

**2022-2023  
HOME Investment  
Partnership Program &  
Substantial Amendment  
PY 2021 - HOME  
Investment Partnership-  
American Rescue Plan  
(HOME-ARP)  
Citizen Participation**

Hearing information for the 2022-2023 HOME Investment Partnership Program (HOME) and HOME Investment Partnership-American Rescue Plan Program (HOME-ARP) January 10 and January 12, 2022

City of Anderson, Indiana  
Community Development  
Department



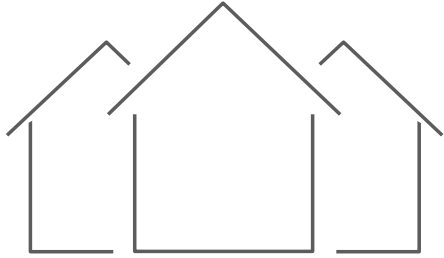
Thomas Broderick, Jr., Mayor

Lelia Kelley, Director

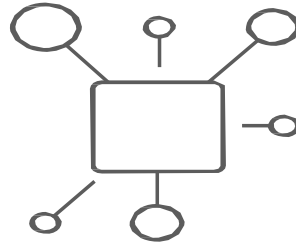
Amber Lewis-Lilly,  
Contract Specialist



# Strengthening Communities



**HOME-AFFORDABLE HOUSING &  
HOME-ARP: HOMELESS  
INTERVENTION**



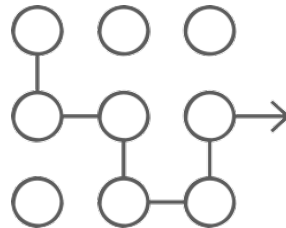
**BROADBAND  
INFRASTRUCTURE**



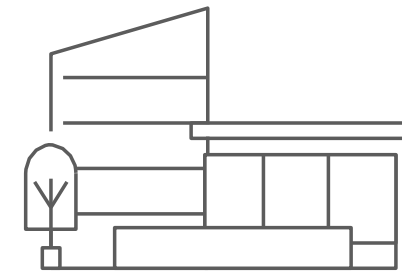
**Home-Downpayment Assistance  
ARP-Rent Assistance**



**ARP-Housing  
Supportive Services &  
Operating Cost Assistance**



**ARP-Coordinated Entry &  
CoC Partnerships**



**Non-Congregate Shelter**

# We are seeking your feedback!

We need your help in the preparation with:

- 2022-2023 HOME Investment Partnership Program (HOME) for the Annual Action Plan
- 2021 Substantial Amendment - HOME Investment Partnership-American Rescue Plan Program (HOME-ARP)

Your comments will help inform the department about needs and community priorities and the distribution of HUD funds during the next year.

- **Log-in** – so we have your contact information
- **Provide Public Comments** – via public hearing and;
- **Link to HOME-ARP Needs Survey** – Available January 7, 2022 to February 28, 2022
- <https://www.surveymonkey.com/r/FFBH3L5>
- **Submit Written Comments** – via email or mail until February 8, 2022 by 3:00 p.m.

# Public Participation

- Central to the Action Plan process
- Absolutely makes a difference
- Statistics matter, but they don't tell the whole story
- Public Participation includes:
  - ✓ Meetings with municipal staff and service providers
  - ✓ Individual conversations with diverse of stakeholders
  - ✓ Consultations with cross-sector entities (government, for-profits, & nonprofits)
  - ✓ Community Surveys
  - ✓ Public Comments, Meetings, and Hearings

# Annual Action Plan Overview

# Why the Annual Action Plan?

- Guides the City's use of funds allocated from HUD
- Serves as the City's annual application for federal funds
  - \$364,818 HOME (HOME Investment Partnerships)
  - Estimated 5-Year Projection**
  - \$1,824,420 HOME (HOME Investment Partnerships)
- HOME Investment Partnership-American Rescue Plan estimated funding
  - \$1,372,583 HOME-ARP
- Required every year
- Administered by the City of Anderson, IN Community Development Department
- Program year June 1 to May 31

# Purpose of the Annual Action Plan

- Benefits low-income households and communities
- Identifies housing and community development needs
- Sets priorities and develops strategies to address local needs
- Contents of the plan must include:
  - ✓ Consolidated Plan Market Analysis
  - ✓ Application Request for Sub-recipients and Housing Providers
  - ✓ Fair Housing Strategy and Analysis of Impediments to Fair Housing Choice
  - ✓ 2022-2023 Annual Action Plan submitted to HUD for Approval
  - ✓ 2021 Substantial Amendment – HOME ARP to HUD for Approval

# Annual Action Plan HOME Program Timeline

HOME-ARP Needs Survey	• January 7, 2022 – February 28, 2022
Consultation with stakeholders	• December 2021 – Ongoing
Public Hearings	• January 10, 2022 & January 12, 2022
**HOME Applications for Funding Due	• <b>January 24, 2022 by 3:00 p.m.</b>
HOME ARP Applications for Funding Due	• <b>March 31, 2022 by 3:00 p.m.</b>
Draft Annual Action Plans Publication	• May 20, 2022 est.
30-day comment period on draft plan	• May 20, 2022 – June 20, 2022 est.
Action Plan submitted to HUD	• June 21, 2022 est.
Program-year Start Date	• June 1, 2021



# HOME Investment Partnership Program (HOME)

Administered by the City of Anderson Community Development  
Department

# HOME Program Objectives

## HOME Down Payment Assistance

- Provide decent affordable housing units to low-and very low-income households
- First time homebuyer
- Up to \$7,500 grant assistance

## HOME Community Housing Development Organization (CHDO)

- Affordable housing development
- Supportive services
- Community building

# HOME Program Objectives

## HOME Residential New Construction/Rental Rehabilitation

Expanding affordable housing for:

- 1<sup>st</sup>-time homebuyers
- Low-mod income renters

Broadband Requirements:

- New Construction Rental Project of a building with more than 4 rental units
- Substantial Rehabilitation Rental Project of a building with more than 4 rental units (The defects are either so critical or so widespread that the structure should be extensively repaired. For full definition: 24 CFR 5.100)

# HOME Program Targeted Proposal Projects for the PY2022-2023

- Rental Housing – New Construction and Rehabilitation
- Multi-Unit Development Only (6-unit development minimum)
- Dwelling Unit Sizes: Large families 3-bedroom & Up and 1-bedroom units
- All HOME Projects require an Affordability Period of 5 to 20 years
- Supportive Services are encouraged, including:
  - Housing Counseling: Fair Housing Education & Landlord/Tenant Education, Workforce, Education, and Social Service Navigation Support

# Targeted Proposal Project for PY2022-2023, Continued

- Homeownership Housing: New construction
- Blight elimination for new construction
- Associated Supportive Services are encouraged, including:
  - Housing Counseling: Homeownership Education, Fair Housing Education, Financial Management and Budgeting
  - Credit Repair
  - Down Payment Assistance
  - Workforce and Education Supportive Services

# Research, Analysis, and Planning

# HOME ARP Community Survey

- Survey: January 7 – February 28, 2022
- Sent to community members through all City social media outlets, interest parties email list, virtual community meetings, local newspaper, and City website
- Input informs and;
- Identifies resident's top priorities:
  - Survey results are reported out with the Annual Action Plan
  - Est. Publish Date: May 20, 2022
- Meeting #1:  
DATE: Monday, January 10, 2022  
TIME: 5:30 pm Link to joint the webinar:
  - <https://cityofanderson.zoom.us/j/88971476369?pwd=TEludm5uZkcwa3Noa1JsNWErZkZwdz09>
  - Passcode: 284621

- HOME ARP-Community Needs Survey:
  - <https://www.surveymonkey.com/r/FFBH3L5>
  - 2020-2024 Consolidated Plan:  
<https://www.cityofanderson.com/DocumentCenter/View/3914/2020-2024-Consolidated-Plan>
  - 2020 AI Report: Section E-Disproportionate Housing Needs Analysis:  
<https://www.cityofanderson.com/DocumentCenter/View/3899/Section-E--Disproportionate-Housing-Needs-Analysis>
- Meeting #2:  
DATE: Wednesday, January 12, 2022  
TIME: 1:30 pm Link to join the webinar:
  - <https://cityofanderson.zoom.us/j/87001316260?pwd=RElnV3VOZDZVQ0d5YllraTFKOTEyUT09>
  - Passcode: 569437

# HOME Request for Funding

Three primary types of grantees: 1) Sub-recipient, 2) Developer, and 3) CHDO

Keys to a successful project:

Step 1: Strong Project administration and financial accounting recordkeeping

Step 2: Document, document, document. If you're unsure, document

Step 3: Strong client intake process: Household Income qualification documentation (documenting services to HUD-qualified low-mod residents)

Step 4: Submission of financial expenditures for reimbursement with approved supporting documentation (documenting program expenses)



# Application Process

**Step 1:** Determine which application best suites your project.

**Step 2:** Download a copy of the application from:

**Step 3:** Review submission requirements.

<https://www.cityofanderson.com/152/Community-Development>

**Step 4:** Choose correct National Objective, Target Population, Census Tract Area served, and review Household Income Guidelines.

**Step 5:** Project description must include how you plan to collect household income documentation(provide a copy of the intake form).

# Application Process Cont'd

**Step 6:** Complete application and review HUD Income Calculator

Training Link: <https://www.hudexchange.info/trainings/courses/using-the-income-calculator-to-determine-annual-income-webinar1/>

**Step 7:** Use the Application Checklist to ensure all required documents are attached to application.

**Step 8:** Submit 1 Original Copy and 2 Copies of application.

**Step 9:** Submit application by deadline of January 24, 2022 by 3:00 pm

Applications can be mailed or hand-delivered to the Board of Public Works, 120 East 8<sup>th</sup> Street, 5<sup>th</sup> Floor, Anderson, Indiana 46016

# Application Process Cont'd

**Step 10:** Grant Committee Review and analysis of organizations matching resources.

**Step 11:** Notification of Pre-Award Letter and One-on-One Grantee Meetings with at least two representatives from organization. Preferably the project oversight person and financial person.

**All projects must not begin before June 1, 2022**

**Program-year ends May 31, 2023**

# HOME Investment Partnership- American Rescue Plan (HOME-ARP)

- The City of Anderson estimates \$1,372,583 in HOME Investment Partnership-American Rescue Plan funding.
- HOME-ARP funding can only be used to provide homelessness assistance and supportive services.
- Funds can be used for:
  - ✓ Non-congregate shelters
  - ✓ Rental Housing for qualified populations
  - ✓ Supportive services for HOME-ARP qualified populations, and
  - ✓ Capacity assistance and Operation Reserves for organizations that will carry out HOME-ARP projects.

# HOME-ARP Qualifying Populations

- **Homeless:** Families or individuals at or below 30% AMI with no shelter and unaccompanied youth under 25 yrs. Old. Must meet the McKinney-Vento Homeless Assistance Act-

[https://nche.ed.gov/wp-content/uploads/2018/10/det\\_elig.pdf](https://nche.ed.gov/wp-content/uploads/2018/10/det_elig.pdf)

<https://nche.ed.gov/wp-content/uploads/2020/05/NCHE-Eligibility-Flowchart.pdf>

- **At Risk of Homelessness:** As defined in 24 CFR  
<https://www.ecfr.gov/current/title-24/subtitle-A/part-91/subpart-A/section-91.5>

# HOME-ARP Qualifying Populations Continued

- Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD

<https://www.ecfr.gov/current/title-24/subtitle-A/part-5/subpart-L/section-5.2003>

- Other Populations – Families Requiring Services or Housing Assistance to Prevent Homelessness; or At Greatest Risk of Housing Instability
- Veterans and Families that include a Veteran Family Member

# HOME-ARP Qualifying Activities

- **Non-Congregate Shelters:**  
<https://www.hud.gov/sites/dfiles/CPD/documents/HOME-ARP-Noncongregate-Shelter-Fact-Sheet.pdf>
- **Supportive Services:** <https://www.hud.gov/sites/dfiles/CPD/documents/HOME-ARP-Supportive-Services-Fact-Sheet.pdf>
- **Rental Housing:** <https://www.hud.gov/sites/dfiles/CPD/documents/HOME-ARP-Rental-Fact-Sheet091321.pdf>
- **TBRA:** <https://www.hud.gov/sites/dfiles/CPD/documents/HOME-ARP-TBRA-Fact-Sheet.pdf>
- **Nonprofit Operating & Capacity Building Assistance (for the ARP Project):**  
<https://www.hud.gov/sites/dfiles/CPD/documents/HOME-ARP-Operating-Assistance-and-Capacity-Building-Fact-Sheet.pdf>

# Next Steps and Conclusion



# Next Steps

- HOME & CHDO Applications Available: **December 20, 2021**
- HOME & CHDO Applications Due: **January 24, 2022 by 3 p.m.**
- HOME ARP Applications Available: **February 28, 2022 by 8 a.m.**
- HOME ARP Applications Due: **March 31, 2022**
- 2022-2023 Annual Action Plan 30-day comment period.
- HOME-ARP a 15-day comment period is permitted to expedite access to funding.
  - Submit written public comments via mail May 20, 2022 to June 20, 2022 by 3:00 pm.
  - Comments submitted via email, phone calls, or written correspondence via postal mail until the close of the public comment period.
- **Review of Public Comments**
- **The Action Plans submitted to HUD by June 21, 2022.**
  - A final PDF document version of the Plan will be available on the Community Development website after HUD approval.

# Additional Background Information

## HOME Investment Partnership Program

<https://www.hudexchange.info/programs/home/>

- **Rental Development**

<https://www.hudexchange.info/programs/home/topics/rental-housing/#policy-guidance-and-faqs>

- **Tenant Based Rental Assistance (TBRA)**

<https://www.hudexchange.info/programs/home/topics/tbra/#policy-guidance-and-faqs>

## City of Anderson Community Development Website: Funding Applications

<https://www.cityofanderson.com/1147/Grant-Applications>

## City of Anderson Facebook Page

<https://www.facebook.com/anderson.indiana>

## City of Anderson Community Development Facebook Page

<https://www.facebook.com/CommunityDevelopment2016>

# Links for HOME-ARP

HUD HOME-ARP page

<https://www.hudexchange.info/programs/home-arp/>

HOME-ARP Implementation Notice Fact Sheets

<https://www.hudexchange.info/resource/6480/home-arp-implementation-notice-fact-sheets/>

Notice CPD-21-10: Requirements for the Use of Funds in the HOME-ARP Program

<https://www.hud.gov/sites/dfiles/OCHCO/documents/2021-10cpdn.pdf>

# Questions or comments from the public

**Please state your name, the organization you are representing, and then your question/comment.**