




HOME-ARP Rental Housing Development

Pre-Proposal Conference
November 16, 2022

Agenda

- ▶ HOME - American Rescue Plan Overview
 - ▶ Tenants in HOME-ARP units
 - ▶ Eligible Activities
 - ▶ Application Overview
 - ▶ Checklist
 - ▶ Evaluation Criteria
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American Rescue Plan Act of 2021

- ▶ \$5 billion to provide housing, services, and other shelter for the homeless and other vulnerable populations
- ▶ Funds allocated to state and local governments through HUD's HOME Program formula
- ▶ Yuma County receives HOME funding through the Yuma County HOME Consortium
- ▶ Consortium members:
 - ▶ Yuma County
 - ▶ City of Yuma
 - ▶ City of San Luis
 - ▶ City of Somerton
 - ▶ Town of Wellton

Allocation of HOME-ARP Funds

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	0.00		
Acquisition and Development of Non-Congregate Shelters	0.00		
Tenant Based Rental Assistance (TBRA)	0.00		
Development of Affordable Rental Housing	2,321,109	85%	
Non-Profit Operating	0.00	0%	5%
Non-Profit Capacity Building	0.00	0%	5%
Administration and Planning	409,607	15%	15%
Total HOME-ARP Allocation	2,730,716		

Tenants in HOME-ARP Units

Qualifying Populations “QP”

1. Homeless
2. At-risk of homelessness
3. Fleeing/attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking
4. Other populations where assistance would:
 - ▶ Prevent homelessness
 - ▶ Serve those with the greatest risk of housing instability
 - ▶ Income \leq 30% AMI
 - ▶ Housing cost burden \geq 50%
 - ▶ Income \leq 50% AMI with other risk factors

Tenants in HOME-ARP Units

Low-Income “LI”

- ▶ Households whose annual income does not exceed 80% of the median income for the area
- ▶ Total household income is calculated using all income sources for household members over the age of 18

HOME-ARP Unit Mix

For all HOME-ARP assisted units:

- ▶ At least 70% of units must be occupied by Qualifying Population “QP” households
- ▶ Up to 30% of units may be occupied by low-income “LI” households

Eligible Rental Development Activities

1. Acquisition of unimproved land and/or existing buildings
2. Demolition
3. New Construction
4. Rehabilitation

Scoring Criteria

Development Team Experience and Capacity	20 points
Property Manager Experience	15 points
Need for HOME-ARP funds/Use of HOME-ARP funds	20 points
Readiness to Proceed	15 points
Project Proposal, Design	10 points
Cost Estimate, Financial Projections, Budget	20 points
Total	100 points
Bonus Points	
Rental Assistance is provided; Developer is a CHDO or Non-Profit; Support Services provided to QP tenants	5 points each

Application Overview

Section 1	General Information
Section 2	Project Schedule
Section 3	Project Team and Organizational Capacity
Section 4	Project Experience
Section 5	Funding Sources and Uses
Section 6	Checklist

Application Checklist

1	Detailed Development/Construction Budget
2	15-year Operating cash-flow projection
3	Letters of commitment for each funding source shown on the Funding Sources and Uses sheet
4	Evidence of equity funds, if equity is committed by the applicant
5	Document evidencing site control (deed, purchase agreement, contract, option)
6	Zoning verification
7	Project Location Map and Site Plan
8	Drawings, Elevations, and/or Plans
9	Narrative description of Project highlighting key design features, amenities, and service elements
10	Letters of interest or commitment for project-based rental assistance, including firm start and end dates
11	Agreements with 3 rd -party Service Providers
12	IRS proof of 501c3, 501c4, or Section 905 subsidiary status, if the applicant is a nonprofit organization

Next Steps



December 28, 2022	Applications due by 4:00 pm (AZ time) HOW to SUBMIT THE PROPOSAL: When you are ready to submit your proposal, email Ray Roberson and he will send you a Secure Share invitation to a secure drop-box.
January 24, 2023	Project selection announced
Applications materials are available at:	
www.yumaaz.gov/government/community-development/neighborhood-services	

The slide features a white background with abstract blue geometric shapes. On the left, a solid blue triangle points downwards. On the right, a complex arrangement of overlapping translucent blue triangles in various shades of blue and teal creates a dynamic, layered effect.

Questions?

Please contact Ray Roberson at ray.roberson@yumaaz.gov or 928-373-5185

or

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THANK-YOU