

Substantial Amendment #1 to:
HOME-ARP Allocation Plan
(Program Year 2021 Annual Action Plan)

Background:

RIHousing's HOME-ARP Allocation Plan (Exhibit "A") was approved February 1, 2022.

HOME-ARP Rental Development funding was included in RIHousing's October 2022 Consolidated Funding Round Request for Proposals ("RFP"). One rental project was awarded \$2,000,000 to construct ten HOME-ARP rental units in a 9% LIHTC development.

RIHousing will issue the next Consolidated Funding Round Request for Proposals ("RFP") in late 2023. Capital and operating funds will be available for the production or preservation of rental units prioritizing households at or below 30% AMI including for households who have been referred by Rhode Island's Coordinated Entry System.

RIHousing is proposing the following revisions to its approved allocation plan:

#1: Revise allocation of funds to increase amount reserved for Supportive Services

#2: Revise estimate of HOME-ARP rental units to be produced

#3: Identify preferences, priorities and referral methods

USE OF HOME-ARP FUNDING (Exhibit “A” PAGE 15):

	Funding Amount	Percent of Grant	Statutory Limit
Supportive Services	\$ 3,000,000		
Acquisition and Development of Non-Congregate Shelters			
Tenant Based Rental Assistance (TBRA)			
Development of Affordable Rental Housing	\$ 9,186,659		
Non-Profit Operating			5%
Non-Profit Capacity Building	\$ 300,000	2%	5%
Administration and Planning	\$ 1,000,000	7.4 %	15%
Total HOME-ARP Allocation	\$ 13,486,659		

USE OF HOME-ARP FUNDING (REVISED):

	Funding Amount	Percent of Grant	Statutory Limit
Supportive Services	\$ 10,486,659		
Acquisition and Development of Non-Congregate Shelters	\$ 0		
Tenant Based Rental Assistance (TBRA)			
Development of Affordable Rental Housing	\$ 2,000,000		
Non-Profit Operating	\$ 0		5%
Non-Profit Capacity Building	\$ 0		5%
Administration and Planning	\$ 1,000,000	7.4 %	15%
Total HOME ARP Allocation	\$ 13,486,659		

HOME-ARP Production Housing Goals (Exhibit “A” PAGE 17)

Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:

RIHousing estimates 90 new supportive and affordable housing units will be created from the recommended allocation, which may include but is not limited to housing for households experiencing homelessness and homes for eligible seniors and adult individuals with intellectual and developmental disabilities.

Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how it will address the PJ’s priority needs:

RIHousing estimates the HOME-ARP grant can support the creation of 90 new units by providing gaps in capital funds and by leveraging the state’s 4% and 9% Low Income Housing Tax Credit (“LIHTC”) programs, state, and affordable housing trust funds, and HOME/ Housing Trust Fund (“HTF”) formula allocation funds. While projects may be financed solely with HOME-ARP rental

housing funds, all efforts will be made to leverage additional financing opportunities, including Medicaid reimbursement for services. This financing will help to meet the need for affordable and permanent supportive housing in the State.

HOME-ARP Production Housing Goals (REVISED):

Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:

RIHousing estimates 10 new HOME-ARP supportive and affordable housing units will be created from the recommended allocation, which may include but is not limited to housing for households experiencing homelessness and homes for eligible seniors and adult individuals with intellectual and developmental disabilities.

Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how it will address the PJ's priority needs:

Capital and operating funds will be available within RIHousing's next issuance of its Consolidated Funding RFP for the production or preservation of rental units prioritizing households at or below 30% AMI, including those that are experiencing homelessness, surviving domestic violence or at risk of experiencing homelessness.

RIHousing identified "a critical need for additional housing units that accept rental assistance vouchers or are priced affordably for very and extremely low-income households AND the services to accompany them. Most formerly homeless households require very little support long-term, but some require long-term on-going support. The evidence base suggests a system that is equipped to provide the right intensity of services at the right time. These services can be as simple as teaching someone how to pay their rent and complete housing recertifications, to more complicated support such as coordinating urgent behavioral healthcare." (Exhibit "A" PAGE 13)

All Qualifying Populations will be eligible for HOME-ARP Supportive Services. Re-allocating \$10.5 million in HOME-ARP funds to Supportive Services will support both households living in newly created units and diversion activities to ensure housing stability.

Preferences (Exhibit "A" PAGE 17)

Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:

- Preferences cannot violate any applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a).
- PJs are not required to describe specific projects to which the preferences will apply.

In an effort to provide maximum program flexibility and opportunities to all Rhode Islanders experiencing or at-risk of homelessness, RIHousing has elected to not apply preferences among the qualifying populations

Preferences (REVISED)

The Preferences for referral of Qualified Populations to HOME ARP Rental Units and Supportive Services will be as follows:

1. HOME ARP Qualifying Population 1 & 3.
2. HOME ARP Qualifying Population 2.
3. HOME ARP Qualifying Population 4.

If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or category of qualifying population, consistent with the PJ's needs assessment and gap analysis .

These preferences offer vulnerable populations the quickest access to achieving housing stability, while at the same time achieving the goals set forth in the Allocation Plan. This plan satisfies the goal of moving households to a place of housing stability. Additionally, the plan identified the need for supportive services to ensure individuals and families have a way to not only secure stable housing while homeless, but services specifically for households experiencing housing instability that provides resources to avoid homelessness. These preferences along with the allocations to the HOME-ARP activities allow for the greatest positive impacts on vulnerable populations identified.

Referrals (REVISED)

After applying the preferences above, each HOME-ARP project or activity will establish their own chronological waitlist.