



# Economic Transformation, Stabilization, & Workforce Development Advisory Commission

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# HOME-American Rescue Plan (HOME-ARP)

- Purpose:** Congress appropriated \$5 billion in ARP funds to be administered through the HOME Investment Partnership Program (HOME) to primarily address homelessness and supportive services needs.
- Allocation:** State of Montana will receive \$11,459,768  
Five (5) percent now available for administrative costs (\$572,988)  
Additional 10 percent (\$1,145,976) available for administrative costs after HOME-ARP Allocation Plan approved by HUD.
- Regulations:** HOME regulations apply except waivers provided by HUD, including no 24-month commitment deadline, no match requirement, and no per unit subsidy limit.
- Expenditure:** HUD expenditure deadline September 2030



# TIMELINE / PROPOSED TIMELINE

- |               |  |
|---------------|--|
| September 13  | HUD issued Requirements for the Use of Funds in the HOME-ARP Program and HOME-ARP Implementation Fact Sheets   |
| September 20  | HUD obligated state of Montana HOME-ARP funds and provided grant agreement for execution   |
| September 24  | Commerce executed HOME-ARP grant agreement and submitted to HUD. Up to 5 percent of total award (\$572,988) will be available for administrative and planning costs                |
| October 27    | Present program overview to Advisory Commission  |
| November 1    | Initiate 90-day consultation period with Continuum of Care, organization and agencies providing services to qualified populations, ARPA internal work group, and elected officials |
| February 2022 | Based on consultation feedback, Montana Housing develops recommendations on use of funds in coordination with ARPA internal work group and Executive branch                        |
| March 2022    | Present summary of consultation results and recommendation on use of funds to Advisory Commission. Initiate 30-day public comment period   |
| April 2022    | Develop HUD-required Allocation Plan and release for minimum HUD-required 15-day comment period  |
| May 2022      | Submit final Allocation Plan to HUD for approval   |



# QUALIFYING POPULATIONS

Qualifying Populations must occupy 70% of the HOME-ARP assisted units

- Homeless as defined at 24 CFR 91.5
- At risk of homelessness as defined at 24 CFR 91.5
- Fleeing or attempting to flee domestic violence, dating violence sexual assault, stalking or human trafficking
- Other households requiring services or housing assistance to prevent homelessness
- Other households at greatest risk of housing instability
- Veterans and families that include a veteran family member

Low-income households, who are not otherwise qualifying populations, may occupy up to 30% of the HOME-ARP assisted units



# ELIGIBLE ACTIVITIES

## **Development of rental housing (single or multi-family)**

- Acquisition, development, refinancing, related soft costs, relocation, capitalization of an operating reserve, ongoing operating cost payments

## **Development of non-congregate shelter**

- Acquisition, demolition, development, related soft costs, capitalization of a replacement reserve

## **Tenant Based Rental Assistance**

## **Supportive Services**

- McKinney-Vento Supportive Services
- Homelessness Prevention Services as defined under ESG
- Housing Counseling Services by HUD-certified for homebuyer or renters

**Operating support of non-profits** (up to 5% of allocation) if undertaking a HOME-ARP activity

**Capacity building for non-profits** (up to 5% of allocation) if undertaking a HOME-ARP activity



# PROJECT EXAMPLES

**Non-Congregate Shelter (NCS)** provides private units or rooms as temporary shelter to individuals and families and does not require occupants to sign a lease or occupancy agreement.

This activity may include the construction of new structures or the acquisition and/or rehabilitation of existing structures, such as motels, nursing homes, or other facilities.

*Excerpt from HOME-ARP Program Fact Sheet: Non-Congregate Shelter*



# PROJECT EXAMPLES

HOME-ARP funds may be used to acquire, construct and rehabilitate **rental housing** for occupancy by individuals and families that meet one of the Qualifying Populations criteria.

HOME-ARP rental housing may include single family or multifamily housing, transitional or permanent housing, group homes, single room occupancy (SRO) units, and manufactured homes.

*Excerpt from HOME-ARP Program Fact Sheet: Rental Housing*



# PROJECT EXAMPLES

**Eligible Supportive Services:** There are three categories specifically included as supportive services under HOME-ARP:

- McKinney-Vento Supportive Services: McKinney-Vento Supportive Services under HOME-ARP are adapted from the services listed in section 401(29) of the McKinney-Vento Homeless Assistance Act (“McKinney-Vento Supportive Services”) (42 U.S.C. 11360(29)).
- Homelessness Prevention Services: HOME-ARP Homelessness Prevention Services are adapted from certain eligible homelessness prevention services under the Emergency Services Grant (ESG) regulations at 24 CFR Part 576.
- Housing counseling services under HOME-ARP are those consistent with the definition of housing counseling and housing counseling services defined at 24 CFR 5.100 and 5.111, respectively, except that homeowner assistance and related services are not eligible HOME-ARP activities

*Excerpt from HOME-ARP Program Fact Sheet: Supportive Services*





# PROJECT EXAMPLES

## **Nonprofit Operating Assistance**

Operating expense assistance is defined as reasonable and necessary costs of operating the nonprofit organization. Eligible costs include:

- Employee salaries, wages and other employee compensation and benefits
- Employee education, training and travel
- Rent
- Utilities
- Communication costs
- Taxes
- Insurance
- Equipment, materials, and supplies.

*Excerpt from HOME-ARP Program Fact Sheet: Nonprofit Operating and Capacity Building Assistance*



# PROJECT EXAMPLES

## **Nonprofit Capacity Building Assistance**

Capacity building expenses are defined as reasonable and necessary general operating costs that will result in expansion or improvement of an organization's ability to successfully carry out for eligible HOME-ARP activities.

Eligible costs include:

- Salaries for new hires including wages and other employee compensation and benefits;
- Employee training or other staff development that enhances an employee's skill set and expertise; Equipment (e.g. computer software or programs that improve organizational processes), upgrades to materials, and supplies; and
- Contracts for technical assistance or for consultants with expertise related to the HOME-ARP qualifying populations.

*Excerpt from HOME-ARP Program Fact Sheet: Nonprofit Operating and Capacity Building Assistance*



# FOR MORE INFORMATION



## MONTANA HOUSING

Montana Department of Commerce

[HOUSING.MT.GOV](http://HOUSING.MT.GOV)

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# MONTANA

