

City of Flint

HOME-ARP Q&A responses to post

Is this grant for non-profits only?

The grant can be used by for-profit or non-profit housing developers, housing authorities, non-profits, or any other groups that can demonstrate the ability to serve members of the Qualifying Populations (QPs).

Are the allocations included in the RFP the TOTAL amount available through September 2030?

Yes, the allocations listed in the RFP reflect the total funds available. All funds must be fully expended by September 2030. Applicants can use HOME-ARP funds as they see fit during one or more years. For HOME-ARP Rental Housing, applicants should read Section VI.B of the HOME-ARP Notice closely in order to understand timeframes for project completion and occupancy. HOME-ARP Rental Housing must be developed and occupied by September 2030.

Households must meet HOME-ARP eligibility through one of the Qualifying Populations at the point when they enter a project or activity. If the household's circumstances change during their participation, they remain eligible for HOME-ARP services or housing while living in the unit or participating in services.

It sounds like the supportive services program has to be a new program.

Adding new supportive services to current programs will work as long as the funds are used only for members of a QP and for eligible uses. Existing tenants who were previously homeless may not be eligible for HOME-ARP; this is a question to clarify through HUD CoC rules for the specific housing program in which they reside.

Can the funds be used for procurement of property or only for new development?

HOME-ARP funds can be used for renovation, acquisition, or new development.

After the grants are submitted, when and how will awards be announced, and when will funds be available?

The selection committee will consist of staff from the City of Flint and HOME-ARP consultants. This group will forward recommendations to the City Wide Assessment Committee which consists of a resident representative from each ward of the city. At that time, proposals will go before the City Council for approval, after which contracts will need

to be signed. As a new HUD program, HOME-ARP has some unique requirements, and the City anticipates that many proposals will be adjusted to ensure alignment and compliance with HOME-ARP. The award and contracting process will vary for each organization.

Why was the non-congregate shelter not included for funding?

As part of producing the City’s HOME-ARP Allocation Plan, in March 2023 the City sent out surveys to all Continuum of Care member organizations and other local agencies that work with populations to be served with HOME-ARP funds. In May 2024, in developing the HOME-ARP RFP, the City asked the CoC Executive Committee to poll its members again, to see whether priorities had changed. The consensus remained that adding congregate or non-congregate shelter units was not a priority for the Flint community.

What category of funding can Veterans fall into to qualify for funding needs?

As stated in Section IV.A of the HOME-ARP Notice, “Veterans and Families that include a Veteran Family Member that meet the criteria for one of the qualifying populations described above are eligible to receive HOME-ARP assistance.” HOME-ARP allows a project or program to create a preference for one or more QP, and it’s possible to use “Veteran Status” as a Method of Prioritization within that preference.

If housing development projects are in progress before grant awards are announced, can HOME-ARP funding be used?

No, HOME-ARP funding cannot be used for existing projects that have already begun the development process.

If an organization purchases a home to meet the objectives of housing a QP household into a unit, what happens after September 2030?

Note that home ownership in any form is not an eligible activity under HOME-ARP. The period of compliance of 15 years is the minimum time a HOME-ARP assisted unit must be rented to a QP household and be subject to HOME-ARP compliance monitoring. The terms of the loan and other City requirements would govern what actions the owner is allowed at the end of the HOME-ARP compliance period. The HOME-ARP Agreement executed between the developer and the City will establish those requirements.

If the owner places a zero-income person in the house who pays the rent and bills? After 15 years will the owner be able to sell the home or will it be like the HOME funding?

Notice CPD 21-10 addresses the issue of a QP tenant with little or no income on pages 20 and 21. The options include seeking project-based assistance from a PHA, or, in a larger development with market-rate units, providing an internal subsidy from the income created by higher rent units. The HOME-ARP program also permits the City to use HOME-ARP funds to provide ongoing operating cost assistance or capitalize an operating cost assistance reserve to address operating deficits. As with any rental development application the City of Flint will carefully review the financial feasibility of a proposed project and such a review includes operating budget assumptions.

The City of Flint and Genesee County received HOME-ARP funding so once Genesee County makes a decision on their allocation of funding it might be possible for a collaboration to take place in some cases with both pots of funding?

Genesee County will be using their funding strictly for affordable housing, and their funds will be used throughout the county. The City of Flint will be excluded from receiving any funds for their HOME-ARP.

The current HOME regulations at Section 92.201(a)(2) allow two adjacent Participating Jurisdictions (PJs) to jointly fund a project with HOME funds, and we assume that would be the case with HOME-ARP as well. However, joint funding is unlikely because each jurisdiction has its own unique HOME-ARP Allocation Plan and likely different approaches to using its allocation of funds.