

San Mateo County Board of Supervisors

# San Mateo County HOME Consortium HOME-ARP Allocation Plan — Public Hearing

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# HOME-ARP overview

- HOME-ARP is a HUD program that was part of the American Rescue Plan (but not included in the County's ARPA award).
- The San Mateo County HOME Consortium was allocated \$5,180,249 of HOME-ARP funds **on a one-time basis**.
- County must submit a plan by 3/31/23 for one-time funds limited to specific Eligible Activities for specific Qualifying Populations.
- Contracts for HOME-ARP activities must be spent within 4 years and all HOME-ARP funds entirely spent by 9/30/2030.
- Plan should identify needs and gaps and prioritize activities that fit with capacity to implement by the HOME-ARP deadline.

[https://www.smcgov.org/housing/home-arp-allocation-plan.](https://www.smcgov.org/housing/home-arp-allocation-plan)

# HOME-ARP eligible activities

- Production or Preservation of Affordable Rental Housing
- Tenant-Based Rental Assistance (TBRA)
- Supportive Services, Homeless Prevention Services, and Housing Counseling
- Purchase and Development of Non-Congregate Shelter
- Nonprofit Operating and Capacity Building Assistance

# HOME-ARP qualifying populations

- People experiencing **homelessness** (HUD definition)
- **At-risk of homelessness** (HUD definition)
- Individual or family who is fleeing, or attempting to flee, or experiencing **domestic violence**, dating violence, sexual assault, stalking, or **human trafficking** (HUD definition)
- Other populations include **formerly homeless** individuals or families who require services or housing assistance to prevent recurrence of homelessness or **those at greatest risk of housing instability** (e.g., annual income below 30% of median family income and severely cost burdened).
- Veterans and Veteran Families that meet the criteria of one of the QPs above.

# Key findings

- Needs are significant across all qualifying populations—“all the qualifying populations need all the eligible activities”.
- **Permanent affordable rental housing with rent based on 30% of actual household income** was the most consistent need identified by stakeholders serving all qualifying populations.
  - There is an estimated gap of approximately 18,000 affordable rental units to households in San Mateo County making less than or equal to 30% AMI.
  - Because of the county’s high area median income, units targeted at households making 50% AMI, and even 30% AMI, are unaffordable for many in the qualifying populations unless they have a rental subsidy.

# Proposed HOME- ARP Allocation

	<b>Funding Amount</b>	<b>Percent of the Grant</b>	<b>Statutory Limit</b>
Supportive Services	\$ 0		
Acquisition and Development of Non-Congregate Shelters	\$ 0		
Tenant Based Rental Assistance (TBRA)	\$ 0		
Development of Affordable Rental Housing	\$ 4,440,212	85%	
Non-Profit Operating	\$ 0		5%
Non-Profit Capacity Building	\$ 0		5%
Administration and Planning	\$ 777,037	15 %	15%
<b>Total HOME ARP Allocation</b>	<b>\$ 5,180,249</b>	<b>100%</b>	

## Community Impact

- Award \$150K to \$200K per HOME-ARP unit—subsidizing between 22 and 29 additional units of affordable rental housing that cost about \$1 million/unit.
- Leverage approximately \$850,000/unit of other state, federal, and local housing funds
- Create 22 to 29 units with rent based on 30% of actual household income—these units are very difficult to create without HOME-ARP funds.
- Leverage existing RFP processes for local housing funds—without the need to develop a new system for a one-time funding allocation.

# Public Hearing

- HCDC recommended approval of the HOME-ARP Allocation Plan at a public hearing on Wednesday, February 22<sup>nd</sup>, 2023.
- The public can continue to submit written comments through March 9, 2023 by sending an email to Frankie Lewington at [frankie@rootpolicy.com](mailto:frankie@rootpolicy.com). Please indicate the corresponding agenda item name in the subject line of your email.