

**COUNTY OF UNION  
HOME INVESTMENT PARTNERSHIPS  
PROGRAM-AMERICAN RESCUE PLAN  
(HOME-ARP)  
TECHNICAL ASSISTANCE SESSION**

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**JULY 30, 2024 & AUGUST 1, 2024  
1:00 PM**



**UNION COUNTY**  
*We're Connected to You!*



# Important Dates

- RFP opening will be held on **August 22, 2024** at **11:30 am**.
- Last day for questions (must be in writing or email) is **August 19<sup>th</sup>, 2024** at **5:00 pm**.

# County of Union HOME-ARP Background

- The American Rescue Plan Act of 2021 appropriated \$5 billion to the HOME Program in order to provide housing, services, and shelter to individuals experiencing homelessness and other vulnerable populations.
- Upon approval of the County of Union's HOME-ARP Allocation Plan on April 6, 2022, the Department of Housing and Urban Development awarded the County and total of \$ 4,456,332.00 in ARP funds.

# CPD Notice-21-10

- HUD CPD Notice 21-10 : Requirements for the Use of Funds in the HOME-American Rescue Plan Program
  - Details the rules and regulations for the HOME-American Rescue Plan Program, all prospective applicants **MUST** familiarize themselves with this document.
- CPD Notice 21-10 will be sent to anyone who requests an application via the RFP page on UCNJ.org, the link is also included on the public notice.

- <https://ucnj.org/department-of-economic-development/>
  - Under the “resources” tab in The Bureau of Community Development section

### Bureau of Community Development

- Phone: 908-527-4023
- Fax: 908-352-3980
- E-mail: [commdevinfo@ucnj.org](mailto:commdevinfo@ucnj.org)
- Website: [Click here](#)

Oversees the federally funded Community Development Block Grant Program (CDBG). CDBG funds are used for a wide range of community development activities directed toward neighborhood revitalization, economic development, social service programs and improvements to community facilities.

#### Resources

- 2024 Home-ARP Program
  - [RFP Request Form](#)
  - [CPD Notice-21-10](#)



# Qualifying Populations (CPD 21-10:Section IV)

- Homeless
- At Risk of Homelessness
- Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking or Human Trafficking.
- Other Populations
  - Households previously qualified as homeless and are currently housed due to temporary or emergency assistance.
  - Veterans and Families that include a Veteran Family member and meet one of the criteria listed in Section IV of CPD Notice 21-10.

## Eligible HOME-ARP Activities (CPD-21-10:Section VI)

- Acquisition, Rehabilitation and Construction of Rental Housing.
- Tenant-Based Rental Assistance (TBRA).
- Provision of Supportive Services.
- Acquisition and Development of Non-Congregate Shelters.

# Rental Housing

- HOME-ARP funds may be used to acquire, rehabilitate, or construct affordable rental housing primarily for occupancy by households of individuals and families that meet the definition of one or more of the qualifying populations described in Section IV.A of CPD Notice 21-10.
- Rental projects must remain affordable for at least 15 years.
- Eligible HOME-ARP rental housing includes “housing” as defined at 24 CFR 92.2, including but not limited to manufactured housing, single room occupancy (SRO) units, and permanent supportive housing.
  - Emergency shelters, hotels, and motels (including those currently operating as non-congregate shelter), facilities such as nursing homes, residential treatment facilities, correctional facilities, halfway houses, and housing for students or dormitories do not constitute housing in the HOME-ARP program.
  - However, HOME-ARP funds may be used to acquire and rehabilitate such structures into HOME-ARP rental housing.



# HOME Program Rental Income Limits

- For rental housing projects, *unless* the tenants meet the definition of homeless, the income limit is capped at **30%** of the Area Median Income (AMI).
- *There are certain circumstances where a tenant can be 50% AMI and under, if they meet a condition listed in CPD 21-10, (IV), (A), (2), (1), (iii).*
- *70% of ARP rental units must be occupied by tenants who meet the definition of a qualifying population, the final 30% may be designated to tenants who are defined by HUD as "low-income" (51% - 80% AMI).*

| Household Size | 30% Income Limit |
|----------------|------------------|
| 1              | \$27,400.00      |
| 2              | \$31,300.00      |
| 3              | \$35,200.00      |
| 4              | \$39,100.00      |
| 5              | \$42,250.00      |
| 6              | \$45,400.00      |
| 7              | \$48,500.00      |
| 8              | \$51,650.00      |

# HOME Program Rental Limits

- Tenants (designated as qualifying populations) rental payments, including their share of utility allowance, **MUST** be under the *Low Home* rent limit.

| # of bedrooms | LOW HOME RENT | HIGH HOME RENT |
|---------------|---------------|----------------|
| EFFICIENCY    | \$1,141.00    | \$1,379.00     |
| 1             | \$1,222.00    | \$1,569.00     |
| 2             | \$1,466.00    | \$1,884.00     |
| 3             | \$1,694.00    | \$2,169.00     |
| 4             | \$1,890.00    | \$2,400.00     |
| 5             | \$2,085.00    | \$2,629.00     |
| 6             | \$2,280.00    | \$2,859.00     |

# Tenant-Based Rental Assistance

- HOME-ARP funds may be used to provide Tenant-Based Rental Assistance to qualifying households (“**HOME-ARP TBRA**”). In HOME-ARP TBRA, the PJ assists a qualifying household with payments to cover the entire or insufficient amounts that the qualifying household cannot pay for housing and housing-related costs, such as rental assistance, security deposits, and utility deposits.
  - HOME-ARP TBRA assisted households may choose to rent a unit in a HOME-ARP rental project or any other eligible rental unit. HOME-ARP TBRA is a form of rental assistance that is attached to the household and not a particular rental unit.
- Only individuals and families in the qualifying populations are eligible to receive HOME-ARP TBRA assistance.
- TBRA may be offered in conjunction with supportive services that are outlined in **Section VI.D** of CPD Notice-21-10.

# Supportive Services

- HOME-ARP funds may be used to provide a broad range of supportive services to qualifying individuals or families as a separate activity or in combination with other HOME-ARP activities.
- Supportive services included but are not limited to:
  - Education services
  - Employment assistance and job training
  - Food related services
  - Housing search and counseling services
  - Legal services
  - Life skills training
  - Mental health services
  - Outpatient health services
  - Substance abuse treatment services
  - Transportation
  - Case management
  - Mediation
  - Credit repair
  - Landlord/tenant liaison
  - Services for special populations
  - Financial assistance costs

# Non-Congregate Shelters (NCS)

- HOME-ARP funds may be used to **acquire** and **develop** HOME-ARP NCS for individuals and families in qualifying populations.
- A non-congregate shelter (NCS) is one or more buildings that provide 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 but is not limited to the acquisition of land and construction of HOME-ARP NCS or acquisition and/or rehabilitation of existing structures such as motels, hotels, or other facilities to be used for HOME-ARP NCS.

# Conclusion

- The recording and slides for the technical assistance sessions will be posted on the Department of Economic Development's website using the following link:
- <https://ucnj.org/departments-of-economic-development/>
  - Slides and recording will be under the Bureau of Community Development resources tab.

Q & A