

State of Georgia  
**HOME-ARP**  
**Office Hours**  
*Application Basics*

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



# Agenda

## Presentation:

- HOME-ARP Program Review
- New Application Basics
- Key take-aways

## Q&A

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**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/>

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## Funded Programs

**Affordable Rental  
Housing Construction  
(LIHTC)**

**\$ 64,424,131**

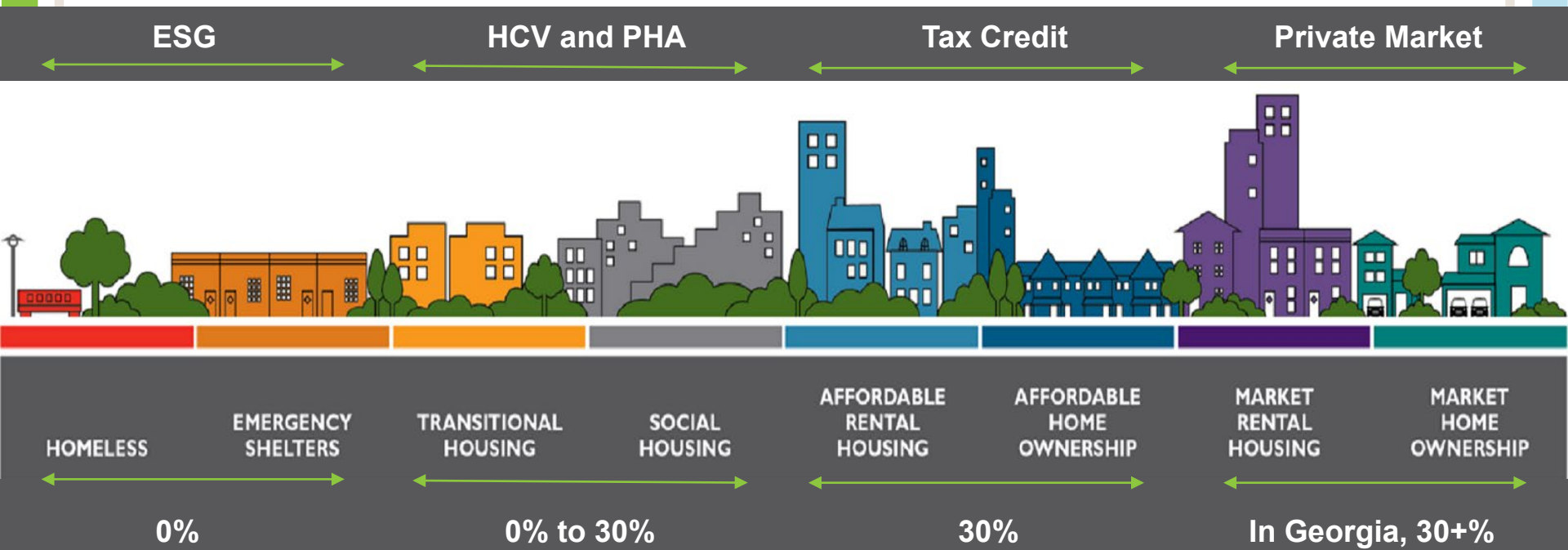
**Non-Congregate  
Shelter Development**

**\$ 8,765,517**

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# Housing as a Continuum



Housing should be 30% of your gross income or less.

Housing that is more than 30% is not affordable, and you are considered housing burdened.

# 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



# 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)



# 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!

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# NCS Application

- Application open from June 15 – September 15, 2023
- Application Review and Training to support its completion
- Questions can be asked about the application during the training
- NCS Quiet Period
  - No additional NCS meetings once the application is published
  - Rental Housing/LIHTC Meetings can be conducted
- Two different submission dates for different items
  - Determines threshold requirements
  - Allows for the completion of the environmental review before final submission
- Allows for Procurement Procedures
  - Grant Writers and Administrators
  - Construction



# PLEASE NOTE!!!

## Without HUD's Written Approval

- Land cannot be purchased or have any kind of construction on it
- Cannot put ownership under any LLP/LLC to limit the exposure litigation of the Non-Profit

## Without a Procurement Process

- Your agency/organization can't contract and/or pay for a grant writer or administrator
- You cannot hire any General Contractor or construction staff

# Application Timeline

<u>Date</u>	<u>Activity</u>	<u>Due</u>
Thurs, June 15	Application is Published	N/A
Thurs, June 22	Procurement Training @ 12:30pm	N/A
Thurs, June 29	Data & SWOT Training	Phase 1 Submission
Thurs, July 13	Operations Budget Training	Phase 1 Submission
Thurs, July 20	NCS Development Overview Training	Phase 1 Submission
Thurs, July 27	NCS Development Budget Training	Phase 1 Submission
Thurs, Aug 3	Staffing and Services Training	Phase 2 Submission
Tues, Aug 15	Phase 1 Submission Due	N/A
Thurs, Aug 17	NCS Narrative Training	Phase 2 Submission
Thurs, Aug 24	Referrals & Compliance Training	Phase 2 Submission
Thurs, Aug 31	Certifications and Add-Ons Training	Phase 2 Submission
Fri, Sept 15	Phase 2 Submission Due	N/A
Wed, Nov 15	Awards Announced	N/A

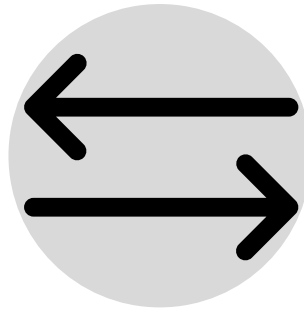
***Trainings from 6/29/23  
on are at 1pm***

# Things to Consider before June 15



## Procurement

- What pieces of your application need to go through procurement? [Click Here.](#)
- Do not spend any grant money without written approval from HUD
- Make sure your Board is on board.



## Relocation

- Does your NCS Location have either residential or non-residential tenants (ie. Businesses, Non-Profits, or Farms)?
- Yes – Go through the Uniform Relocation Act training on [HUDEXchange.org](http://HUDEXchange.org)



## Federal Labor

- Construction reporting for all developments for Section 3 and Minority Business Enterprises/Women Business Enterprises (MBE/WBE)
- If more than 12 units are constructed – Davis Bacon will be enacted along with the additional costs. Be sure to start reviewing this.

# Start preparing your data

- Your organization's/agency's database
- Other partnering organizations/agency's databases
- GA State Departments
  - DCA – ie. Point in Time Count, GICH, GIS Information
  - DPH – Public Health Data
  - DBHDD – Mental Health Data
- University websites and data
- McKinney/Vento Data
- Census Data
- Need to Show Need?
  - McKinney Vento Minus PIT = Data

# Gathering your community assets

- Agency Board
- Local Community Leadership
- Zoning
- Funding Supporters

# Then use your data inform your SWOT Analysis...



# And start your SMART Analysis...

## Specific

- State what you will do & use action words

## Measurable

- Provide evaluation specifics and metrics/data targets

## Achievable

- Is it within your scope and ability to accomplish

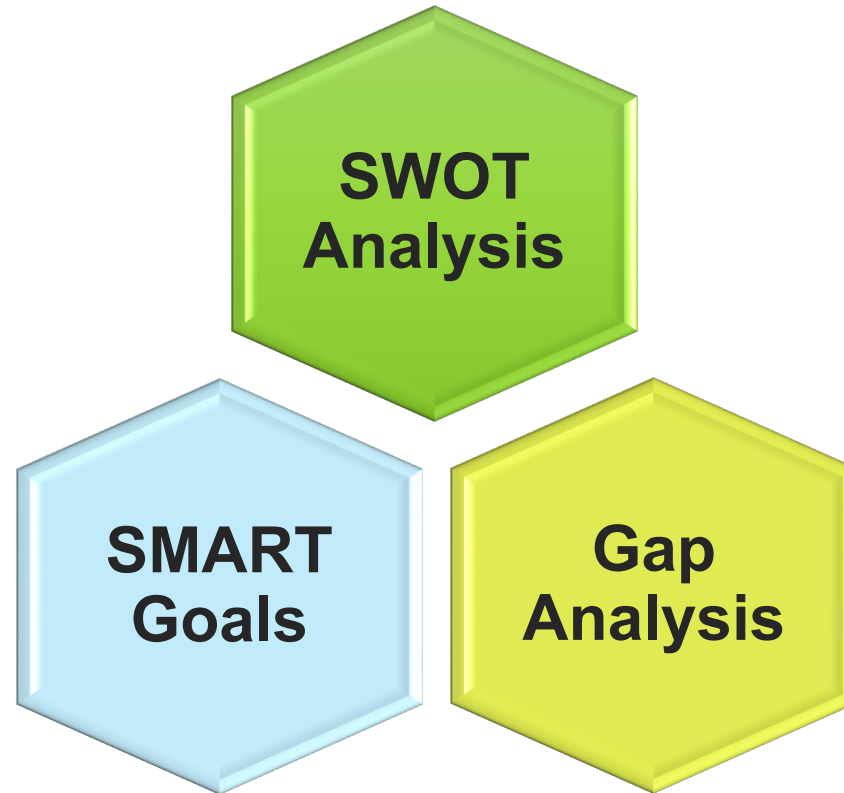
## Relevant

- Does it speak to what your agency does and makes sense?

## Time-Bound

- When will it be accomplished with specific date and time frames

# To find your Gaps...





# Sign up for our application listserv



And get access to special emails and training recordings

<https://lp.constantcontactpages.com/su/1016NiJ/NCSApplicant>



2023 HOME-ARP NCS NOFA Application will be conducted in phases partnered with weekly one-hour trainings, which will be recorded. The sections, dates, and topics are noted below.

Phase 1 Application Submission with all Phase 1 Information and Documentation must be emailed to [NCS2023@dca.ga.gov](mailto:NCS2023@dca.ga.gov) by the end of the day on August 15, 2023. In the Subject Line, write "HOME ARP NCS 2023 Phase 1 Submission - \*AGENCY NAME\*".

Phase 2 Application Submission with all Phase 2 Information and Documentation must be



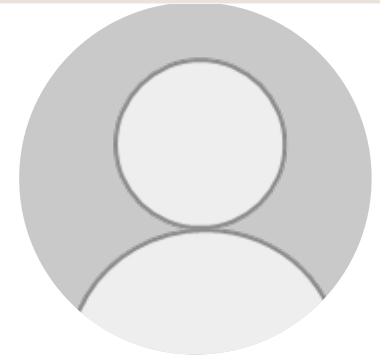
# State of Georgia HOME-ARP Website

Read the plan & other  
Documents

On the DCA website:

[bit.ly/HOMEARP-GADCA](https://bit.ly/HOMEARP-GADCA)

# Thanks!



**Kelly S. Evans, MPA**  
*HOME-ARP Manager*

[kelly.evans@dca.ga.gov](mailto:kelly.evans@dca.ga.gov)  
Cell: 470.925.1660



**Ilona Nagy, MSW**  
*Federal Compliance Specialist*

[ilona.nagy@dca.ga.gov](mailto:ilona.nagy@dca.ga.gov)  
Cell: 470.597.5360



**Jodie Key**  
*Federal Compliance Specialist*

[jodie.key@dca.ga.gov](mailto:jodie.key@dca.ga.gov)  
Cell: 470.733.9032

[dca.ga.gov](http://dca.ga.gov)