

NC HOME-ARP Allocation Plan Public Hearing

An Amendment to the 2021-2025 Consolidated Plan & 2021 Annual
Allocation Plan

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Welcome to the HOME-ARP Allocation Plan Public Hearing!

To assist:

- **Mute** your device
- **Wait** for the public comment period to speak
- **Note** phone-in callers will be prompted to speak first
- **Type** your name in the chat if using the web format
- **E-mail** comments to NCHOMEARPComent@nchfa.com
- **Note** NCHFA will not be responding to comments directly

Agenda

- HOME-ARP Review
- Allocation Plan Review
 - Needs Assessment & Gap Analysis
 - Stakeholder Consultation
 - NC HOME-ARP Program
- Comments

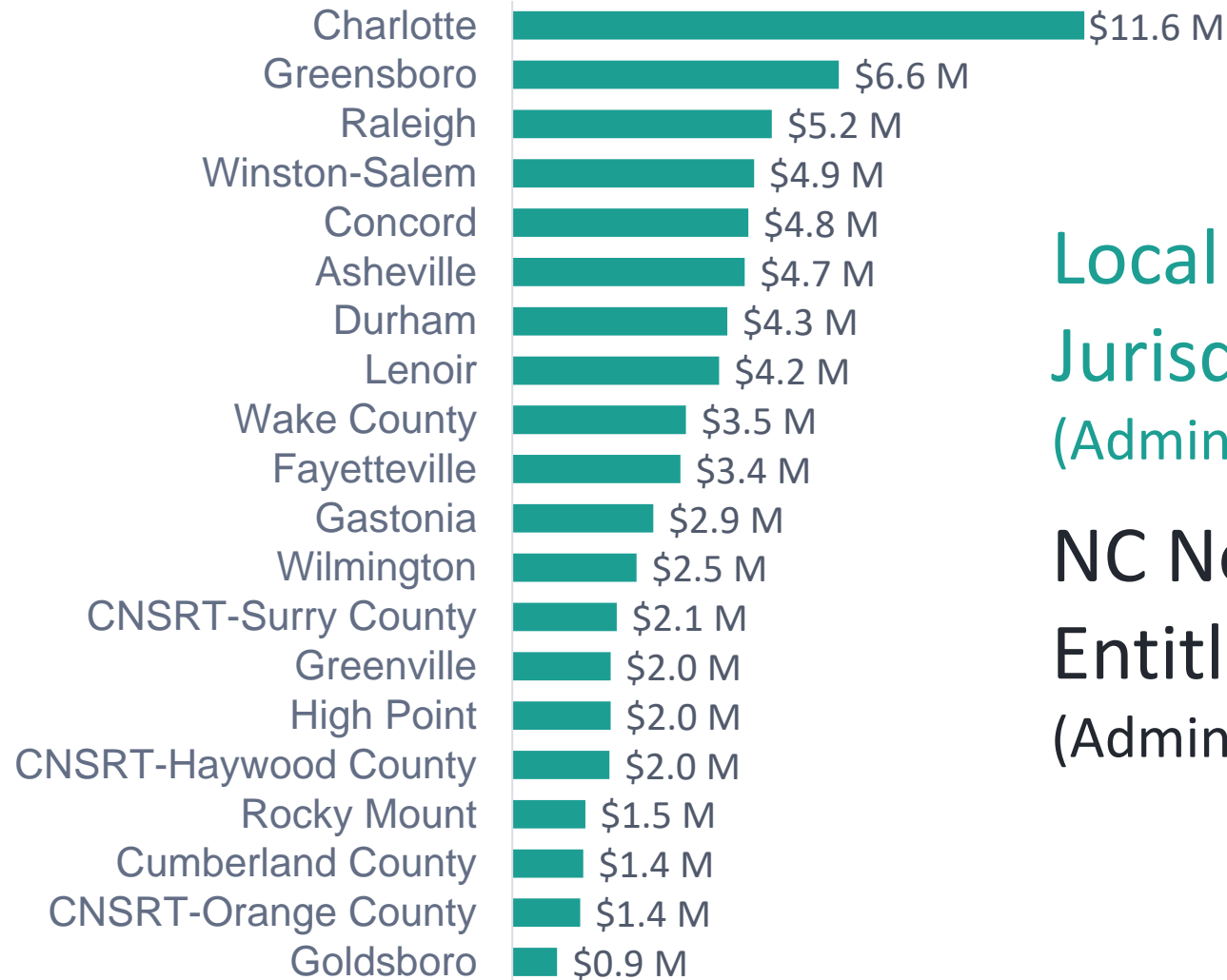
What is HOME-ARP?

The **American Rescue Plan (ARP)** authorized \$5 billion administered by U.S. Department of Housing and Urban Development (HUD) to help communities across the country **address homelessness and affordable housing**.

Unique features:

- Flexible eligibility
- Covers expenses that may not be addressed by other sources
- Funding must be fully expended by 2030

NC Received \$137.4 M in HOME-ARP



Local Participating Jurisdictions
(Administered locally)

\$71.8 M

NC Non-Entitlement Areas
(Administered by NCHFA)

\$65.6 M

HUD HOME-ARP Eligible Activities

- Production or preservation of affordable rental housing
- Tenant-based rental assistance (TBRA)
- Supportive services, homeless prevention services and housing counseling
- Purchase/renovation and development of non-congregate shelter

Qualifying Populations

Category	Definition
Homeless	<ul style="list-style-type: none"> Individual or family that lacks a fixed, regular or adequate nighttime residence or will imminently lose their primary nighttime residence Unaccompanied youth
At Risk of Homelessness	<ul style="list-style-type: none"> Has an annual income below 30% MFI Does not have resources or support networks to prevent homelessness Moved frequently, lives in a hotel/motel/SRO, is exiting a publicly funded institution or system of care
Fleeing domestic violence, dating violence, sexual assault, stalking or human trafficking	<ul style="list-style-type: none"> Includes cases where individual or family believes there is a threat of imminent harm
Other Populations	<ul style="list-style-type: none"> Other families requiring services or housing assistance to prevent homelessness Households at greatest risk of housing instability

**Veterans and families that include a veteran that meet criteria described above are eligible for assistance*

Purpose of the Public Hearing

Purpose: *To present and receive comments on the HOME-ARP Allocation Plan*

The HOME-ARP Allocation Plan is an amendment to the 2021-2025 Consolidated Plan and 2021 Annual Action Plan.

The Consolidated Plan describes the State's 5-year priorities to address community development and housing needs of North Carolina.

The Annual Action Plan provides a concise summary of the actions and activities needed to achieve the goals laid out in the Consolidated Plan.

Note: A copy of the North Carolina Citizen Participation Plan is available for review at www.nccommerce.com and www.nchfa.com.

Needs Assessment & Gap Analysis

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Homelessness Housing Needs

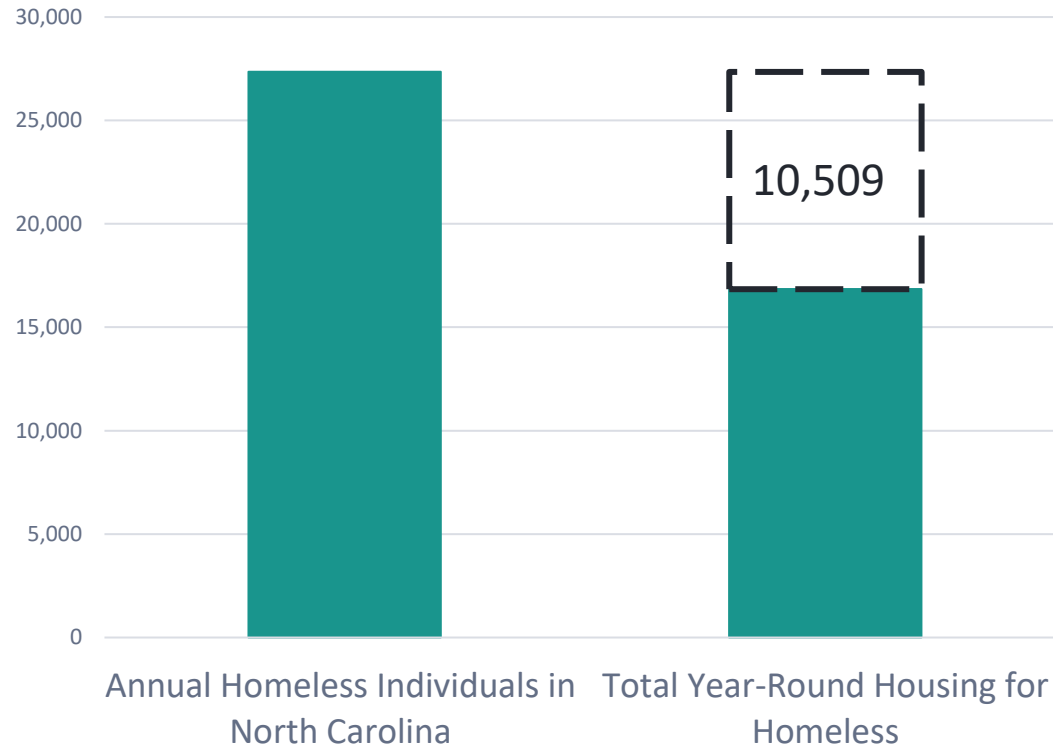
- Homeless Population (2020)

- 9,280 people experienced homelessness on one night in January.
- Black and Native American people are overrepresented in the NC homelessness system.
- 14% of the homeless population are chronically homeless.

- Individuals/Households at Risk of Homelessness

- 282,480 North Carolina renters are extremely low-income, meaning they earn less than 30% of the area median income.
- 73% of these extremely low renters are cost burdened.

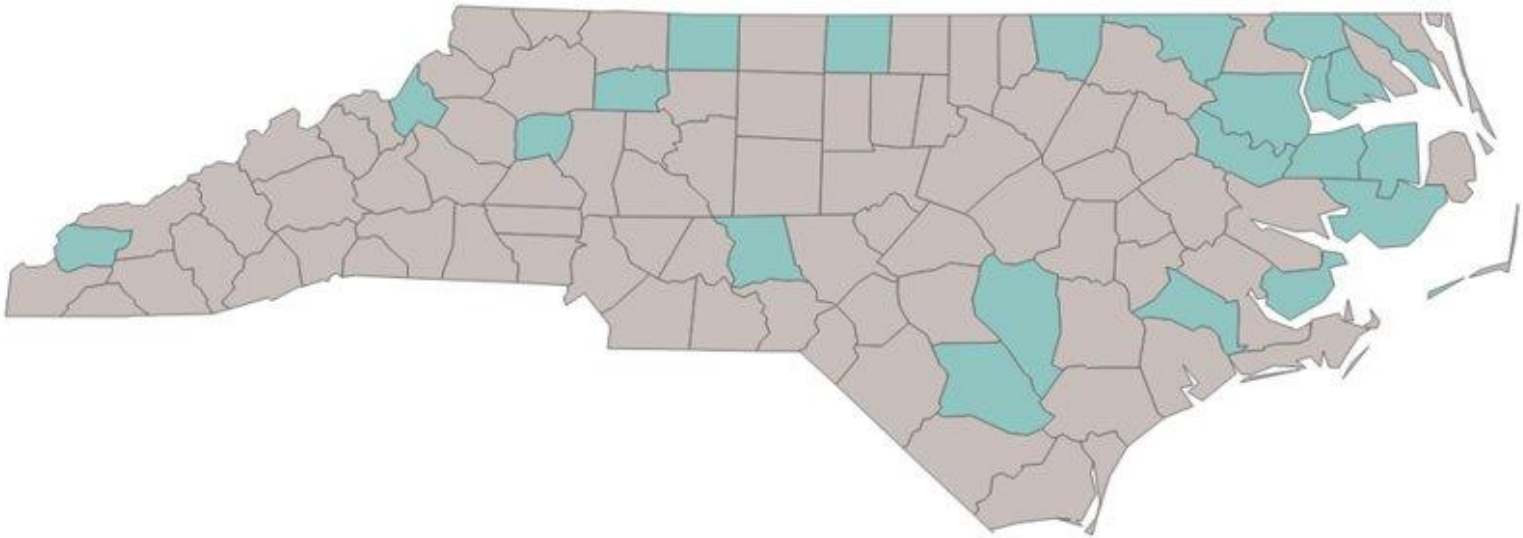
Homelessness Housing Gap



Other Housing Needs

- Individuals fleeing domestic violence or dating violence
 - 4,716 domestic violence survivors reported experiencing housing insecurity
- Other populations requiring assistance to prevent homelessness
 - NCORR assisted 178,000 households financially impacted by the pandemic
 - 42% of all calls made to NC-211 were made by individuals requesting assistance with housing

Twenty-two counties do not have any emergency shelter



Consultation

Consultation



94 responses through our online survey

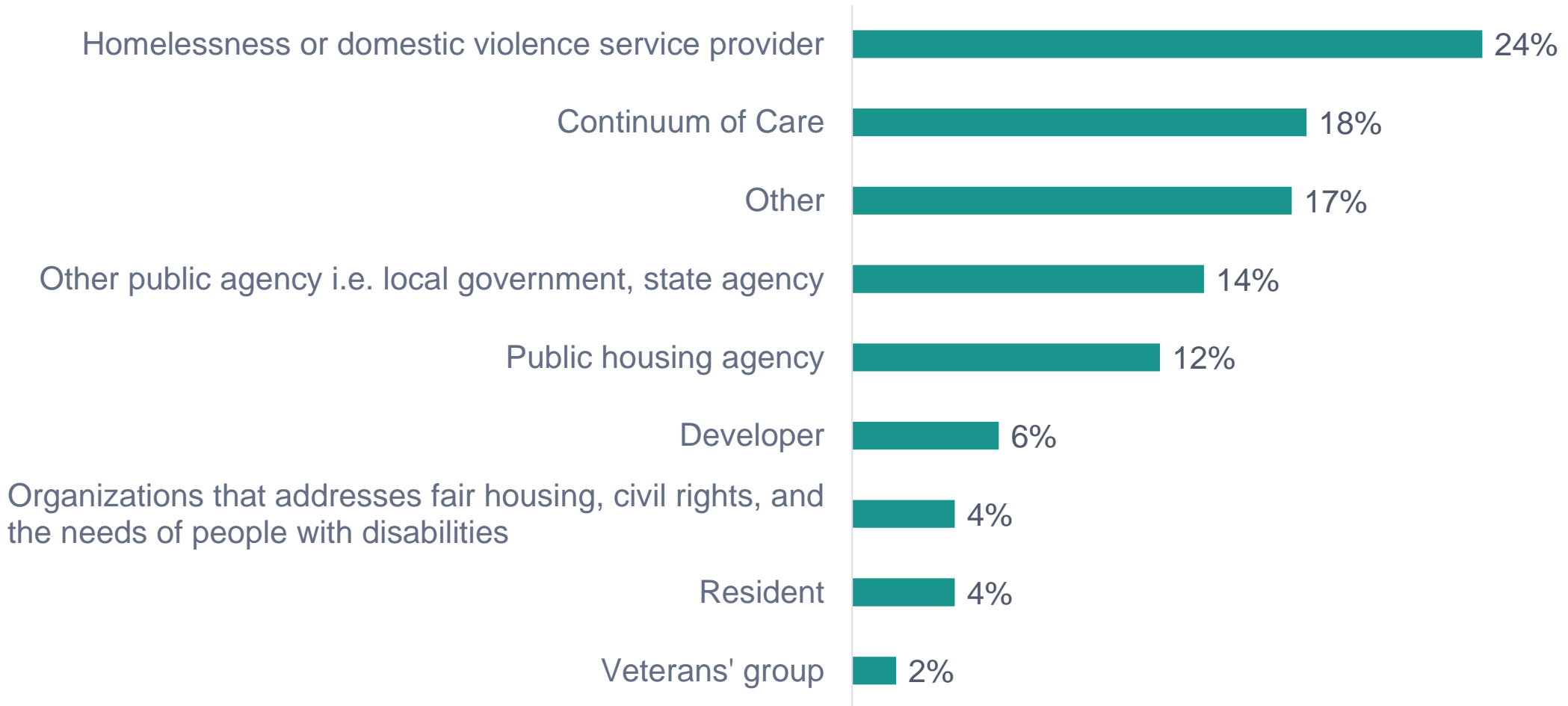


10 stakeholder meetings



103 participants in **3** listening sessions

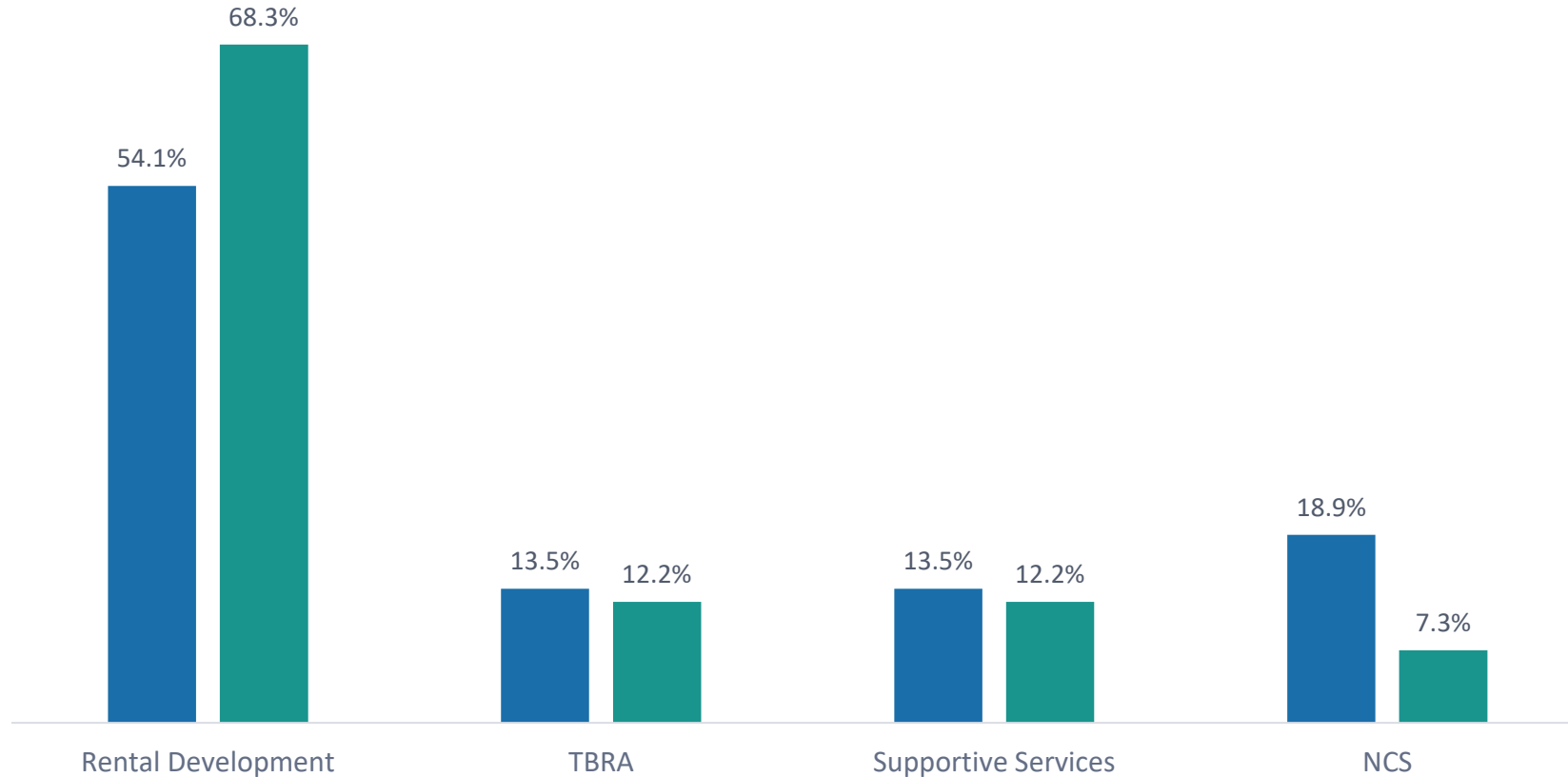
Type of Stakeholder



Consultation Feedback Themes

- Increase supply of affordable and available rental units
- Lack of supportive services
 - Locate and maintain housing
 - Case management
 - Wrap around services
- Geographic gaps in emergency shelter services
- Barriers utilizing rental subsidies

Rental development was perceived has highest need in rural and urban communities



Source: NCHFA analysis of online survey responses

NC HOME-ARP Program

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North Carolina's Planned Uses

1. Rental development, rehabilitation or acquisition
 - 15-year operating assistance included
 - Units affordable to extremely low-income households within the qualifying population with no tenant-based rental assistance needed.
2. Non-congregate shelter development or acquisition and/or rehabilitation of existing structures to create non-congregate shelters.
3. Admin
 - NCHFA may use up to 3,275,486 (5% of total award) to provide technical assistance to less experienced applicants interested in HOME-ARP funds.

NC Qualifying Populations

- NC HOME-ARP funds will serve all qualifying populations.
- Prioritizations may be given on a project level based on demonstrated need.
- All HOME-ARP projects will adhere to all fair housing, civil rights & other anti-discriminatory laws.

Budget

	Funding Amount	Percent of Grant
Supportive Services	\$0	0.00%
Acquisition & Development of Non-Congregate Shelter	\$6,000,000	9.15%
Tenant Based Rental Assistance (TBRA)	\$0	0.00%
Development of Affordable Rental Housing	\$49,752,118	85.85%
Nonprofit Operating	\$0	0.00%
Non-profit Capacity Building	\$0	0.00%
Admin & Planning	\$9,838,609	15.00%
Total HOME-ARP Allocation	\$65,590,727	100.00%

Rental Development Costs

Rental Development Cost (per unit)	Rental Operating Assistance (per unit for 15 years)	Total Cost per unit for 15 years	Total Rental Development Funds	Total Units *
\$225,000	\$80,000	\$305,000	49,752,118	165

*NCHFA estimation

Rental Development 15-Year Impact

Rental Units	165
Households served per year	165
Months of operating subsidy per year	$12 \times 165 = 1,980$
Months of operating subsidy for 15 years	$1,980 \times 15 = 29,700$
Total impact	29,700 months of affordable housing provided

Non-Congregate Shelter Costs

Non-Congregate Shelter Development Cost *	Total NCS Funds	Total Projects
\$2,000,000	\$6,000,000	3

*NCHFA estimation

NCS projects will be evaluated against other NCS projects.

Applications for NCS projects in counties with no emergency shelter will be given priority.

Applications in counties with existing shelters that are not located in a local PJ will be accepted by not given priority.

Applications for NCS in areas served by a local PJ will not be accepted.

Applications for Rental projects will be evaluated against other rental projects.



Applications for Rental Projects in areas not served by a local PJ are not required to leverage funds for the project.



Applications for Rental Projects located within a Local Participating Jurisdiction (PJ) are required to have a commitment of leveraged funds for the project.

Next Steps

- Public comment period ends Friday, July 15th at 5:00 pm
- Analyze public feedback
- Finalize the Allocation Plan
- Submit Allocation Plan to HUD
- HUD Approves NC Allocation Plan
- Release NOFA and begin accepting applications

Comments?

Please note, NCHFA is collecting comments and will not be answering program specific questions at this time.

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