

City of Huntsville
2021 HOME-ARP Funding Plan
As an amendment to the 2021 Annual Action Plan

CONSULTATION SUMMARY

The City of Huntsville Community Development Department held a public needs hearing on February 14, 2022 during the Department’s regularly scheduled City Advisory Council meeting. Individuals and groups were invited to comment on the best use of HOME-ARP funds. Additionally, Community Partners representing thirty-six (36) organizations including the local Continuum of Care (CoC) were emailed a survey (conducted from February 24, 2022-March 26, 2022). Twelve (12) organizations provided survey comments. Most recently, the City made the draft HOME-ARP Plan available for a 15-day comment period from April 3, 2022 – April 19, 2022. No comments were rejected.

LIST THE ORGANIZATIONS CONSULTED, AND SUMMARIZE THE FEEDBACK RECEIVED FROM THESE ENTITIES

Agencies consulted included the jurisdiction’s CoC, homeless service providers, domestic violence providers, the jurisdiction’s public housing agency, public agencies addressing the needs of qualifying populations, organizations that address civil rights and fair housing, and organizations that address the needs of persons with disabilities. A complete list of organizations consulted with representative contact information can be found in the appendix of this Plan.

| Agency/Org Consulted | Agency/Org Type | Method of Consultation | Feedback Summary – Allocate funds toward: |
|--|--------------------------------|------------------------|---|
| CASA | Senior Services | Survey | Development and support of affordable rental housing |
| Downtown Rescue Mission | Homeless Shelter | Survey | Acquisition and development of non-congregate shelter units |
| Arc of Madison County | Disability Services Provider | Survey | Tenant based rental assistance |
| 305 8th Street Community | Disability Services Provider | Survey | Development and support of affordable rental housing |
| United Way of Madison County | Service Provider Funder | Survey | Development and support of affordable rental housing |
| Catholic Center of Concern | Faith-Based Service Providers | Survey | Tenant based rental assistance |
| Harris Home for Children | Foster Home | Survey | Acquisition and development of non-congregate shelter units |
| The Salvation Army | Homeless Shelter | Survey | Development and support of affordable rental housing |
| Habitat for Humanity of the River Valley | Affordable Housing Developer | Survey | Supportive services to qualifying individuals |
| WellStone | Mental Health Service Provider | Survey | Acquisition and development of non-congregate shelter units |
| AAMU Community Development Corporation | Affordable Housing Developer | Survey | Acquisition and development of non-congregate shelter units |
| New Futures, Inc. | Homeless Shelter | Survey | Acquisition and development of non-congregate shelter units |

Table 1 – Agencies Consulted

Table 2- Community Partner Survey Results illustrates Community Partner survey responses. Forty-two percent (42%) of respondents recommended acquisition and development of non-congregate shelter units as a primary use of funds followed by thirty-three percent (33%) of respondents indicating development and support of affordable rental housing as a priority use. Seventeen percent (17%) of respondents flagged tenant based rental assistance (TBRA) as a need and eight percent (8%) recommend supplementing activities supporting services to qualifying individuals.

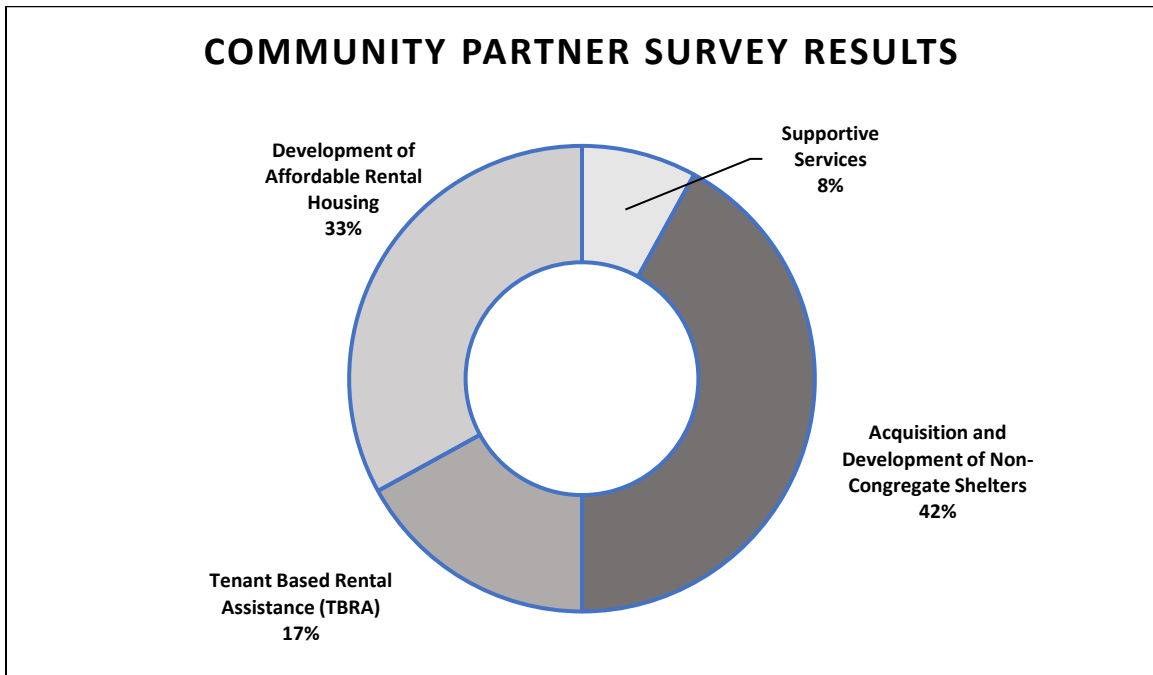


Table 2 –Community Partner Survey Results

PUBLIC PARTICIPATION

DESCRIBE THE PUBLIC PARTICIPATION PROCESS, INCLUDING INFORMATION ABOUT THE DATES OF THE PUBLIC COMMENT PERIOD AND PUBLIC HEARING(S) HELD DURING THE DEVELOPMENT OF THE PLAN:

- Public Hearing: February 14, 2022
- Community Partner Survey: February 24, 2022 – March 26, 2022
- Public Comment Period: April 3, 2022 – April 19, 2022

DESCRIBE ANY EFFORTS TO BROADEN PUBLIC PARTICIPATION

The City’s typical public participation involves a public needs hearing and placing a newspaper advertisement calling for public comments in the local newspaper. This process saw an expansion of the public participation process in that a survey was made available for response by individuals and groups wishing to comment on the allocation of HOME-ARP funds. Table 3 – Modes of Outreach summarizes the types of public participation methods and responses received during the process.

| | | |
|----------|---|--|
| 1 | Mode of Outreach: PUBLIC NEEDS HEARING | |
| | Target of Outreach | Minorities, Persons with disabilities, Non-targeted/broad community, Residents of Public and Assisted Housing |
| | Summary of response/attendance | There were 6 individuals in attendance at the Public Needs Hearing, 3 commented in-person, and a summary of their remarks is attached. |
| | Summary of comments received | Comments received were related to the use of HOME-ARP funds for affordable rental housing development with an emphasis on transitional housing. |
| | Summary of comments not accepted and reasons | No comments were rejected. |
| 2 | Mode of Outreach: SURVEY | |
| | Target of Outreach | Service Providers in the Community, Housing agencies, Domestic Violence Organizations, Continuum of Care, Veterans Center |
| | Summary of response/attendance | Staff emailed out a Survey to Community Partners on February 24, 2022 with a due date of March 26, 2022. The Survey was directly distributed to 36 different organizations in the community and a total of 12 organizations returned the surveys with valuable feedback. |
| | Summary of comments received | Survey responses identified the top community need as the development and support of affordable rental housing |
| | Summary of comments not accepted and reasons | No comments were rejected. |
| 3 | Mode of Outreach: NEWSPAPER AD | |
| | Target of Outreach | Minorities, Persons with disabilities, Non-targeted/broad community, Residents of Public and Assisted Housing, Non-profit agency personnel, faith-based institutions |
| | Summary of response/attendance | A Legal Advertisement was placed with the Huntsville Times to run on the following date for the Public Hearing Public Notice: February 11, 2022 |
| | Summary of comments received | None |
| | Summary of comments not accepted and reasons | No comments were rejected |

Table 3 – Modes of Outreach

NEEDS ASSESSMENT AND GAPS

Data sources used to complete the Needs Assessment and Gap Analysis of this Plan include the following: 2020 Decennial Census; American Community Survey (ACS) 2019 5-year estimates; Comprehensive Housing Affordability Strategy (CHAS) 2014-2018; local 2020 Point-in-Time Count (PIC); local Continuum of Care Housing Inventory Count (HIC); and direct consultation with Community Partners and stakeholders. Table 4 – Homeless Needs Inventory and Gap Analysis, Table 5 – Housing Needs Assessment Demographics, Table 6 – Total Households, and Table 7 – Housing Problems Table provide summaries of the aforementioned data.

| INVENTORY | | | | | | | | | | | | | |
|------------------------------|-------------------|------------|-------------|------------|-----------|---------------------|----------|------|---------------|--------------|------------|-------------|------------|
| | Current Inventory | | | | | Homeless Population | | | | Gap Analysis | | | |
| | Family | | Adults Only | | Vets | Family HH | Adult HH | Vets | Victims of DV | Family | | Adults Only | |
| | # of Beds | # of Units | # of Beds | # of Units | # of Beds | | | | | # of Beds | # of Units | # of Beds | # of Units |
| Emergency Shelter | 180 | | 352 | | | | | | | | | | |
| Transitional Housing | 35 | | 7 | | | | | | | | | | |
| Permanent Supportive Housing | 146 | | 223 | | 295 | | | | | | | | |
| Other Permanent Housing | | | | | | | | | | | | | |
| Sheltered Homeless | | | | | | 140 | 256 | 28 | | | | | |
| Unsheltered Homeless | | | | | | 3 | 152 | 19 | | | | | |
| Current Gap | | | | | | | | | | 218 | 173 | | |

Table 4 – Homeless Needs Inventory and Gap Analysis

Data Sources: Point-in-Time Count (PIT), Local Continuum of Care Housing Inventory Count (HIC)

| SUMMARY OF HOUSING NEEDS | | | |
|--------------------------|-----------------|------------------------|----------|
| Demographics | Base Year: 2015 | Most Recent Year: 2020 | % Change |
| Population | 185,594 | 215,006 | 15.8% |
| Households | 91,638 | 100,391 | 9.5% |
| Median Income | \$75,000 | \$85,300 | 13.7% |

Table 5 – Housing Needs Assessment Demographics

Data Sources: 2011-2015 ACS, 2020 Decennial Census, City of Huntsville

| INCOME DISTRIBUTION OVERVIEW | | | | | | |
|------------------------------|----------------|------------------|------------------|-------------------|----------------|--------|
| | 1-30% HAMFI | >30-50% HAMFI | >50-80% HAMFI | >80-100% HAMFI | >100% HAMFI | Total |
| Owner Households | 4,780 | 5,060 | 7,700 | 5,940 | 35,530 | 59,010 |
| Renter Households | 11,720 | 6,860 | 7,275 | 2,290 | 7080 | 35,220 |
| Total Households | 16,500 | 11,920 | 14,975 | 8,230 | 42,610 | 94,235 |

Table 6 – Total Households
Data Source: 2014-2018 CHAS

| HOUSING PROBLEMS | | | | | | | | | | | | |
|---|--------------|----------------|----------------|-----------------|--------------|---------------|--------------|----------------|----------------|-----------------|--------------|--------------|
| | Renter | | | | | | Owner | | | | | |
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | >100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | >100% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | | | |
| Household has at least 1 of 4 housing problems | 9,025 | 5,180 | 1,705 | 210 | 160 | 16,285 | 3,055 | 2,460 | 2,005 | 665 | 1,045 | 9,230 |
| Household is cost burdened (housing expense >30% household income) | 8,870 | 4,970 | 1,510 | 170 | 130 | 15,650 | 3,020 | 2,410 | 1,945 | 595 | 805 | 8,775 |
| Household is severely cost burdened (housing expense >50% household income) | 6,730 | 1,020 | 115 | 10 | 80 | 7,955 | 2,200 | 1,060 | 255 | 85 | 130 | 3,730 |

Table 7 – Housing Problems
Data Source: 2014-2018 CHAS

DESCRIBE THE SIZE AND DEMOGRAPHIC COMPOSITION OF QUALIFYING POPULATIONS WITHIN THE PF'S BOUNDARIES:

According to 2014-2018 Comprehensive Housing Affordability Strategy (CHAS) data, there are 18,580 0-50% AMI renter households living within the city's boundaries. Of those 0-50% AMI renter households, 14,205, or nearly seventy-six (76%) are experiencing one (1) or more housing problems. Additionally, 13,480, or seventy-four (74%), are cost burdened. 7,750, nearly forty-two (42%), are severely cost burdened. The above-mentioned factors increase the risk of homelessness for 0-50% AMI renter households. It is also important to note that households experiencing rent burdens may have difficulty affording other necessities like food. The 2020 Point-in-Time (PIC) reports that forty-seven (47) individuals within the city's boundaries were experiencing homelessness.

IDENTIFY AND CONSIDER THE CURRENT RESOURCES AVAILABLE TO ASSIST QUALIFYING POPULATIONS, INCLUDING CONGREGATE AND NON-CONGREGATE SHELTER UNITS, SUPPORTIVE SERVICES, TBRA, AND AFFORDABLE AND PERMANENT SUPPORTIVE RENTAL HOUSING:

The following tables outline current resources available to assist qualifying populations:

| Resources | | |
|---|-------------------|------------------|
| | Total Beds/ Units | Utilization Rate |
| Emergency Shelter (Total) | 504 (Beds) | 60% |
| Emergency Shelter (McKinney- Vento Only) | 216 (Beds) | 77.31% |
| Transitional Housing | 30 (Beds) | 33% |
| HUD Multifamily Properties | 193 (Units) | N/A |
| Low Income Housing Tax Credits (LIHTC) Properties | 2133 (Units) | N/A |

Table 8 – Summary of Current Resources to Assist Qualifying Populations

Data Source: Local Continuum of Care Housing Inventory Count (HIC)

| Transitional Housing | | | | | |
|----------------------|--------------|----------------|-----------|------------|------------------|
| Organization Name | Project Name | McKinney-Vento | PIT Count | Total Beds | Utilization Rate |
| RiahRose | Transitional | No | 10 | 30 | 33% |
| TOTAL | | 0% | 10 | 30 | 33% |

Table 9 – Current Transitional Housing Opportunities

Data Source: Local Continuum of Care Housing Inventory Count (HIC)

| Emergency Shelters | | | | | |
|--|----------------------------|----------------|------------|------------|------------------|
| Organization Name | Project Name | McKinney-Vento | PIT Count | Total Beds | Utilization Rate |
| Church | Church hotel voucher | No | 4 | 4 | 100% |
| Downtown Rescue Mission | Men's Transient | No | 47 | 143 | 33% |
| Downtown Rescue Mission | Women & Children Program | No | 9 | 56 | 16% |
| Downtown Rescue Mission | Women's Transient | No | 46 | 56 | 82% |
| North Alabama Coalition for the Homeless | Hotel vouchers | No | 8 | 8 | 100% |
| Tennessee Valley Outreach | Mens and Womens | No | 10 | 19 | 53% |
| United Way of Central Alabama, Inc. | EHA | No | 2 | 2 | 100% |
| AshaKiran | Abhaya Kuteer ES | Yes | 6 | 10 | 60% |
| Crisis Sevices of North Alabama | Hope Place Decatur | Yes | 9 | 9 | 100% |
| Crisis Sevices of North Alabama | Hope Place Huntsville | Yes | 14 | 14 | 100% |
| Family Services Center | Lift Housing | Yes | 20 | 30 | 67% |
| Harris Home | Harris Home (ES) | Yes | 36 | 36 | 100% |
| New Futures | Marilyn Mabry Family Lodge | Yes | 44 | 44 | 100% |
| RiahRose | Emergency Shelter | Yes | 9 | 9 | 100% |
| Salvation Army Huntsville | Shelter | Yes | 29 | 64 | 45% |
| TOTAL | | 53% | 293 | 504 | |

Table 10 – Emergency Shelters

Data Source: Local Continuum of Care Housing Inventory Count (HIC)

| Supportive Services | |
|--|---|
| Agency | Services |
| Catholic Center of Concern | Prevention and Rapid Rehousing |
| Community Action Partnership | Prevention and Rapid Rehousing |
| Disability Resource Network | Resources |
| Disabled American Veterans | Street outreach, Prevention and Rapid Rehousing |
| Downtown Rescue Mission | Faith-based emergency shelter/food |
| Elm Foundation | Community Resource |
| First Stop | Street outreach |
| Grateful Life Community Church | Church |
| Huntsville Community of Hope | Outreach |
| Huntsville Salvation Army/ Community Kitchen | Assistance with food/shelter |
| Thrive | Medical Service |
| Veterans Affairs | Veteran Services |
| Wellstone | Street outreach |

Table 11 – Supportive Services

Data Sources: Local Continuum of Care Housing Inventory Count (HIC)

IDENTIFY ANY GAPS WITHIN THE CURRENT SHELTER AND HOUSING INVENTORY AS WELL AS THE SERVICE DELIVERY SYSTEM:

There is a need for improved case management and supportive services with emergency shelters with an emphasis on childcare services for homeless families, employment assistance programs, permanent housing, employment counseling, nutritional counseling, provision of mental health benefits, and medical assistance. Only 36% of emergency shelters within the city’s boundaries provide preventive services through the means of mental health, substance use, medical care, and/or social supports.

IDENTIFY THE CHARACTERISTICS OF HOUSING ASSOCIATED WITH INSTABILITY AND AN INCREASED OF HOMELESSNESS IF THE PJ WILL INCLUDE SUCH CONDITIONS IN ITS DEFINITION OF “OTHER POPULATIONS’ AS ESTABLISHED IN THE HOME-ARP NOTICE:

The City will not identify “other populations” within the qualifying populations already outlined.

DESCRIBE THE SIZE AND DEMOGRAPHIC COMPOSITION OF QUALIFYING POPULATIONS WITHIN THE PJ’S BOUNDARIES

Homeless

Estimating the size of the homeless population is a difficult task. Often, limited data sources lack reliability. HUD’s Point in Time (PIT) count (the Federal Government’s “Homelessness Census” upon which the City has relied upon in determining homelessness numbers for this Plan) likely underestimates the population experiencing homelessness. Nationally, the most recent PIT data (2021) counted 552,830 individuals experiencing homelessness, or a rate of 168 per 100 people. City-wide the latest count identified 598 individuals as experiencing homelessness. 143 of these individuals are members of families with at least one child present and the remaining 455 are adult households without children

present. Qualitative data (survey) summarized above indicates that this population is in need of increased permanent supportive housing.

At risk of Homelessness

Accurately accounting for individuals at risk of homelessness is difficult as these individuals are not typically present in the service system and, as a result, not included in the counts that collect homelessness data. To assess this population for purposes of this Plan, the City used the latest Comprehensive Housing Affordability Strategy (CHAS) data. By analyzing households and their respective incomes by HUD Area Median Family Income (HAMFI) the City can identify potential risk of homelessness as defined by 24 CFR 91.5 in those households at and below 30% HAMFI CHAS data indicates that approximately 33% of all households in rental housing units meet the definition for at risk of homelessness. This is the closest estimate of this population that can be obtained. Qualitative and quantitative data summarized above indicates that his population is in need of increased permanent supportive housing and affordable housing.

Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD

Currently, there is insufficient data to reliably estimate the local demographic composition of this population. The most current local PIT count does not report those experiencing domestic violence or abuse, or people who are fleeing, or attempting to flee, domestic violence or abuse who would not otherwise have been accounted for during the PIT if the local CoC did report those experiencing domestic violence estimates. A lack of data does not allow for a determination of unmet housing need.

Other populations

Other families requiring services or housing assistance to prevent homelessness are households who have previously qualified as homeless, are currently housed due to temporary or emergency assistance, including financial assistance or some type of other assistance to allow the household to be housed, and who need additional housing assistance or supportive services to avoid a return to homelessness. There is no existing data about this population, but the size of the population can be estimated based on understanding the number of severely cost-burdened households, who need financial assistance to remain stably housed. According to the most recent CHAS data 85% of units were comprised of a household with an annual income that was than or equal to 30% of the area median income, as determined by HAMFI, and were experiencing severe housing burden (paying more than 50% of monthly household income toward housing costs). Quantitative and qualitative data summarized above indicates that this population is in need to increased access to affordable housing and supportive services.

IDENTIFY PRIORITY NEEDS FOR QUALIFYING POPULATIONS:

Priority needs include establishing more permanent housing, childcare services for homeless families, employment assistance programs, employment counseling, nutritional counseling, provision of mental health benefits, and medical assistance.

EXPLAIN HOW THE LEVEL OF NEED AND GAPS IN ITS SHELTER AND HOUSING INVENTORY AND SERVICE DELIVERY SYSTEMS BASED ON THE DATA PRESENTED IN THE PLAN WERE DETERMINED:

The level of need and gaps were determined by a combination analysis of local and federal quantitative data and local qualitative data.

HOME-ARP ACTIVITIES

DESCRIBE THE METHOD FOR SOLICITING APPLICATIONS FOR FUNDING AND/OR SELECTING DEVELOPERS, SERVICE PROVIDERS, SUBRECIPIENTS AND/OR CONTRACTORS AND WHETHER THE PJ WILL ADMINISTER ACTIVITIES DIRECTLY:

The City will solicit applications from developers and service providers via a competitive RFP process. The process will be comprised of specified application timeframe, reviews for completeness, eligibility, capacity, and willingness and ability to carry out priority activities. Funding award(s) will be made based on the applicant’s project scope as it pertains to the outlined priority needs in this plan as well as the applicant’s familiarity with successfully utilizing federal funds, including ability to comply with federal and local compliance requirements. The City will not administer activities directly.

IF ANY PORTION OF THE PJ’S HOME-ARP ADMINISTRATIVE FUNDS WERE PROVIDED TO A SUBRECIPIENT OR CONTRACTOR PRIOR TO HUD’S ACCEPTANCE OF THE HOME-ARP ALLOCATION PLAN BECAUSE THE SUBRECIPIENT OR CONTRACTOR IS RESPONSIBLE FOR ADMINISTRATION OF THE PJ’S ENTIRE HOME-ARP GRANT, IDENTIFY THE SUBRECIPIENT OR CONTRACTOR AND DESCRIBE ITS ROLE AND RESPONSIBILITIES IN ADMINISTERING ALL OF THE PJ’S HOME-ARP PROGRAM:

The City has not allocated funds to a subrecipient or contractor to administer the entire HOME-ARP Grant.

Table 12 – Use of HOME-ARP Funding illustrates the potential allocation of funding across the eligible activities based on a combination of the qualitative and quantitative data contained within this plan.

| Use of HOME-ARP Funding | | | |
|--|-----------------------|----------------------|-----------------|
| | Funding Amount | Percent of the Grant | Statutory Limit |
| Supportive Services | \$162,379.50 | | |
| Acquisition and Development of Non-Congregate Shelters | \$852,492.38 | | |
| Tenant Based Rental Assistance (TBRA) | \$345,056.44 | | |
| Development of Affordable Rental Housing | \$669,815.43 | | |
| Non-Profit Operating | \$135,316.25 | 5% | 5% |
| Non-Profit Capacity Building | \$135,316.25 | 5% | 5% |
| Administration and Planning | \$405,948.75 | 15% | 15% |
| Total HOME-ARP Allocation | \$2,706,325.00 | | |

Table 12 – Use of HOME-ARP Funding

DESCRIBE HOW THE PJ WILL DISTRIBUTE HOME-ARP FUNDS IN ACCORDANCE WITH ITS PRIORITY NEEDS IDENTIFIED IN ITS NEEDS ASSESSMENT AND GAP ANALYSIS:

The City will use a competitive RFP process to determine and allocate the most successful and efficient uses of its HOME-ARP award in alignment with the priorities identified in the Needs Assessment and Gaps analysis.

DESCRIBE HOW THE CHARACTERISTICS OF THE SHELTER AND HOUSING INVENTORY, SERVICE DELIVERY SYSTEM, AND THE NEEDS IDENTIFIED IN THE GAP ANALYSIS PROVIDED A RATIONALE FOR THE PLAN TO FUND ELIGIBLE ACTIVITIES:

Acquisition and Development of Non-Congregate Shelters

Both survey results and compiled quantitative data confirm the need for the acquisition/development of non-congregate shelters within the city boundaries. Forty-two percent (42%) of survey respondents would like to see HOME-ARP funds go towards this activity.

Development of Affordable Rental Housing

The development of affordable rental housing was the second most selected activity in the Community Partner Survey with thirty-three percent (33%) of respondents advocating for HOME-ARP funds to be spent on projects supporting this activity category. Quantitative data also indicates that there is a need for the development of more affordable rental housing within the city boundaries.

Supportive Services

There is an interest and need in seeing funding allocated for supportive services as indicated in the community partner survey results and via the realization during this process that only thirty-six percent (36%) of the city's emergency shelters currently have the ability to provide supportive services to their clients.

Tenant Based Rental Assistance

Community Partner survey respondents indicated an interest in funding TBRA at seventeen percent (17%). A need for programming that supports rental assistance for city residents is evident in quantitative data summarized previously in this plan.

HOME-ARP PRODUCTION HOUSING GOALS

ESTIMATE THE NUMBER OF AFFORDABLE RENTAL HOUSING UNITS FOR QUALIFYING POPULATIONS THAT THE PJ WILL PRODUCE OR SUPPORT WITH ITS HOME-ARP ALLOCATION:

| Housing Production Goals | |
|---|---------------------|
| | |
| Housing characteristics required by the qualifying populations | |
| Qualifying populations targeted for HOME-ARP rental housing (avg. household size) | NA |
| Average household size | |
| Unit size needed (number of bedrooms) | 1-3 |
| Amenities | Supportive Services |
| HOME-ARP Funding | |
| Total amount of HOME-ARP funding allocated to jurisdiction | \$2,706,325.00 |
| Amount of HOME-ARP expected to be used for admin, NFP operating and capacity building | \$676,581.25 |
| Amount of HOME-ARP available for HOME-ARP eligible activities | \$2,029,743.75 |
| Amount of HOME-ARP allocated to non-rental housing eligible activities | \$1,014,871.88 |
| Amount of HOME-ARP available for rental housing operations and reserves | \$1,014,871.88 |
| Estimated amount for ongoing operating costs or operating cost assistance reserve | \$202,974.37 |
| Amount of HOME-ARP available for rental housing development | \$811,897.50 |
| Estimated amount from other housing development funding sources | \$0 |
| Total amount available for rental housing development | \$811,897.50 |
| Average per unit development cost for qualifying population | \$274,851.28 |
| Estimated HOME-ARP Production Goal | 3 |

Table 13 – HOME-ARP Housing Production Goals

DESCRIBE THE SPECIFIC AFFORDABLE RENTAL HOUSING PRODUCTION GOAL THAT THE PJ HOPES TO ACHIEVE AND DESCRIBE HOW THE PRODUCTION GOAL WILL ADDRESS THE PJ'S PRIORITY NEEDS:

The City will have the opportunity to address the needs of acquisition and development of non-congregate shelters, the development of affordable rental housing, and provision of supportive services with TBRA as a funding mechanism for residents via the development or supplementation of a small (less than 10 units) development with wrap around services addressing the housing needs of HOME-ARP eligible populations.

PREFERENCES

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:

The City will not be giving a preference to any qualifying population over another.

LIMITATIONS IN A HOME-ARP RENTAL HOUSING OR NCS PROJECT

DESCRIBE WHETHER THE PJ INTENDS TO LIMIT ELIGIBILITY FOR A HOME-ARP RENTAL HOUSING OR NCS PROJECT TO A PARTICULAR QUALIFYING POPULATION OR SPECIFIC SUBPOPULATION OF A QUALIFYING POPULATION IDENTIFIED IN SECTION IV.A OF THE NOTICE:

The City will not be limiting eligibility for a HOME-ARP rental housing of NCS project to a particular qualifying population or subpopulation.

HOME-ARP REFINANCING GUIDELINES

The City will not be refinancing any existing debt secured by multifamily rental housing.

CITIZEN PARTICIPATION COMMENTS

NOTICE TO THE PUBLIC CITY OF HUNTSVILLE

The City of Huntsville's Community Development Department will hold a Public Hearing on Monday, February 14, 2022 at 6:30 P.M. to receive input on the Allocation Plan for the HOME-American Rescue Plan Program (HOME-ARP).

HOME-ARP is a federal program that will assist individuals or households who are: experiencing homelessness; at risk of homelessness; fleeing or attempting to flee domestic violence; were formerly homeless; or are part of other vulnerable populations, by providing housing, rental assistance, supportive services, and non-congregate shelter, to reduce homelessness and increase housing stability across the country.

These grant funds will be administered through HUD's HOME Investment Partnerships Program (HOME). The City of Huntsville will be receiving \$2,706,325 of HOME ARP funds.

The meeting will be held via Zoom at: <https://us06web.zoom.us/j/88468473154?pwd=b2RrN0RUaitOUTFDNDFFRExJa0pEZz09> or 1-646-558-8656; Meeting ID: 884 6847 3154 Passcode: 236646. The City of Huntsville does not discriminate based on disability for the admission or access to its programs or activities. If you have any questions, or will need special accommodations, please call Scott Erwin-Community Development Department prior to the Public Hearing at 256-427-5400; TTY: 256-427-7092.



AVISO AL PÚBLICO CIUDAD DE HUNTSVILLE

El Departamento de Desarrollo Comunitario de la Ciudad de Huntsville llevará a cabo una Audiencia Pública el lunes 14 de febrero de 2022 a las 6:30 P.M. para recibir aportes sobre el Plan de Asignación para el Programa home-American Rescue Plan (HOME-ARP).

HOME-ARP es un programa federal que ayudará a las personas u hogares que: experimentan la falta de vivienda; en riesgo de quedarse sin hogar; huir o intentar huir de la violencia doméstica; anteriormente no tenían hogar; o son parte de otras poblaciones vulnerables, al proporcionar vivienda, asistencia de alquiler, servicios de apoyo y refugio no congregado, para reducir la falta de vivienda y aumentar la estabilidad de la vivienda en todo el país. Estos fondos de subvención se administrarán a través del Programa de Asociaciones de Inversión HOME (HOME) de HUD. La

Ciudad de Huntsville recibirá \$2,706,325 de fondos home ARP.

La reunión se llevará a cabo a través de Zoom en: <https://us06web.zoom.us/j/88468473154?pwd=b2RrN0RUaitOUTFDNDFFRExJa0pEZz09> o 1-646-558-8656; ID de reunión: 884 6847 3154 Código de acceso: 236646. La Ciudad de Huntsville no discrimina en base a la discapacidad para la admisión o el acceso a sus programas o actividades. Si tiene alguna pregunta o necesitará adaptaciones especiales, llame a Scott Erwin- Departamento de Desarrollo Comunitario antes de la Audiencia Pública al 256-427-5400; TTY: 256-427-7092.

PUBLIC HEARING

Monday, February 14, 2022
6:30 p.m.

Join Zoom Meeting

<https://us06web.zoom.us/j/88468473154?pwd=b2RrN0RUaitOUTFDNDFFRExJa0pEZz09>

Meeting ID: 884 6847 3154

Public Hearing **AGENDA**

CALL TO ORDER

Scott Erwin, Manager

- HOME American Rescue Plan
 - Allocation Plan

Community
Development

PUBLIC COMMENTS

Public

- Allocation Plan Comments:
 - <https://huntsvilleal.seamlessdocs.com/f/CommunityDevelopment>
 - 120 E. Holmes Ave., Huntsville, AL 35801, Attention: 2022 Action Plan

ANNOUNCEMENTS

ADJOURN

Scott Erwin, Manager

City of Huntsville Community Development
HOME-ARP Allocation Plan Public Hearing
Minutes
February 14, 2022
6:30 p.m.

Hearing called to order by Scott Erwin, City of Huntsville Community Development Department Chair, at 6:31 p.m.

Attendees:

Betty Gaylor, Harold Kemp, Noel Castallenos, Keith Klaus, Billy Lenox, Thomas McAdams, Mary Ellen Judah, Matt Bender

Staff: Scott Erwin, Joyce Davis, James Adkins, Yolanda Hereford, Laretta Moore, Erin Berry

Description:

- Scott read to the attendees the HUD language that provides historical background of the HOME-ARP and the purpose of the program and provided the information on where to locate the regulations.
- Scott provided a HOME-ARP budget breakdown summary.
- Matt Bender asked about how specific the plan will be regarding projects, activities, and developers, etc. Scott explained that the HOME-ARP plan is very general and not too specific but ask when organizations complete the RFP applications, that they provide specific details regarding the proposed activity.
- Mary Ellen Judah asked about the specific details the organizations are required to provide when the RFP is completed.
 - Is the specific location required in the RFP application? No.
 - Could an application be contingent upon receiving other financing? Yes.
- Erin requested that potential funding recipients identify and explain the need for financing. Mary Ellen provided examples of funding needs for the housing programs and projects for <30% AMI individuals.
- Scott included those recipients should also provide the program/organization's sustainability plan.
- Laretta made a note that individuals are also getting priced out of the housing market.
- Scott let the council know that an RFP application should be available Summer 2022.
- Mary Ellen wanted the City to know that an organization's debt amount should be a factor when determining grant awards.
- Mary Ellen encouraged with the City to also consider innovative designs, building practices, and energy efficiency when developing building plans and projects. Scott agreed with the reminder the City will still have to follow City ordinances.
- Noel Castellanos asked Mary Ellen about her projects with Neighborhood Concepts and how they specifically meet the needs of the Latina community. May Ellen stated that the projects weren't specific to the Hispanic community but rather all who qualify as it is Fair Housing. They will touch base and communicate outside the present meeting to discuss further. Mary Ellen shared her contact information in the chat box.

Meeting adjourned at 6:57 p.m.

HOME-ARP Community Partners Consultation Survey

Submitted to Planning & Community Development by 3/9/2022 via email or mail.

Erin.berry@huntsvilleal.gov or 120 Holmes Ave NW Huntsville, AL 35801

1. Describe the size and demographic composition of qualifying populations within Huntsville that your organization serves.
2. Describe the unmet housing and service needs of qualifying populations your organization serves needs of qualifying populations your organizations serves.
3. Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA (Tenant Based Rental Assistance), and affordable and permanent supportive rental housing:
4. Identify the services your organization currently provides to the qualifying populations in Huntsville.

5. What do you see as the priority needs in our community for the qualifying populations?
6. Identify any gaps within the current shelter and housing inventory as well as the service delivery system.
7. What would you like to see as the number one use of HOME-ARP Funding? (Pick one)
- Development and support of affordable rental housing
 - Tenant based rental assistance (TBRA)
 - Supportive services to qualifying individuals
 - Acquisition and development of non-congregate shelter units
8. Is there anything else you like to add as it related to the HOME-ARP Funding?

Here are some links to HOME-ARP related information and guidance:

HUD's HOME-ARP Main Page: <https://www.hudexchange.info/programs/home-arp/>

CPD Notice: <https://www.hudexchange.info/resource/6479/notice-cpd-2110-requirements-for-the-use-of-funds-in-the-home-arp-program/>

Rental Housing Fact Sheet: <https://www.hud.gov/sites/dfiles/CPD/documents/HOME-ARP-Rental-Fact-Sheet091321.pdf>

Supportive Services Fact Sheet: <https://www.hud.gov/sites/dfiles/CPD/documents/HOME-ARP-Supportive-Services-Fact-Sheet.pdf>

Non-congregate Shelter Fact Sheet: <https://www.hud.gov/sites/dfiles/CPD/documents/HOME-ARP-Noncongregate-Shelter-Fact-Sheet.pdf>

TBRA Fact Sheet: <https://www.hud.gov/sites/dfiles/CPD/documents/HOME-ARP-TBRA-Fact-Sheet.pdf>

| Agency/Organization Consulted | Type of Agency/Organization | Email address |
|---|--|---|
| AL-503 City of Huntsville Department of Community Development (Lead) North Alabama Coalition for the Homeless (HMIS) | Continuum of Care | randall.stanley@nachcares.org holly.baker@nachcares.org |
| Huntsville Housing Authority | Public Housing Authority | tcoleman@hsvha.org tmcginnis@hsvha.org |
| Community Action Partnership | Housing & Energy Assistance | dmastin@caa-htsval.org yray@caa-htsval.org |
| Alabama A&M University Community Development Corporation Habitat for Humanity Family Services Center Neighborhood Concepts (multi-family) | Affordable Housing Developers | josephadamlee@gmail.com JFoulks@hfhmc.org TJohnston@fsc-hsv.org dgeiger@fsc-hsv.org mjudah@neighborhoodconcepts.org |
| Asha Kiran Crisis Services of North Alabama | Victim Service Providers/ DV Shelters | veleda@ashakiranonline.org janet@csna.org |
| Downtown Rescue Mission New Futures Family Lodge Riah Rose Salvation Army First Stop (day shelter) | Homeless Shelters | keith@downtownrescuemission.org loewen.beasley@downtownrescuemission.org trains@newfuturesinc.com bdixie@comcast.net tym Spearman@gmail.com Darlene.Burton@uss.salvationarmy.org jennifer.geist@firststop.org drew.gilbert@firststop.org |
| Disability Resource Network ARC of Madison County 305 8 th St | Disability Services | dpatterson@drn256.org sklingel@hsvarc.org andrea@3058thstreet.org |
| United Way of Madison County | Service Provider Funder | cathy.miller@uwmadisoncounty.org |
| Wellstone | Mental Health Service Provider | rajahmel.white@wellstone.com Jeremy.blair@wellstone.com |
| HAPPI Huntsville Hospital Thrive Alabama | Health Care Providers | Ann@happihealth.org angeliqueatrice@happihealth.org akeem.davis@lhcgroupp.com bpinchon@thrivealabama.org |
| Huntsville City Schools | Public Education | nicole.harden@hsv-k12.org |
| Disabled American Veterans Priority Veterans Veterans Affairs (HUD-VASH) | Veterans Services Provider | aldavchpt26.hsv@gmail.com lskowronek@priorityveteran.org nita.mcgee@va.gov |
| Catholic Center of Concern Grateful Life Huntsville Assistance Programs Manna House | Faith-Based Service Providers | kelliott@bhmdiocese.org birneysherry@gmail.com gaylakidd1@aol.com fran.mannahouse@gmail.com |

| | | |
|--|---------------------------|---|
| St. Vincent DePaul Church of the Nativity | | robert.moore@willbrook.com rvealeby@nativity-hsv.org |
| Alabama Non-Violent Offenders Organization | Re-entry Service Provider | leelangston58@gmail.com |
| Care Assurance System for the Aging & Homebound TARCOG | Senior Services | ann@casamadisoncty.org Michelle.Jordan@tarcog.us |
| Harris Home for Children | Foster Home | tmts007@bellsouth.net |



HUNTSVILLE

Community Development

Scott Erwin
Manager

August 12, 2022

United States Department of Housing and Urban Development
State of Alabama Birmingham Field Office
417 20th Street North, Suite 700
Birmingham, AL 35203

Re: City of Huntsville, AL HOME-ARP Allocation Plan Public Comments

The City of Huntsville Community Development Department is in receipt of zero (0) public comments concerning the Draft HOME-ARP Allocation Plan, an amendment to the 2021 Annual Action Plan. The public comment period was from April 3, 2022, to April 19, 2022. Notice and document review was made available on the City's webpage (www.huntsvilleal.gov) on April 3, 2022. No comments were received, no comments were rejected.

Sincerely,

Scott Erwin
Manager, Community Development
City of Huntsville, Alabama

The Star of Alabama