

State of Georgia
HOME-ARP
Allocation Plan

Department of Community Affairs
Housing Finance & Development Division
Office of Community Housing Development



Agenda

Presentation:

- What is the HOME-ARP Program?
- What is the State of Georgia's plan for HOME-ARP funds?
- How can you apply for HOME-ARP funds?

Q&A

If you or someone you know is homeless or at risk for homelessness:

Homeless Resources:

<https://www.dca.ga.gov/safe-affordable-housing/homeless-special-needs-housing>

Rental Assistance:

<https://georgiarentalassistance.ga.gov/>

Department of Community Affairs
Housing Finance & Development Division



Funded Programs

**Affordable Rental
Housing Construction
(LIHTC)**

\$ 64,424,131

**Non-Congregate
Shelter Development**

\$ 8,765,517

Department of Community Affairs
Housing Finance & Development Division



Affordable Rental Housing (LIHTC)

70% of units must be
qualifying populations
tenants & 30% low-income

Annual applications
2024-2027
(construction complete by
9/2030)

Can pay 100% of costs to
acquire, and construct
new/rehab rental housing

Developments must have
Project Based Rental
Assistance to cover
operating expenses for very
low-income tenants



How Tax Credits work



\$100,000 House
-\$70,000 (Tax Credit)

\$700 Monthly Mortgage

\$30,000 Financed
-\$20,000 (HOME-ARP)

\$200 Monthly Mortgage

\$10,000 Financed

\$70 Monthly Mortgage

Bedroom Size	Approximate 50%-60% Of AMI rents
1 Bedroom	\$550
2 Bedroom	\$650
3 Bedroom	\$750

Come back next week for Part 2 on affordability and workforce housing as an economic driver.

Housing for Georgia's Workforce

DCA's Workforce Housing Impacts: Georgia residents of workforce housing around the state are employed by many of the world's largest employers.



Non-Congregant Shelter (NCS)

Private units or rooms
with a bathroom in each unit
(can have shared kitchens/common area)

Construction of new structures or
acquisition/rehab of existing structures
(such as motels, nursing homes, schools,
churches, or other facilities)

Annual
Applications
2023-2025

HOME-ARP cannot cover
shelter operating expenses

Project Sponsors must be able to pay for
staff, operations, and maintenance
for compliance period (<15 years)





Are you or a community you know interested in applying to the GICH program?

The 2023 application period is now open, and we are hosting the first informational webinar next Friday, May 19th, 2023. The program overview and Q&A should last roughly an hour and a half. Representatives from the Georgia Municipal Association, the Georgia Department of Community Affairs, and the University of Georgia will conduct the webinar. Come ready with any questions you have regarding housing teams, the letter of intent, applications, etc.



A Community Driven Process

Data

- Census
- McKinney Vento
- Criminal Justice
- CHIP Applications
- LIHTC Applications
- CDBG Applications
- GA Dream
- GICH

Sub-Population

- Addiction Recovery
- Aging
- Family
- Individual
- Intellectual & Developmental Disabilities
- Justice & Re-Entry
- Mental Health
- VAWA & Domestic Violence
- Veterans
- Youth Aging Out of Foster Care

Community Partners

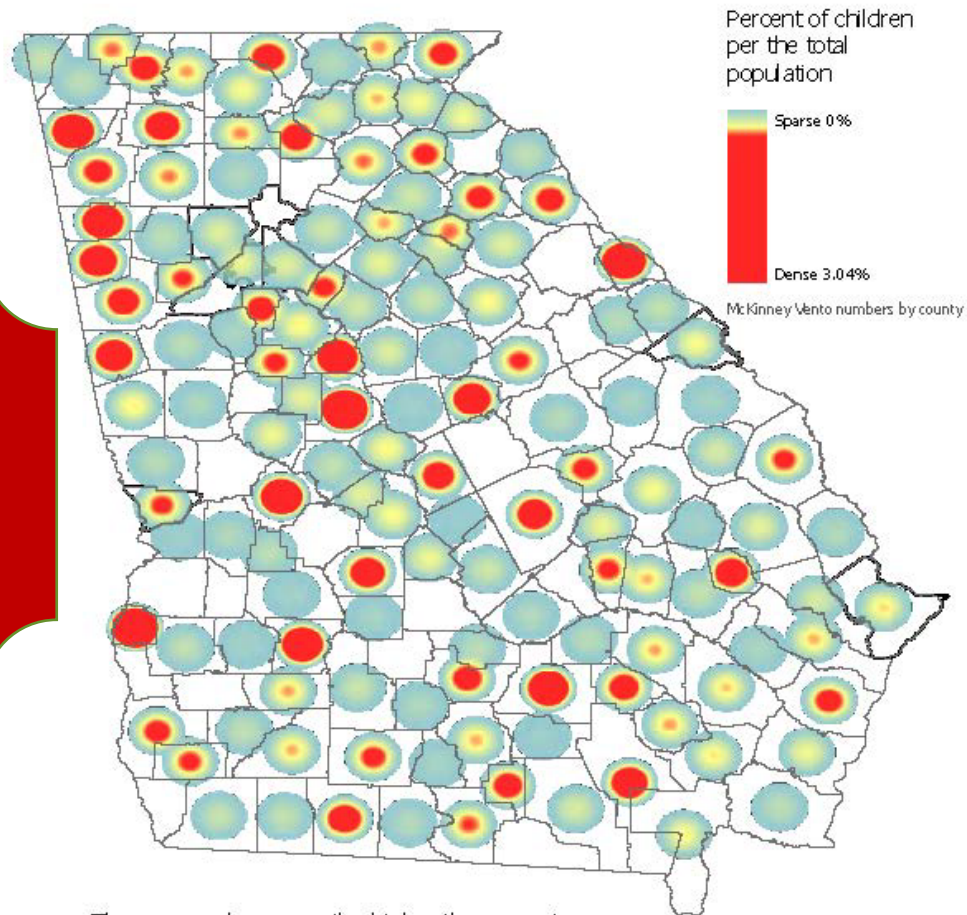
- Dept. of Behavioral Health & Developmental Disabilities
- Dept. of Community Supervision
- Community Service Boards
- The Salvation Army
- Non-Profit Service Providers
- Local Government
- Veteran Programs
- Domestic Violence Shelters
- Rehabs
- Local Law Enforcement
- Faith Based Programs

Leverage! Leverage! Leverage!

Department of Community Affairs
Housing Finance & Development Division



McKinney Vento Homeless Children Heat Map



The more red you see, the higher the percentage of students, within that county's population, that are homeless

Key Suggestions

- Monthly Collaborative Meetings
- Diversity at the Table
 - Race, Culture, Faith, Incomes
 - Community Knowledge and Experience
 - CHDO Design (1/3 Public, 1/3 Private, 1/3 Served)
- Data-Informed Design
 - Look at the numbers to determine your need
 - Be sure you have accurate information in your databases
- Trauma-Informed Design
 - People with Lived Experience
- Skin in the Game
 - Layered Funding
- Comprehensive Plan with Target Areas
 - International Property Maintenance Code
 - Zoning and Code Enforcement
- Community Development thru the Economic Development Model
- Data-Informed Marketing - Infographics

SWOT Analysis



How can Community Leaders impact your NCS Application?

- Zoning updates and support
- Help to rally community support for the development
- Help with local data to support the need for your project
- They can connect you with other organizations with the same focus
- They can help connect you with information about additional funding that may be available to you



State of Georgia HOME-ARP Website

Read the plan & other
Documents

On the DCA website:

bit.ly/HOMEARP-GADCA



Sign up for our Listserv:
<https://bit.ly/HOME-ARPnewsletter>

Thanks!



Kelly S. Evans, MPA
HOME-ARP Manager

kelly.evans@dca.ga.gov
Cell: 470.925.1660



Ilona Nagy, MSW
Federal Compliance Specialist

ilona.nagy@dca.ga.gov
Cell: 470.597.5360



Jodie Key
Federal Compliance Specialist

jodie.key@dca.ga.gov
Cell: 470.733.9032

dca.ga.gov