

HOME-ARP Allocation Plan Template

Guidance

- To receive its HOME-ARP allocation, a PJ must:
 - Engage in consultation with at least the required organizations;
 - Provide for public participation including a 15-day public comment period and one public hearing, at a minimum; and,
 - Develop a plan that meets the requirements in the HOME-ARP Notice.
- To submit: a PJ must upload a Microsoft Word or PDF version of the plan in IDIS as an attachment next to the “HOME-ARP allocation plan” option on either the AD-26 screen (for PJs whose FY 2021 annual action plan is a Year 2-5 annual action plan) or the AD-25 screen (for PJs whose FY 2021 annual action plan is a Year 1 annual action plan that is part of the 2021 consolidated plan).
- PJs must also submit an SF-424, SF-424B, and SF-424D, and the following certifications as an attachment on either the AD-26 or AD-25 screen, as applicable:
 - Affirmatively Further Fair Housing;
 - Uniform Relocation Assistance and Real Property Acquisition Policies Act and Anti-displacement and Relocation Assistance Plan;
 - Anti-Lobbying;
 - Authority of Jurisdiction;
 - Section 3; and,
 - HOME-ARP specific certification.

Participating Jurisdiction: City of Tallahassee

Date: 6/11/2025

Consultation

Before developing its plan, a PJ must consult with the CoC(s) serving the jurisdiction’s geographic area, homeless and domestic violence service providers, veterans’ groups, public housing agencies (PHAs), public agencies that address the needs of the qualifying populations, and public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities, at a minimum. State PJs are not required to consult with every PHA or CoC within the state’s boundaries; however, local PJs must consult with all PHAs (including statewide or regional PHAs) and CoCs serving the jurisdiction.

Summarize the consultation process:

The City of Tallahassee recognizes the importance of a robust, comprehensive, and effective citizen participation and stakeholder consultation process. The community insights and ideals gained from this outreach are invaluable resources to the development of an appropriate, comprehensive, and meaningful strategy set forth in this plan.

The City of Tallahassee reached out to various stakeholders during this consultation and participatory process. Six community participation/stakeholder meetings and one public hearing were held, conducted in accordance with 24 CFR Part 91, and the City's Citizen Participation Plan, to collect substantive feedback and input from stakeholders. Their input was recorded and incorporated into this Annual Action Plan.

Concurrently, the City of Tallahassee solicited public feedback through newspapers, local media outlets, official governmental websites, social media, and a virtual meeting room. This outreach was conducted to ensure inclusion of all residents of the region, target areas, beneficiaries of federal resources awarded through the public awards process, and public and private agencies operating in the region.

In addition, the City solicited comment during the 30-day public comment period from June 30, 2021 to August 1, 2021. During the comment period the City hosted the virtual meeting room showcasing the Consolidated Plan, CAPER, proposed changes to the Neighborhood Revitalization Strategy Area (NRSA), Market Analysis and Needs Assessment, and the Analysis of Impediments to Fair Housing. There were over 50 visitors to the virtual room. The City also held a public hearing on July 7, 2021 to solicit comments on the Annual Plan, at which the City Commission adopted the Plan. Proper notices of public comment were published in a newspaper of general circulation, on the City's home website, and social media pages.

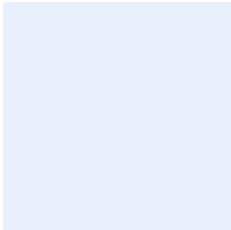
Lastly, the City presented the final budget and proposed plans specifically for the HOME ARP funding at a meeting of the City's Affordable Housing Advisory Committee (AHAC).

In developing its Annual Action Plan, including the HOME ARP allocation, the City of Tallahassee conducted a thorough outreach effort to engage with critical stakeholders. This outreach effort was designed to duly record stakeholder input and develop an informed set of priority needs to help guide the City's investment strategies over the course of the Annual Action Plan. This outreach effort included one formal community meeting to provide an opportunity for interested parties to provide input prior to drafting the report; this meeting was held in person and broadcast via Webex. The City also gave a presentation to four neighborhood association meetings to specifically discuss their community's needs, and to the members and attendees during a Continuum of Care homeless service providers meeting. After the drafting of the plan City staff held the first of two public hearings, the first in conjunction with the City Commission's adoption of the plan, and the second following the publication of the corrected CDBG annual award.

List the organizations consulted, and summarize the feedback received from these entities.

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
CESC, Inc.	Homeless Services	Via community stakeholder meetings	Better coordination among homeless provider agencies and governmental entities
Legal Services of North Florida	Fair Housing Regional Organization	Via community stakeholder meetings	Provide additional services in coordination with the City
Big Bend Continuum of Care	Homeless COC	Via community stakeholder meetings, board meetings, and weekly consultations	Ensure gaps in services are addressed in funding opportunities
Big Bend Homeless Coalition	Homeless Services and PSH; Veterans; CBDO	Via community stakeholder meetings, board meetings, and weekly consultations	Determine best outcomes for shelter activities, PSH, housing for veterans, and future of CBDO and NRSA.
Tallahassee Housing Authority	Public Housing	Via community stakeholder meetings	Address the future of the Orange Avenue development and preservation of PHA units
Tallahassee Lenders Consortium	HUD Counseling Agency, CHDO, CLT	Via direct meetings and stakeholder engagement	Concerns about construction and the housing market, CLT development future of CHDO projects
Refuge House	Domestic Violence Shelter	Via community stakeholder meetings and direct engagement	Outreach to DV victims and housing/transitional opportunities
Ability 1st Center for Independent Living	Housing, Services for Elderly, Persons with Disabilities; Veterans	Via community stakeholder meetings	Future development opportunities and outreach to homeless individuals and those with disabilities

If additional space is needed, insert image of table here:



Public Participation

PJs must provide for and encourage citizen participation in the development of the HOME-ARP allocation plan. Before submission of the plan, PJs must provide residents with reasonable notice and an opportunity to comment on the proposed HOME-ARP allocation plan of **no less than 15 calendar days**. The PJ must follow its adopted requirements for “reasonable notice and an opportunity to comment” for plan amendments in its current citizen participation plan. In addition, PJs must hold **at least one public hearing** during the development of the HOME-ARP allocation plan and prior to submission.

For the purposes of HOME-ARP, PJs are required to make the following information available to the public:

- The amount of HOME-ARP the PJ will receive,
- The range of activities the PJ may undertake.

Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:

- ***Public comment period: start date - 4/19/2021 end date - 5/5/2021***
- ***Public hearing: 7/7/2021***

During Plan development, the City facilitated one community meeting for stakeholders, four direct consultations with neighborhood associations, one direct meeting with homeless service providers, and one formal public hearing. The meetings informed stakeholders about the Annual Action Plan process, solicited input, and provided details of funding and priority goals. The City considered times/locations convenient for stakeholders. Meeting dates, times, and locations are detailed below.

DATE	ORGANIZATION/PLACE
May 5, 2021: 5:30-7:30 PM	Community Meeting Smith-Williams Service Center 2295 Pasco Street
April 19, 2021: 4:00-5:00 PM	Frenchtown Priority Area Team Meeting Virtual Meeting
May 3, 2021: 6:00–7:00 PM	Greater Frenchtown/Southside Community Action Committee Meeting Virtual Meeting
May 10, 2021: 6:00–7:00 PM	Griffin Heights Neighborhood Association Meeting Virtual Meeting
June 21, 2021: 6:00–7:00 PM	Providence Neighborhood Association Meeting Virtual Meeting

July 7, 2021: 3:00pm	City Commission Meeting and Public Hearing City Hall Commission Chambers 300 S. Adams Street
September 27, 2021: 10:00 AM	AHAC Meeting Smith-Williams Service Center 2295 Pasco Street

The City advertised public meetings in newspapers of general circulation, consulted directly with key stakeholders, and hosted public and stakeholder forums. The City also hosted a virtual meeting room for initial comments during the planning phase and for soliciting comments on the draft plan when posted for review.

Direct Agency Consultation

The City developed a list of stakeholders to provide outreach to during the Annual Action Plan process. Stakeholders were invited to participate in the public meetings, on-line survey, and comment period via direct email to organization contacts.

Advertisement of Outreach Activities

The City utilized their official website, social media newsletters, and regional media releases. It is important to note that the City made every effort to advertise flyers and notices in an alternate language newspaper, however there are no such publications currently serving the Leon County area.

In accordance with the Citizen Participation Plan and federal requirements, a minimum period of 30 days has been provided for public comment following availability of the Annual Action Plan. The final public hearing was advertised in the Tallahassee Democrat on Wednesday, June 30, 2021; the corrected AAP public hearing notice was advertised on Monday, September 20, 2021, allowing eight (8) days for public comment per the HUD waiver dated August 24, 2021 . In addition, the meetings were posted to the City's official website, TalGov.com. A copy of the Citizen Participation Plan is included in this Annual Plan as an attachment.

AMENDMENT TO HOME-ARP ALLOCATION PLAN – Per HUD’s award of additional funding to the City’s HOME-ARP allocation in the amount of \$5,118.00 on April 30, 2025, the City added these new funds to its FY2025-2029 HUD Consolidated Plan and FY 2025-2026 Annual Action Plan during the development and adoption of these plans. The public hearing for these funds, to be used according to this plan, was advertised according to the City’s current Citizen Participation Plan and the public provided the opportunity to comment during the public comment period.

Describe any efforts to broaden public participation:

The City directly engaged neighborhood associations, providing opportunities for input on the development of the AAP which included the HOME ARP allocation and expected activities. The

City also engaged a website developer and hosted a virtual hearing platform for the entire plan development process to engage more stakeholders.

A PJ must consider any comments or views of residents received in writing, or orally at a public hearing, when preparing the HOME-ARP allocation plan.

Summarize the comments and recommendations received through the public participation process:

The following comments and recommendations were received:

- 1 – Recommendation to add Silver Ridge and Sherwood Park to the City’s NRSA
- 2 – Recommendation to fund a tiny home community for the homeless
- 3 – Increase the amount available to rehabilitate owner occupied homes

Summarize any comments or recommendations not accepted and state the reasons why:

All comments were accepted.

Needs Assessment and Gaps Analysis

PJs must evaluate the size and demographic composition of qualifying populations within its boundaries and assess the unmet needs of those populations. In addition, a PJ must identify any gaps within its current shelter and housing inventory as well as the service delivery system. A PJ should use current data, including point in time count, housing inventory count, or other data available through CoCs, and consultations with service providers to quantify the individuals and families in the qualifying populations and their need for additional housing, shelter, or services. The PJ may use the optional tables provided below and/or attach additional data tables to this template.

OPTIONAL Homeless Needs Inventory and Gap Analysis Table

Homeless													
	Current Inventory					Homeless Population				Gap Analysis			
	Family		Adults Only		Vets	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Victims of DV	Family		Adults Only	
	# of Beds	# of Units	# of Beds	# of Units	# of Beds					# of Beds	# of Units	# of Beds	# of Units
Emergency Shelter	181	N/A	333	N/A	0								
Transitional Housing	37	N/A	0	N/A	52								
Permanent Supportive Housing	36	N/A	125	N/A	304								
Other Permanent Housing						79	15	273	0				
Sheltered Homeless						119	411	85	14				
Unsheltered Homeless						0	91	7	3				
Current Gap										+56	N/A	-59	N/A

Suggested Data Sources: 1. Point in Time Count (PIT); 2. Continuum of Care Housing Inventory Count (HIC); 3. Consultation

OPTIONAL Housing Needs Inventory and Gap Analysis Table

Non-Homeless			
	Current Inventory	Level of Need	Gap Analysis
	# of Units	# of Households	# of Households
Total Rental Units	87,561		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	2,270		
Rental Units Affordable to HH at 50% AMI (Other Populations)	8,509		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		11,495	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		4,415	
Current Gaps			29,551

Suggested Data Sources: 1. American Community Survey (ACS); 2. Comprehensive Housing Affordability Strategy (CHAS)

Describe the size and demographic composition of qualifying populations within the PJ's boundaries:

According to the 2021 PIT Count, a total of 45 households included children with a total number of 119 persons. 7 of these households (which contain 27 persons) were identified as chronically homeless households. 10 of these households were composed of households with only children with a total of 10 persons. All homeless households with at least one adult and one child are sheltered, with 35 of these households either staying in an Emergency Shelter or in a Transitional Housing project.

Of the 10 households comprised of only children, including persons under the age of 18 who are unaccompanied or parenting youth, and the children of parenting youth, all 10 households were residing in an Emergency Shelter.

In the 2021 PIT Count, there were 92 veterans identified within a total of 92 households. There were 85 sheltered veterans and 7 veterans who remained unsheltered. One household contains one veteran with 3 other persons. As of the last PIT Count, Tallahassee Housing Authority has provided 227 of its allotted 252 HUD-Veteran Affairs Supportive Housing (HUD-VASH) vouchers. The HUD-VASH program combines Housing Choice Voucher (HCV) rental assistance for veterans who are homeless, targeting those who meet the definition of chronically homeless, with case management and clinical services provided by the North Florida, South Georgia VA Health Care System, and Tallahassee Outpatient VA Medical Centers.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The Black/African American population is the largest population during the PIT Count, identifying a total of 377 persons identified as experiencing homelessness with 341 of those counted as sheltered and 36 unsheltered. There were 208 White persons experiencing homelessness, 160 being sheltered and 48 unsheltered. There were 7 Asian persons experiencing homelessness, 5 being sheltered and 2 unsheltered. 9 individuals identified as American Indian or Alaska Native with 5 sheltered and 4 remained unsheltered. 5 individuals identify as Native Hawaiian or Other Pacific Islander, with all 5 were identified as sheltered. 15 individuals identify as being Multiple Races, with 14 individuals sheltered and one person in this category being unsheltered.

Describe the unmet housing and service needs of qualifying populations, including but not limited to:

- ***Sheltered and unsheltered homeless populations;***
- ***Those currently housed populations at risk of homelessness;***
- ***Other families requiring services or housing assistance or to prevent homelessness;***
and,
- ***Those at greatest risk of housing instability or in unstable housing situations:***

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Big Bend CoC reported a total of 621 persons experiencing homelessness in its 2021 PIT count: comprised of 530 sheltered persons and 91 unsheltered total persons. This indicates there is significant unmet demand for permanent housing solutions in the region. For people to exit Emergency Shelter, Transitional Housing, or unsheltered homelessness, there must be housing available a person can obtain which will then end that person's homelessness.

According to the Big Bend CoC's 2021 System Performance Measures (SPM), in FY 2020 there were 1,383 persons experiencing first time homelessness, which was a decrease from the previous year by 486 individuals. Additionally, the FY 2020 data reports that 81% of persons were successful when placed from street outreach to placement in permanent housing with 97% retention in the permanent housing project and the average length of time persons were residing in Emergency Shelter or Safe Haven was 105 nights.

The subpopulations evaluated in the PIT Count identify individuals who may require intensive supportive services to initially engage and build a relationship with and will then help achieve long-term housing stability. There were 121 persons experiencing homelessness who also self-disclosed having a Severe Mental Illness (SMI), 102 persons with SMI were sheltered and 19 remained unsheltered during the count. Persons who self-disclosed having a disability relating to chronic substance abuse include 35 persons residing in a sheltered location and 9 persons experiencing unsheltered homelessness, totaling 44 individuals. During this count, there were 25 individuals identified as unaccompanied youth, 24 persons were in a sheltered location and one were residing in an unsheltered location at the time of the count. 2 parenting youth households were identified in this count, containing 4 persons that were all in a sheltered location.

A subcategory of persons experiencing literal homelessness are persons who meet the definition of chronic homelessness. This means an individual or head of household who has experienced literal homelessness for 12 months continuously or four episodes in three years totaling 12 months, and the person must have a disabling condition. In 2021, there were a total of 197 persons identified as chronically homeless with 145 residing in emergency shelter and 52 unsheltered at the time of the PIT Count. Chronic homelessness is not limited to single individuals, as 7 households included at least one adult and one child with a total of 27 persons.

Victims of Domestic Violence who are experiencing homelessness total 17 individuals, 14 persons were sheltered while 3 were unsheltered during this PIT Count. All individuals were located at an Emergency Shelter.

Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing:

According to the CoC's 2021 Housing Inventory Count (HIC) report, there are multiple emergency shelters operating in the CoC, including:

1. Big Bend Homeless Coalition (ES for Families)
2. Capital City Youth Services (ES Child-Only Beds)
3. CESC, Inc. (ES Adult-Only and Overflow)
4. Refuge House (ES for Family and Adult Beds)

The 2021 Housing Inventory Count (HIC) identified 333 beds for single adults, 163 beds for families, 18 beds for children, and 13 beds for domestic violence victims and their families associated with the emergency shelters. Unfortunately, the HIC was taken during the height of the COVID-19 Pandemic and included adjusted bed capacities and facilities. Currently, the bed capacities are 240 beds for single adults, 114 beds for families, 16 beds for children, and 17 beds for domestic violence victims and their families.

By the time of the 2021 PIT Count/HIC, the CoC has seen a reduction in transitional housing capacity compared to previous years. Both Wesgate Transitional Housing and Mercy House through Good News Outreach have changed the subpopulations they serve, resulting in a decrease of 67 beds for adults only. In addition, the Transitional Living Program for youth was closed in February 2020, resulting in a reduction of 5 beds for youth only.

The CoC still continues to allocate resources to the three remaining Transitional Housing providers (Brehon Institute for Family Services, Refuge House, and Volunteers of America) to operate 89 transitional housing beds, among five projects, for families and veterans. Of the total transitional housing beds, Refuge House, the provider of Domestic Violence (DV) services and housing supports, operates 25 DV Transitional Housing beds, there are 52 beds operated by Volunteers of America for Transitional Housing for veterans, and re-entry beds are not captured in HMIS HIC data. Brehon Institute operates 12 beds for families.

Identify any gaps within the current shelter and housing inventory as well as the service delivery system:

The gap analysis provided in the table above identifies that the CoC system needs more bed capacity for non-veteran homeless adults. This analysis is based on the 2021 PIT Count and HIC data, which means that the current situation is worse for homeless adults since the emergency shelter capacity for adults dropped from 333 beds to 240. The CoC has also witnessed a significant loss of transitional housing bed capacity for adults with no solution in the near future. The CoC allocates resources to three permanent supportive housing programs for adults of which two are operating near 90% or high utilization of capacity.

As shown in the table, there appears to be more combined bed capacity for families, however it is less than 100 beds. The majority of this capacity is associated with emergency shelters. Although Big Bend Homeless Coalition, Capital City Youth Services, and Refuge House have all been operating at reduced capacity due to the COVID-19 Pandemic, these providers have been slowly increasing emergency shelter bed capacity as safely as possible. For transitional housing for families, the table reports 37 transitional beds are available operating at a combined

54% utilization at the time of the PIT Count. However, 25 of the 37 beds are reserved for DV services. The CoC allocates resources to one permanent supportive housing program for families, A Place Called Home for Families. At the time of the PIT Count, the program was over capacity.

Although not shown in the table above, all of the programs geared towards veterans are operating at near 90% or higher utilization of capacity. Current homeless veteran programs have a reduced ability to service new clients.

Identify the characteristics of housing associated with instability and an increased risk of homelessness if the PJ will include such conditions in its definition of “other populations” as established in the HOME-ARP Notice:

There are 16,735 extremely low-income households in Tallahassee including 1,834 (11%) households with one or more children 6 years old or younger. Approximately 12,434 (74%) extremely low-income households are severely cost-burdened and at risk of homelessness. This includes 11,340 renters and 1,094 owners.

The needs of individual and families at-risk of homeless include short-term or immediate needs and long-term needs that will sustain self-sufficiency. The immediate need of these families is maintaining the housing they currently occupy. For renters, this could mean rent subsidies and utility assistance. Owners may also need temporary financial assistance for foreclosure prevention. Generally, extremely low-income households spend most of their income on housing costs and do not have sufficient funds to cover other basic expenses such as food, medication, or transportation. Therefore, emergency financial assistance, reliable public transportation, and affordable health insurance are other needs that these families typically have. Long-term needs include employment training, educational programs, and access to jobs that pay decent wages. For those families with children that are not yet school-aged, affordable high-quality childcare and early childhood programs are needed.

Rapid re-housing emphasizes housing search and relocation services and short- and medium-term rental assistance to move homeless people as rapidly as possible into permanent housing. According to the HUD 2019 CoC Homeless Assistance Programs Housing Inventory Count Report, the CoC reported 10 year-round rapid re-housing beds for adult-only beds. All 10 of the rapid re-housing beds were dedicated to homeless veterans and their families.

As rapid re-housing participants transition to independent living, their needs consist of locating affordable housing including access to public housing. In order to remain stable in housing, other needs include job training and placement services to increase earning potential. Formerly homeless families and individuals may continue to need supportive services such as medical or mental health treatment and access to and mainstream benefits like Medicaid, SSI, or TANF.

Identify priority needs for qualifying populations:

The categories of housing problems are substandard housing (households lacking complete kitchen or plumbing facilities), overcrowding (more than 1.01- 1.5 persons per room), severe overcrowding (more than 1.51 persons per room), cost burden (more than 30% of the household's gross income is spent on housing costs), and severe cost burden (more than 50% of the household's gross income is spent on housing costs), and zero/negative income households who cannot be cost burdened but still require housing assistance.

The most common housing problem residents of Tallahassee face is housing cost burden and deficit of affordable rental units for those at or below 50% AMI and those at risk of or experiencing homelessness. The number of households with severe housing cost burden and housing cost burden far exceed households living in substandard housing conditions or overcrowded living situations. Approximately 11,578 households experience housing cost burden and 17,994 experience severe cost burden. Renters have a greater rate of cost burden than owners. Data also shows that 599 households live in substandard housing, 1,336 households are overcrowded, and 2,170 households with zero or negative income, that cannot actually have a cost burden, still require housing assistance.

Explain how the level of need and gaps in its shelter and housing inventory and service delivery systems based on the data presented in the plan were determined:

The Needs Assessment identifies the needs in the City in the areas of affordable housing, community development, homelessness, and non-homeless special needs. The Needs Assessment is the basis for the Strategic Plan and will assist the City in targeting limited housing and community development resources. The needs are determined by analyzing quantitative data as well as qualitative data gathered through the citizen participation and consultation process.

The Needs Assessment is divided into the following sections:

Housing Needs Assessment – The analysis of American Community Survey (ACS) and Comprehensive Housing Affordability Strategy (CHAS) data as well as data and information from local sources shows that there is a significant need for affordable housing in the City of Tallahassee. The most common housing problem is cost burden (a family spending more than 30% of their income on housing costs) and impacts extremely low-income families and renters at the greatest level. Among cost-burdened households, American Indian, Alaska Native households have a disproportionately greater need with 63.22% of these households experiencing cost burden. Among severely cost-burdened households, Pacific Islander households and Hispanic households have a disproportionately greater need at 100% and 37.32%, respectively. Over 31,500 or 68.37% of households in Tallahassee with incomes between 0-100% AMI are experiencing at least one of the four housing problems. These housing problems

affect all racial and ethnic groups. However, American Indian, Alaska Native and Pacific Islander households experience the highest rates of housing cost burden, overcrowding, or substandard housing compared to other racial or ethnic groups.

Public Housing – The Tallahassee Housing Authority provides housing opportunities for low income persons. As of May 2020, the agency manages 526 public housing units and 2,241 housing choice vouchers (HCV). The housing needs of residents of public housing are similar to the needs of the population at large. There is a need for additional affordable and available rental housing as demonstrated by the waiting lists for THA programs. The majority of public housing residents and voucher holders are extremely low-income (0-30% AMI) and even with lower rent payments than private housing, public housing residents still experience cost burden.

Homeless Needs Assessment – In FY 2018 there were 2,071 persons experiencing first time homelessness, which was a decrease from the previous year by 238 individuals. Additionally, the FY 2018 data reports that 66% of persons were successful when placed from street outreach to placement in permanent housing with 94% retention in the permanent housing project and the average length of time persons were residing in emergency shelter or Safe Haven was 123 nights.

Non-Homeless Special Needs Assessment – The City identified the non-homeless special needs population that require supportive services as the elderly, frail elderly, persons with disabilities, persons with alcohol or other drug addiction, victims of domestic violence, and persons living with HIV/AIDS and their families. Affordable housing is a high need for these populations as well as support services.

Non-Housing Community Development Needs – Based on information gathered through input from residents and stakeholders as well as the review of local studies, the City's non-housing community development needs include: Public Facilities (senior centers, parks and recreational facilities, and community centers); Public Improvements, specifically street improvements; and Public Services (general support services for various populations, employment training, and homelessness needs).

HOME-ARP Activities

Describe the method for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors and whether the PJ will administer eligible activities directly:

Should the City determine the need of an outside entity to serve as a consultant, service provider, subrecipient or contractor, the City will follow its procurement standards which comply with 2 CFR Part 200 purchasing guidelines. Depending on the activity or service sought will depend on

whether the competitive solicitation will be in the form of an RFQ, RFP or ITB. Preferences for MBE and Section 3 businesses and individuals will be applied.

If any portion of the PJ's HOME-ARP administrative funds were provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program:

N/A

PJs must indicate the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits. The following table may be used to meet this requirement.

Use of HOME-ARP Funding

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$ 355,118		
Acquisition and Development of Non-Congregate Shelters	\$ 0		
Tenant Based Rental Assistance (TBRA)	\$ 0		
Development of Affordable Rental Housing	\$ 3,000,000		
Non-Profit Operating	\$ 0	0 %	5%
Non-Profit Capacity Building	\$ 0	0 %	5%
Administration and Planning	\$ 62,463	7 %	15%
Total HOME ARP Allocation	\$ 3,412,463		

Additional narrative, if applicable:

The additional funds awarded by HUD on April 30, 2025, in the amount of \$5,118.00, will be used to provide additional supportive services.

Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:

The gap and needs analysis show a deficit of units for those at or below 50% AMI or those facing homelessness or other forms of housing instability (i.e., incarceration, domestic violence, etc). These funds provide the City a unique opportunity to fund a multifamily development to specifically address those that are homeless.

HOME-ARP Production Housing Goals

Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:

The City is estimating to produce and support up to 25 units with the HOME-ARP allocation in the form of the acquisition and rehabilitation of a vacant multifamily building or former motel.

Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how it will address the PJ's priority needs:

The City anticipates producing and supporting up to 25 units with the HOME-ARP. These units will be for those homeless or experiencing housing instability. The gap and needs analysis indicate this as a need in the community. These units will also address the City's 2024 Strategic Plan goals of reducing homelessness and conversion of vacant units into affordable housing.

Preferences

Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:

- Preferences cannot violate any applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a).
- PJs are not required to describe specific projects to which the preferences will apply.

The City does not intend to give preference.

If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or category of qualifying population, consistent with the PJ's needs assessment and gap analysis:

NA

If a preference was identified, describe how the PJ will use HOME-ARP funds to address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the preference:

NA

HOME-ARP Refinancing Guidelines

If the PJ intends to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds, the PJ must state its HOME-ARP refinancing guidelines in accordance with [24 CFR 92.206\(b\)](#). The guidelines must describe the conditions under which the PJ will refinance existing debt for a HOME-ARP rental project, including:

- *Establish a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity*

N/A

- *Require a review of management practices to demonstrate that disinvestment in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving qualified populations for the minimum compliance period can be demonstrated.*

N/A

- *State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.*

N/A

- *Specify the required compliance period, whether it is the minimum 15 years or longer.*

N/A

- *State that HOME-ARP funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.*

N/A

- *Other requirements in the PJ's guidelines, if applicable:*

N/A