

Northeast Minnesota HOME Consortium HOME–American Rescue Plan Act (HOME-ARP)

Program Launch Meeting
May 17, 2024



Agenda

- Welcome & Introductions
- HOME Program Overview
- HOME-ARP Background
- Eligible Applicants
- Qualified Populations
- Eligible Activities
- Program Requirements
- Budget
- Process
- Timeline
- Website
- Wrap-Up



HOME Program Overview



Northeast Minnesota HOME Consortium



Cook – Itasca – Koochiching – Lake – St. Louis

Home Ownership

- Acquisition
- Downpayment Assistance
- New Construction
- Rehab or Conversion

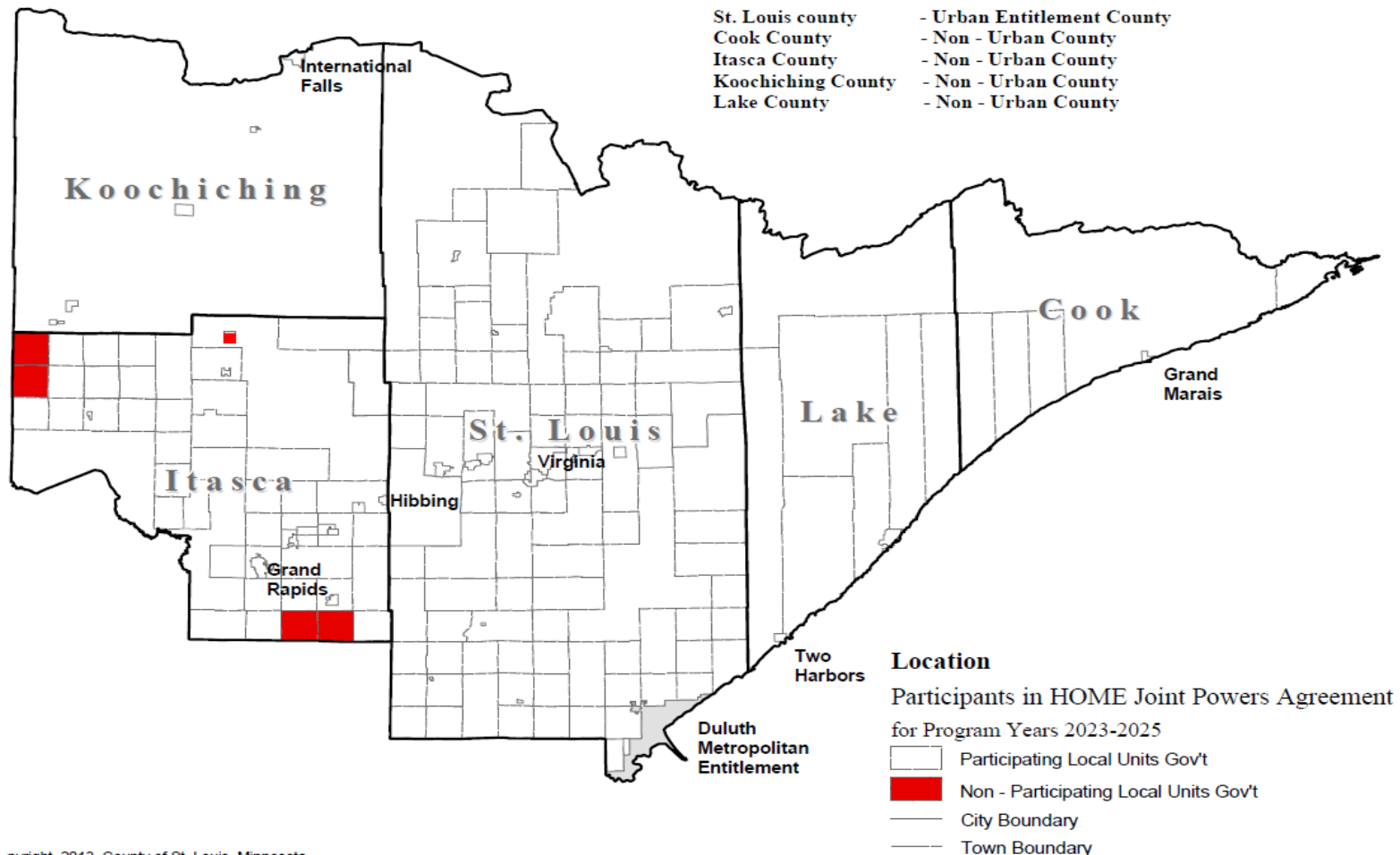
Rental

- Acquisition
- New Construction
- Rehab or Conversion
- Tenant Based Rental Assistance



HOME Program Overview (Continued)

NORTHEASTERN MINNESOTA HOME CONSORTIUM



HOME-ARP Background

- March 2021, Congress approved The American Rescue Plan Act of 2021 (\$1.9 trillion). Appropriated \$5 billion to HOME-ARP.
- April 2021, St. Louis County was notified of allocation in the amount of \$2,045,540 in HOME-ARP funding.

Emergency Solutions Grant
(ESG)
Homelessness Focus



HOME Investment Partnerships
(HOME)
Affordable Housing Focus



HOME-ARP Background (Continued)

- May 2023, Allocation Plan approved by HUD. Directed to create Policies, Procedures, and Program Guidelines.
- March 2024, St. Louis County completed Policies, Procedures, and Program Guidelines.



Eligible Applicants

- Public Agencies (Example: HRAs and PHAs)
- Nonprofit 501(c)(3) or 501(c)(4)
- Non-profit and For-profit Owner, Sponsor, or Developer
- Community Housing Development Organizations (CHDO)



Qualified Populations

- Homeless
- At Risk of Homelessness
- Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking
- Requiring Services or Housing Assistance to Prevent Homelessness
- Greatest Risk of Housing Instability



Qualified Populations (Continued)

- **Waiting list preference:**
 1. Persons fleeing, or attempting to flee, domestic violence, sexual assault, stalking, or human trafficking.
 2. Persons who are experiencing homeless.
- All QP's are eligible to be served in HOME-ARP units, however, they do not receive a waiting list preference.



Eligible Activities – Rental Housing

- **Acquisition, Rehabilitation or Construction**

Eligible Costs:

- Development hard costs
- Acquisition
- Related Soft Costs
- Relocation Costs

Ineligible Costs:

- Tenant Based Rental Assistance
- Supportive Services and other activities
- Capital and Operating Funds
- Mortgage Payments
- Delinquent taxes, fees, or other charges



Requirements – Rental Housing

- **Maximum Per-Unit Subsidy:** No Maximum
- **Funding Disbursement:** Reimbursement upon executed contract
- **Compliance Period:** 15 years from completion
- **Replacement Reserve:** Maintain for 15 years
- **Operating Reserve:** Minimum 5 years
- **Property Standards:** NSPIRE
- **Neighborhood Standards:** Site and Neighborhood Review
- **Unit Targeting:** At least 70% units for QP and up to 30% for Low-Income
- **Occupancy:** Meet QP at admission only and Low-Income Units 80% AMI
- **Household Income:** Reviewed annually for eligibility and rent contribution
- **Rent Limits and Contribution:** Up to 30% of household income
- **Supportive Services:** Must provide and/or coordinate supportive services



Eligible Activities – Non-Congregate Shelter

- **Acquisition, Rehabilitation or Construction**

Eligible Costs:

- Development hard costs
- Acquisition
- Demolition
- Site Improvements
- Related Soft Costs

Ineligible Costs:

- Capital and Operating Funds
- Converting HOME-ARP NCS to Rental Housing
- Mortgage Payments
- Delinquent taxes, fees, or other charges



Requirements – Non-Congregate Shelter

- **Maximum Per-Unit Subsidy:** No Maximum
- **Funding Disbursement:** Reimbursed upon executed contract
- **Compliance Period:** 15 years New Construction – 10 years Rehab/Acq
- **Replacement Reserve:** Maintain for 15 years
- **Operating Reserve:** Minimum 6 months operating expenses and debt
- **Property Standards:** HOME-ARP Property and Habitability Standards
- **Occupancy:** Meet QP at admission only
- **Occupancy and Other Fees:** No tenant fees allowed unless approve by SLC
- **Conversion NCS to Rental:** Allowed after compliance period
- **Supportive Services:** Must provide and/or coordinate supportive services



Budget

HOME-ARP

Proposed Budget

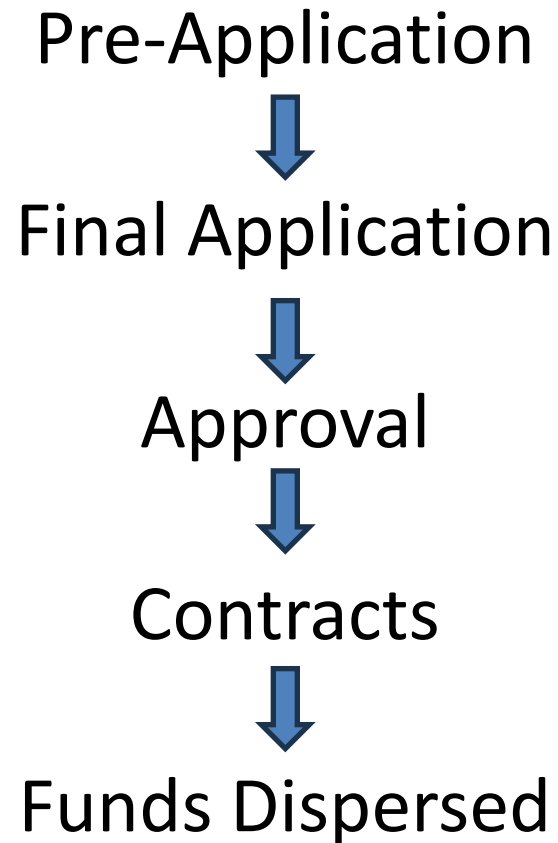
4/26/2024

	Cook	Itasca	Koochiching	Lake	St. Louis	St. Louis Admin	Program Totals
	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000		
Rental Housing							-
Non-Congregate Shelter							-
General Administration						292,540	292,540
Totals by Agency	-	-	-	-		292,540	292,540

HOME-ARP Award	2,042,540					Requests Available	292,540 2,042,540
	<u>2,042,540</u>						
						Excess or (Shortage)	1,750,000
Administration 15% Max	\$ 292,540	14.32%					



Process



Timeline

2024								2025			
May	June	July	August	September	November	October	December	January	February	March	April
Pre-Application Period May 18 through November 18											
Environmental Review Process Completed											
	Final Application Period – Due January 22										
										Advisory Committee Recommendations April 11	

- Estimated HUD Approval June 30, 2025
- Estimated Contract Distribution July 1, 2025
- Deadline to spend HOME-ARP funds December 31, 2030



Website

www.stlouiscountymn.gov/homeinvestmentpartnerships

HOME INVESTMENT PARTNERSHIPS (HOME)

[Home](#) / [DEPARTMENTS A-Z](#) / [Economic & Community Development](#) / [Community Development](#) / [HOME Investment Partnerships \(HOME\)](#)

ABOUT ECONOMIC & COMMUNITY DEVELOPMENT

COMMUNITY DEVELOPMENT

[Community Development Block Grant \(CDBG\)](#)

[HOME Investment Partnerships \(HOME\)](#)

[Emergency Solutions Grant \(ESG\)](#)

[Federal Labor & Construction Standards](#)

[Housing Resources](#)

[The Depot](#)

ECONOMIC DEVELOPMENT

ST. LOUIS COUNTY HRA

ENTERPRISE GIS

BOARDS & COMMITTEES



Federal funding for affordable housing activities in St. Louis, Cook, Itasca, Koochiching, and Lake Counties.

St. Louis County serves as the lead agency and fiscal agent to the NE Minnesota HOME Consortium. The HOME Consortium encompasses Cook, Lake, Koochiching, Itasca, and St. Louis County (outside of Duluth).

Eligibility

Communities, housing and redevelopment authorities, and nonprofit agencies within the 5-county region excluding the Duluth city limits.

Focus Area

Down payment and closing cost assistance for first-time home buyers.

HOME-ARP

St. Louis County was notified of funding award from the American Rescue Plan Act to the HOME-ARP Program covering the HOME Consortium counties. The City of Duluth receives separate HOME-ARP funding. The HOME-ARP funding is targeted to assist qualifying individuals or households who are: (a.) homeless; (b.) at risk of homelessness; (c.) fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking; or (d.) at risk of housing instability or in need of services or housing assistance to prevent homelessness. This project is currently under development.

HOME-ARP Funding Information Session

May 17, 2024, 10:00 AM CDT

[Microsoft Teams Meeting Link](#)

Email: communitydevelopmentinfo@stlouiscountymn.gov

Phone: 218-733-2755

[HOME-ARP Program Guidelines](#)

[HOME-ARP Pre-Application](#)

[HOME-ARP Pre-Application Scoring Matrix](#)

[HOME-ARP Allocation Plan 2023](#)



Website (Continued)

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Questions?

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