://www.dekalbcountyga.gov/community-development/home-arp

DeKalb County GEORGIA

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Search

Community Development

- Community Development
- HOME-ARP
- NSP Archive
- 2019 DeKalb County CoC NOFA Application to HUD
- Community Development Block Grant (CDBG)
- Consolidated Plans
- Consolidated Annual Performance and Evaluation Report (CAPER)
- Special Purpose Home Repair
- Sub-recipient Grant Applications
- HUD Section 108 Loan Application

HOME-ARP

HOME-ARP General Information

HOME-ARP funds must be used to primarily benefit individuals or families from the following qualifying