

HOME-ARP Allocation Plan Public Hearing

COUNTY OF HENRICO
DEPARTMENT OF COMMUNITY REVITALIZATION

February 16, 2023





This slide deck was presented on February 16, 2023, for the HOME-ARP Allocation Plan public hearing held at Fairfield Library. These slides are a portion of the information shared at this public hearing, and served as a way to initiate public comment and discussion. If there are questions or comments about this slide deck, please submit them via email to revitalization@henrico.us or by calling (804) 501-7640.



... Meeting Agenda

- HOME-ARP: What is it?
- Qualifying Populations
- Eligible Activities
- HOME-ARP Allocation Plan
- Findings
- Proposed Use of Funding
- What Comes Next
- Public Comment and Discussion



... HOME-ARP: What is it?

- Special **one-time allocation** created by the American Rescue Plan Act (ARP) of 2021
- Administered by the U.S. Department of Housing and Urban Development (HUD)
- Henrico County received an allocation of **\$3,216,865**
- Funds are to be used for the **creation or rehabilitation of affordable housing and supportive services** for four types of qualifying populations





Qualifying Populations

QP1 - Homeless

- Experiencing literal homelessness, with no permanent shelter options
- Will imminently lose their primary residence (14 days)



QP2 - At-Risk of Homelessness

- Individuals and households that have an income that is 30% or below of the Area Median Income (AMI)
- Are housing cost burdened and are experiencing one or more housing problems classifying their permanent residence as "inadequate" or "unstable"





Qualifying Populations

QP3 - Fleeing or Attempting to Flee Domestic Violence

- Individuals and households that are fleeing or attempting to flee:
 - Domestic Violence
 - Sexual Assault
 - Human Trafficking
 - Stalking
 - Dating Violence
 - Labor Trafficking

QP4 - Other Populations

- Those with the greatest risk of housing instability:
 - AMI \leq 50% and lives in housing that is classified as "unstable"; moved two or more times in 60 days; lives in a hotel or motel; exiting a publicly funded institution or system of care; among others
- Veterans and families that include a Veteran family member



... Eligible Activities

There are five eligible activities that can be pursued using HOME-ARP funds to assist the four qualifying populations:

1. Development, Acquisition, or Rehabilitation of Affordable Rental Housing*
2. Tenant-Based Rental Assistance (TBRA)
3. Supportive Services*
4. Acquisition and Development of Non-Congregate Shelter (NCS)
5. Nonprofit Operating and Capacity Building



HOME-ARP Affordable Rental Housing



Acquisition, rehabilitation, or development of affordable rental housing primarily (70%) for those of the qualifying populations.

FY 2023 Richmond, VA MSA Fair Market Rents				
Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
\$1,157	\$1,183	\$1,336	\$1,727	\$2,100

Source: U.S. Department of Housing and Urban Development, Fair Market Rent Documentation System

Examples:

1. Rental units at or below fair market rent
2. Permanent Supportive Housing
3. Single Room Occupancy (SRO) units



Supportive Services



Funding used to assist households and individuals experiencing homelessness or are at-risk of homelessness through various means beyond housing.

Examples:

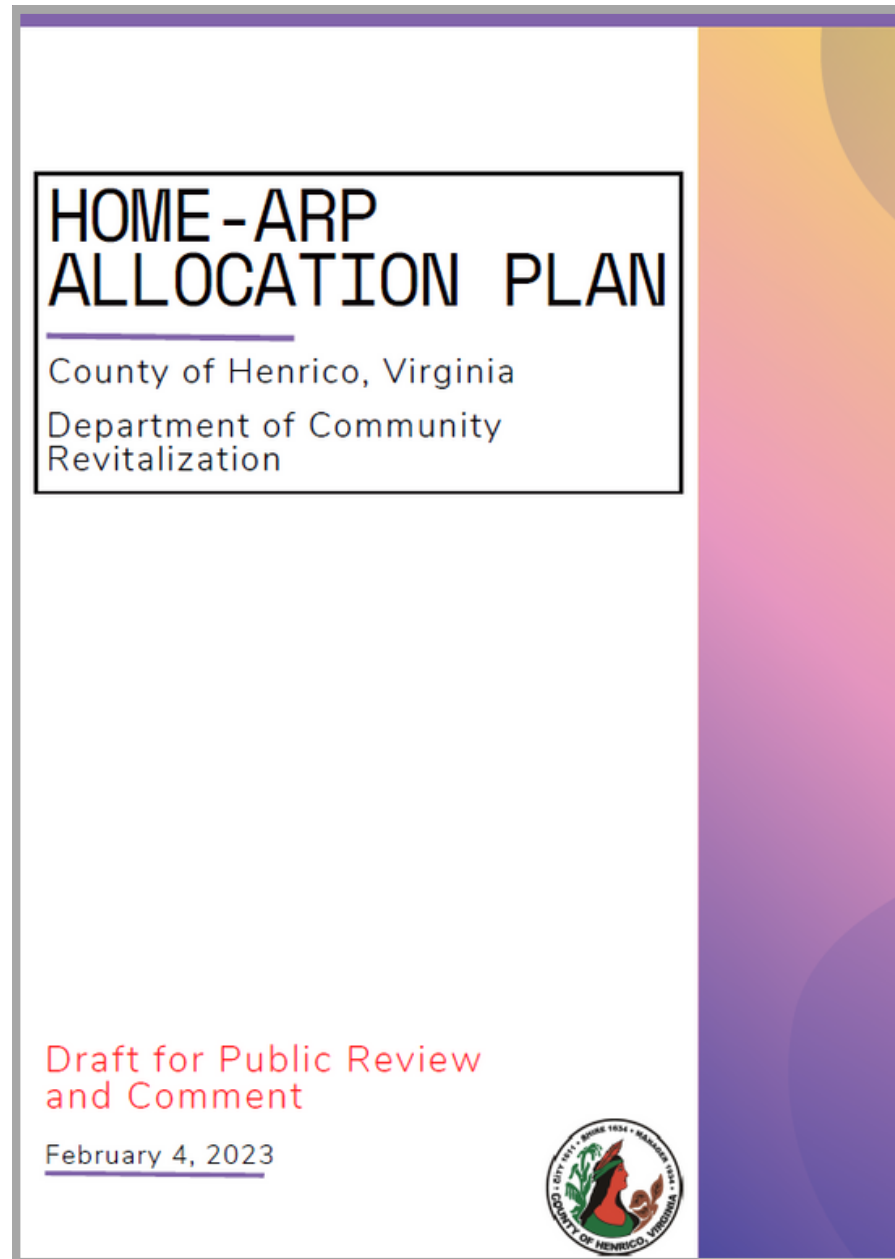
1. Case management
2. Short-term rental assistance
3. Child care costs
4. Housing search and counseling services
5. Legal services
6. Health services and many more.





How does Henrico County get access to these funds?

HOME-ARP Allocation Plan



- Must complete a HOME-ARP Allocation Plan by **March 31, 2023**
- HOME-ARP Allocation Plan is submitted to HUD as a substantial amendment to the *2021-22 Annual Action Plan*
- HOME-ARP Allocation Plan must have:
 - Stakeholder consultations
 - Needs assessment & gaps analysis of the current housing inventory and homeless services system
 - Proposed uses of the funds and what populations each use serves



STAKEHOLDER CONSULTATION



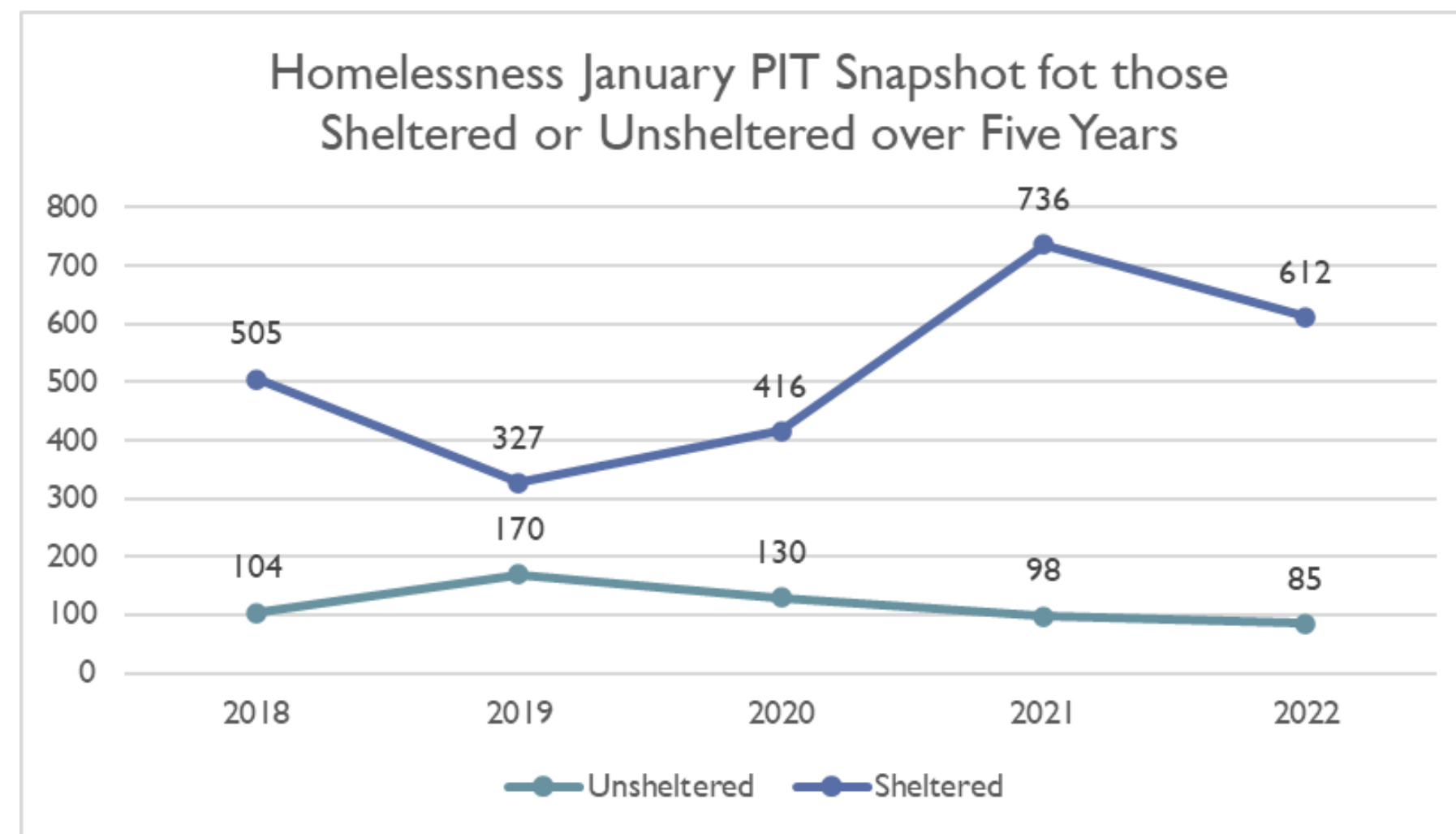
- Consulted with 28 agencies that either work with the qualifying populations or in fields related to housing
- Spoke with 14 persons currently experiencing homelessness
- Key take-a-ways from the consultations include:
 - Need for **affordable units** for those with an income of 30% or below AMI
 - **Supportive services** to provide stabilization for those living in the affordable units
 - "Flexible Funding" for service providers to use to assist households on a **case-by-case basis**



NEEDS ASSESSMENT & GAPS ANALYSIS



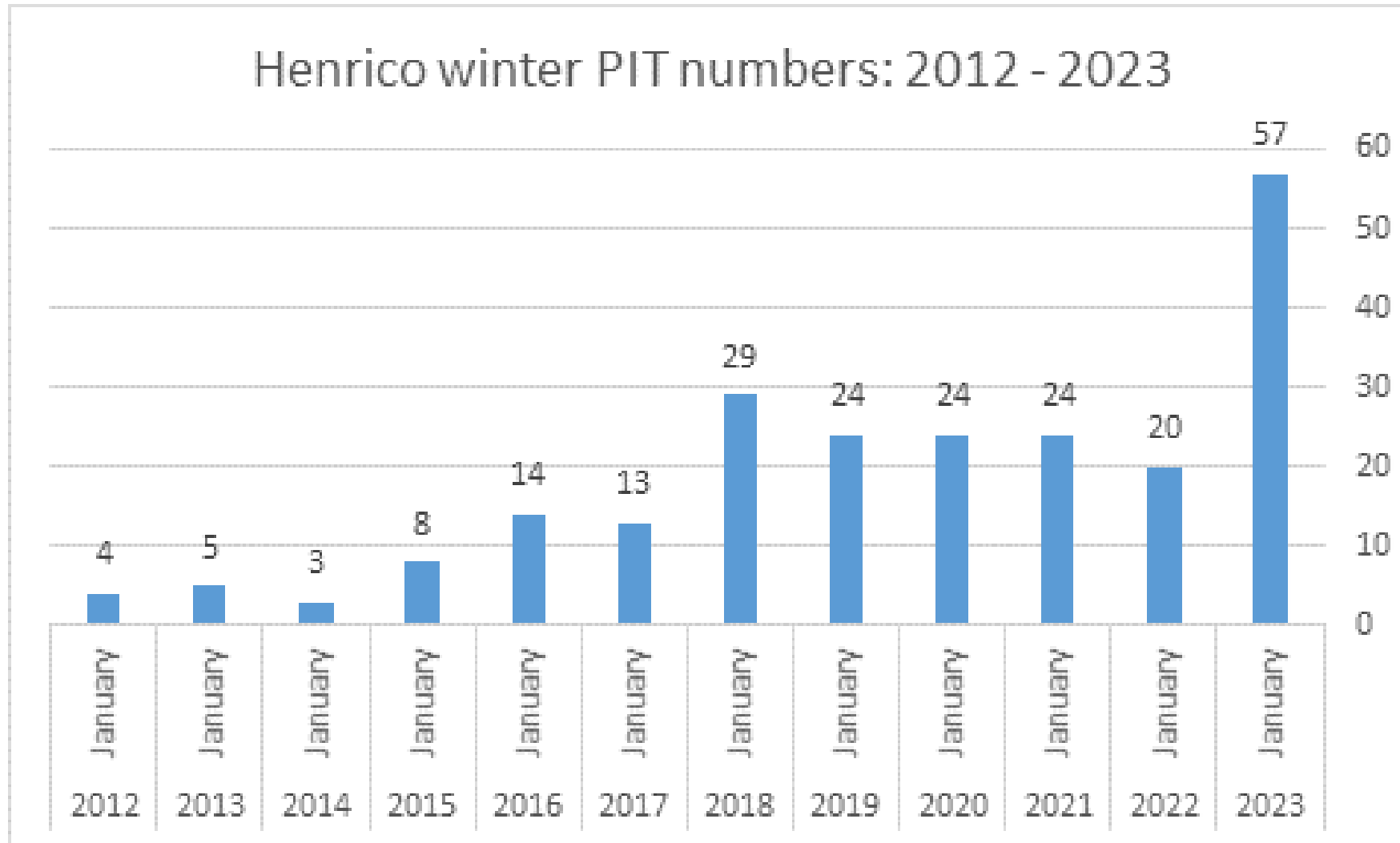
- 697 persons (513 households) were experiencing homelessness in the Richmond Region in January 2022
 - 428 households were adult only
 - 85 households had at least one child
- 27.6% Increase from January 2020
- 220 persons fit the definition of chronic homelessness
- 28.4% of persons experiencing homelessness have a history with domestic violence



Source: Homeward, Point in Time Count Reports



NEEDS ASSESSMENT & GAPS ANALYSIS



Source: Homeward, Point in Time Count Reports

- Henrico counted 57 persons in the January 2023 PIT
- From Oct. 2020 to Sept. 2021, 860 persons (557 households) entered into the Homeless Management Information System reported Henrico as their last permanent residence



NEEDS ASSESSMENT & GAPS ANALYSIS



- Renters between 0-30% AMI:
 - Total of 9,160
 - 7,465 experiencing at least one housing problem
 - 10% are cost burdened
 - 72% are severely cost burdened
- Renters between 30-50% AMI:
 - Total of 8,100
 - 7,047 experiencing at least one housing problem
 - 42% are cost burdened
 - 39% are severely cost burdened

Henrico County Non-Homeless Gaps Analysis				
	Current Inventory	AMI of Renters	Level of Need	Gap Analysis
	# of Units	# of Households	# of Households	# of Households
Total Rental Units	47,975			
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	4,003			
Rental Units Affordable to HH at 50% AMI (Other Populations)	24,180			
0%-30% AMI Renters		9,160		
30% - 50% AMI Renters		8,100		
0% - 30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)			7,465	
30% - 50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)			7,025	
Current Gaps for 0% to 30% AMI Renters				5,157
Current Gaps for 30% to 50% AMI Renters				(9,055)



NEEDS ASSESSMENT & GAPS ANALYSIS



Need for Permanent Supportive Housing				
	Existing Stock	Annual Turnover Rate	# Available Annually	Annual Need (based on assumptions)
PSH (Families)	65	-	0	85
PSH (Individuals)	586	0.04	26	1041

- Permanent supportive housing provides affordable housing units equipped with wrap around services
- Preferred solution for working with households experiencing chronic homelessness
- There are no time limits for support or occupancy to households living in the units
- Currently there are twelve facilities that provide permanent supportive housing in the Richmond Region



... KEY TAKE-A-WAYS

- Gap of **223 shelter beds** for adult only households
- Gap of **117 shelter beds** for persons that have experienced domestic violence, dating violence, human trafficking, and other forms of abuse
- Gap of **5,157 rental units** affordable to households with 0-30% AMI
- Of those experiencing chronic homelessness, 41.6% are adult only households and 15.6% are households with children
- Gap of **475 permanent supportive housing units**
- Demographic characteristics associated with increased risk included single parents and those returning from incarceration



Proposed Use of Funds



- Development of **Permanent Supportive Housing**
 - Serving the homeless, at-risk of homelessness, and other populations
- Development of **Non-Congregate Shelter (NCS)**
 - Serving those who have experienced domestic violence and those at-risk of homelessness
- **Supportive Services** focusing on short-term rental payments to prevent eviction and support those moving into the Permanent Supportive Housing development
 - Serving the homeless, at-risk of homelessness, and other populations



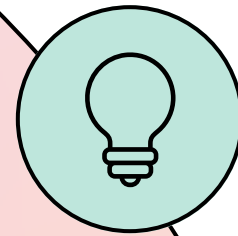
Proposed Use of Funds Cont.



	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$ 500,000	15.5%	
Acquisition and Development of Non-Congregate Shelters	\$ 500,000	15.5%	
Tenant Based Rental Assistance (TBRA)	\$ 0	0 %	
Development of Affordable Rental Housing (Permanent Supportive Housing)	\$ 2,000,000	62.2%	
Non-Profit Operating	\$ 0	0 %	5%
Non-Profit Capacity Building	\$ 0	0 %	5%
Administration and Planning	\$ 216,865	6.7%	15%
Total HOME ARP Allocation	\$ 3,216,865		

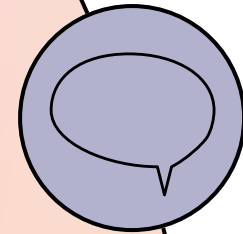


After Today, What's Next?



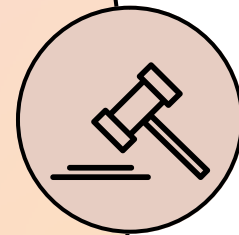
February 16, 2023

Public Hearing to discuss the HOME-ARP Allocation Plan with Henrico County citizens



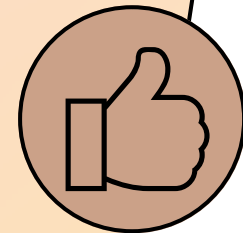
March 6, 2023

Public comment on the draft HOME-ARP Allocation Plan closes



March 14, 2023

The HOME-ARP Allocation Plan goes before the Henrico Board of Supervisors



March 31, 2023

The HOME-ARP Allocation Plan is submitted to HUD for approval



Summer and Fall 2023

Collaboration with the City of Richmond and Chesterfield to solicit applications or proposals for funds

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Public Comment



Public comment on the draft HOME-ARP Allocation Plan is open from February 4th to March 6th, comments can be received by:

- Email to revitalization@henrico.us
- Phone by calling (804) 501-7640
- Online by visiting henrico.us/revit/home-arp-program
- Here! Right now!



Tell Us What You Think

- Priorities for Funding
- Important housing or service needs for the qualifying populations
- Comments or questions about HOME-ARP Funds or the HOME-ARP Allocation Plan