

WestMetro HOME Consortium HOME-ARP Allocation Plan

A plan for funding
**HOMELESSNESS ASSISTANCE &
SUPPORTIVE SERVICES**
PUBLIC HEARING • March 6, 2023



Agenda



HOME-ARP Program Overview



Plan Findings



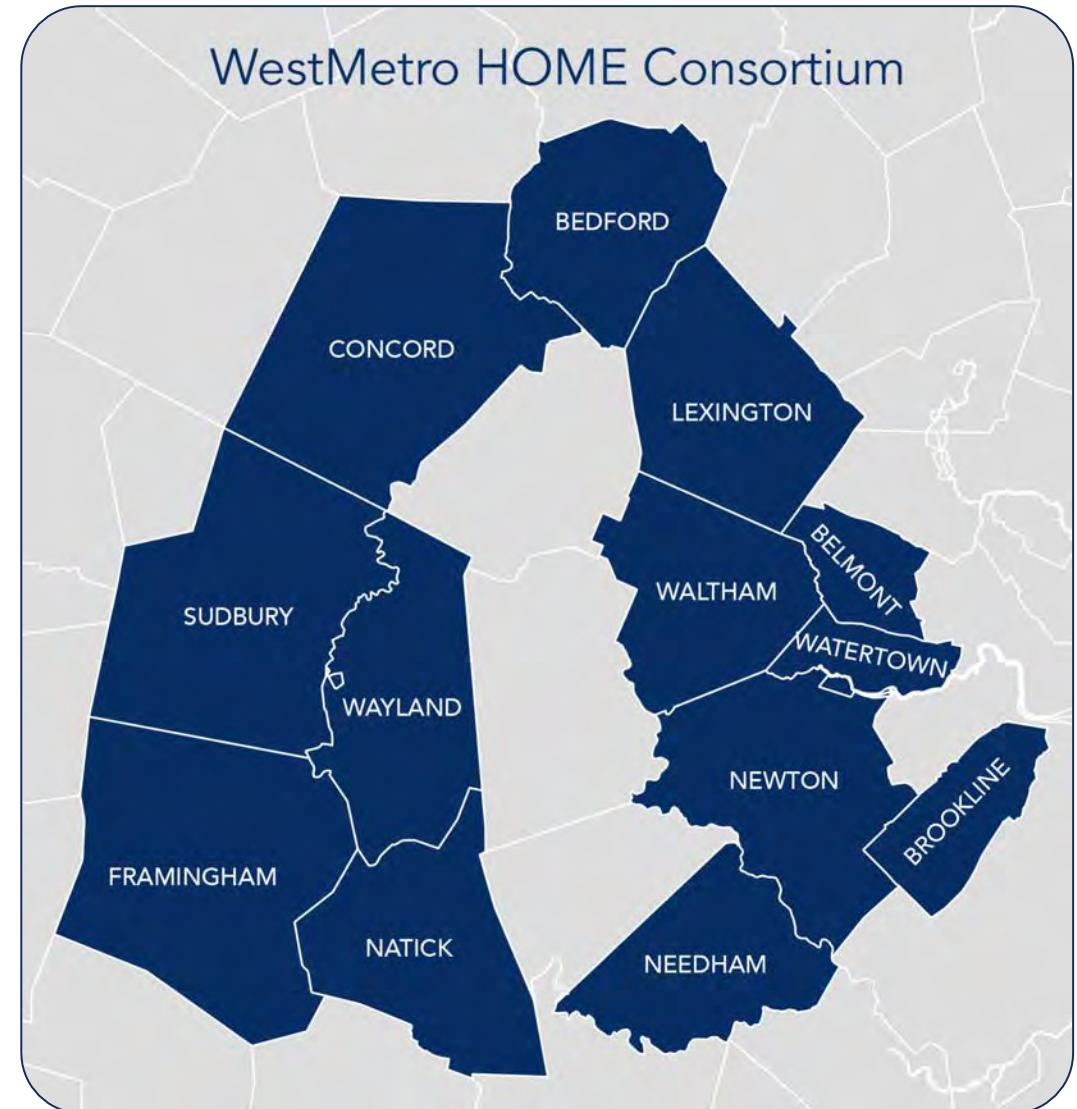
Funding Allocation



Next Steps



Comments



HOME-ARP PROGRAM OVERVIEW

WESTMETRO
HOME CONSORTIUM

HOME-ARP Overview

- HOME-ARP: \$5 billion for housing and homeless assistance awarded to HOME participating jurisdictions (PJs)
- WestMetro HOME Consortium: **\$5,406,962**
- Funds must be spent by 09/30/2030



HOME-ARP Overview

- PJs must submit an Allocation Plan to HUD to receive funds. Plan must include:
 - ✓ Consultation and public participation process
 - ✓ Needs Assessment and Gap Analysis
 - ✓ Proposed allocation of funds across eligible activities
 - ✓ And more



Qualifying Populations

Qualifying populations (eligible beneficiaries), defined in HUD guidelines:

1. Homeless
2. At risk of homelessness
3. Fleeing domestic/dating violence, sexual assault, stalking, human trafficking
4. Other vulnerable households
5. Veterans if eligible under 1-4 above

Eligible Activities

(some funding
caps apply)

- Rental Housing:
Acquisition, Construction, and Rehab
- Tenant-Based Rental Assistance (TBRA)
- Supportive Services
- Non-Congregate Shelters:
Acquisition, Construction, Rehab
- Nonprofit Operating Assistance & Capacity Building
(up to 10% of grant)
- Administration & Planning
(up to 15% of grant)

PLAN FINDINGS

WESTMETRO
HOME CONSORTIUM

Consultation & Public Participation: Key Themes

Vulnerable Populations

A spectrum of diverse populations within the WestMetro HOME Consortium are affected by housing instability or homelessness, including:

- Elderly populations
- Immigrants/ESL populations
- LGBTQ youth
- Working families
- Single-parent households
- Those with mental illness
- Those with substance use disorders, including those in recovery
- Households previously able to “stay afloat” but no longer able to meet rising housing costs

Consultation & Public Participation: Key Themes

Lack of Affordable & Low Barrier Housing

- Extremely competitive rental market means landlords can be very selective; those with poor credit, lack of rental history, etc. are unlikely to be chosen for a unit.
- Those with vouchers sometimes cannot find a unit.
- Waiting lists for housing authority units or vouchers are years long.



Consultation & Public Participation: Key Themes

Lack of Affordable & Low Barrier Housing

- Service providers have difficulty finding units for their clientele.
- Application process often involves many barriers and can be difficult for those experiencing instability to navigate this system, particularly getting paperwork (birth certificate, driver's license or ID, SSN card, etc.).



Consultation & Public Participation: Key Themes

Cost of Living/Need for Financial Assistance

- Coming up with first, last, and security is major hurdle, as well as moving costs.
- “Catching up” once behind on rent is very difficult.
- Changes to RAFT program have made accessing necessary rental assistance challenging.



Consultation & Public Participation: Key Themes

Cost of Living/Need for Financial Assistance

- There are not enough resources to “catch” people before a crisis.
- Financial assistance for other needs (food, transit cards, etc.) can help households cover housing costs and remain housed.



Consultation & Public Participation: Key Themes

Need for Supportive Services

- There is a need for case management that *follows the client*, housing search services and advocacy, and legal or mediation services.
- Housing authorities often do not have the capacity to provide housing search assistance for voucher holders, or case management for tenants who require it.



Consultation & Public Participation: Key Themes

Need for Supportive Services

- People may be on the brink of getting housing (e.g., being selected in housing lottery, getting a rental voucher) but then be unable to follow through the process without assistance.
- Navigating services, shelter, and housing is extremely confusing, time-intensive, and challenging as people face a crisis and are struggling to have their *basic* needs met.



Needs Assessment & Gaps Analysis

WestMetro Estimated **Adult Shelter Gaps**

Source: 2022 HIC & PIT Counts, Balance of State CoC

	Current Shelter Inventory Adult Beds		
Emergency Shelter	59		
Transitional Housing	9	Homeless Adult Population Only	
Total Beds	68		
	Sheltered	79	
	Unsheltered	53	Gap Analysis Adult Beds
	Total Homeless	132	
		CURRENT GAP	-64 beds

Needs Assessment & Gaps Analysis

WestMetro Estimated **Adult Shelter Gaps**

Source: 2022 HIC & PIT Counts, Balance of State CoC

	Current Shelter Inventory Adult Beds		
Emergency Shelter	59		
Transitional Housing	9	Homeless Adult Population Only	
Total Beds	68		
	Sheltered	79	
	Unsheltered	53	Gap Analysis Adult Beds
	Total Homeless	132	
		CURRENT GAP	-64 beds

Needs Assessment & Gaps Analysis

WestMetro Estimated **Adult Shelter Gaps**

Source: 2022 HIC & PIT Counts, Balance of State CoC

	Current Shelter Inventory Adult Beds		
Emergency Shelter	59		
Transitional Housing	9	Homeless Adult Population Only	
Total Beds	68		
	Sheltered	79	
	Unsheltered	53	Gap Analysis Adult Beds
	Total Homeless	132	
		CURRENT GAP	-64 beds

Needs Assessment & Gaps Analysis

WestMetro Estimated **Adult Shelter Gaps**

Source: 2022 HIC & PIT Counts, Balance of State CoC

	Current Shelter Inventory Adult Beds		
Emergency Shelter	59		
Transitional Housing	9	Homeless Adult Population Only	
Total Beds	68		
	Sheltered	79	
	Unsheltered	53	Gap Analysis Adult Beds
	Total Homeless	132	
		CURRENT GAP	-64 beds

Needs Assessment & Gaps Analysis

Why are family shelters not included in the shelter gaps analysis?

- Referrals for EA (Emergency Assistance) family shelters are made through DHCD.
- While DHCD tries to adhere to a 20-mile rule for placing families, this is not always possible.
- MA is a “right-to-shelter” state, which means qualifying families must be sheltered within 7 days (fewer if serious or imminent risk to health/safety).

2022 PIT count,
family shelters:

476 persons in 157
family households

Needs Assessment & Gaps Analysis

Why are DV shelters not included in the shelter gaps analysis?

- DV shelters that receive DPH funding cannot keep local waitlists.
- When beds become available, the shelter notifies SafeLink (state DV hotline).
- SafeLink callers are directed to shelters with open beds.
- Intake for new guests is usually completed within a few hours of notifying SafeLink of an opening.

2022 PIT count,
DV shelters:
47 persons in \approx 26
households

Does not account for DV survivors among the unsheltered homeless population or in non-DV shelters.

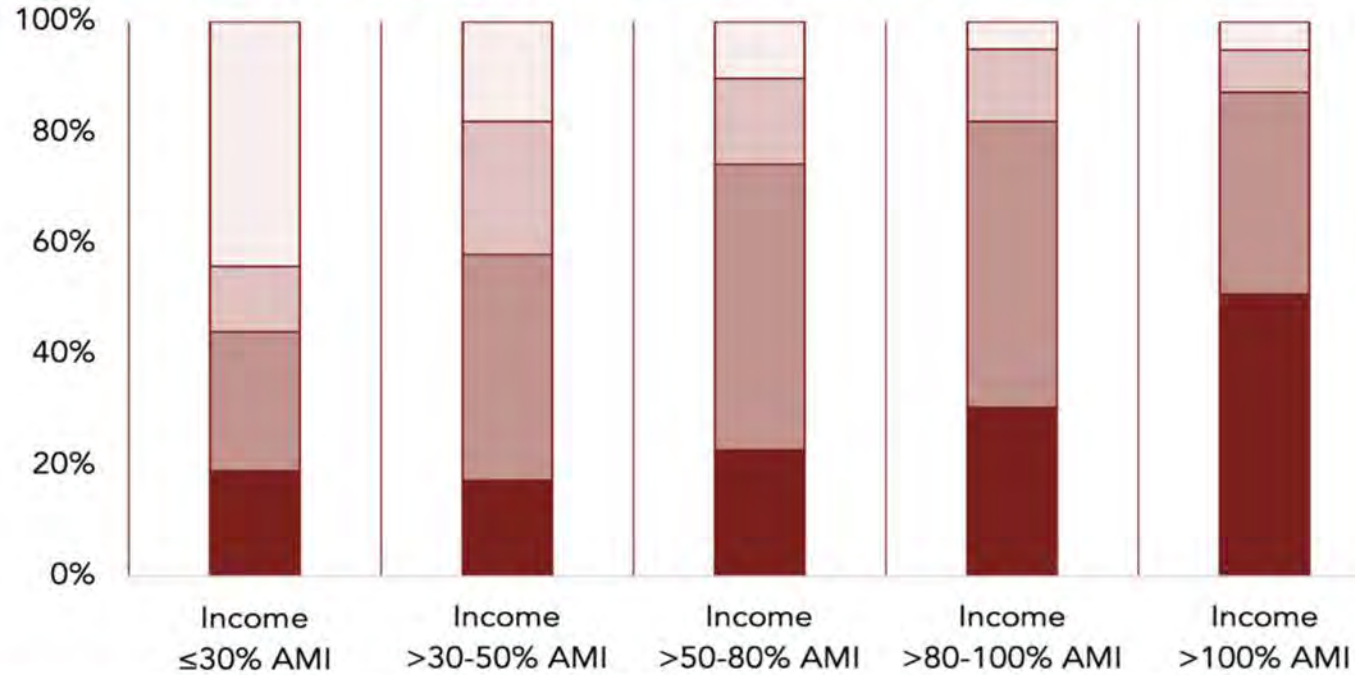
Needs Assessment & Gaps Analysis

WestMetro Estimated **Unit Gaps** for Extremely-Low and Very-Low Income Renter Households. *Source: 2019 CHAS*

Income Level	Rental Units Affordable to Income Level	Total Renter Households	Gap Analysis
≤ 30% AMI (ELI)	11,543	15,350	-3,807 Units
31-50% AMI (VLI)	9,254	10,075	-821 Units



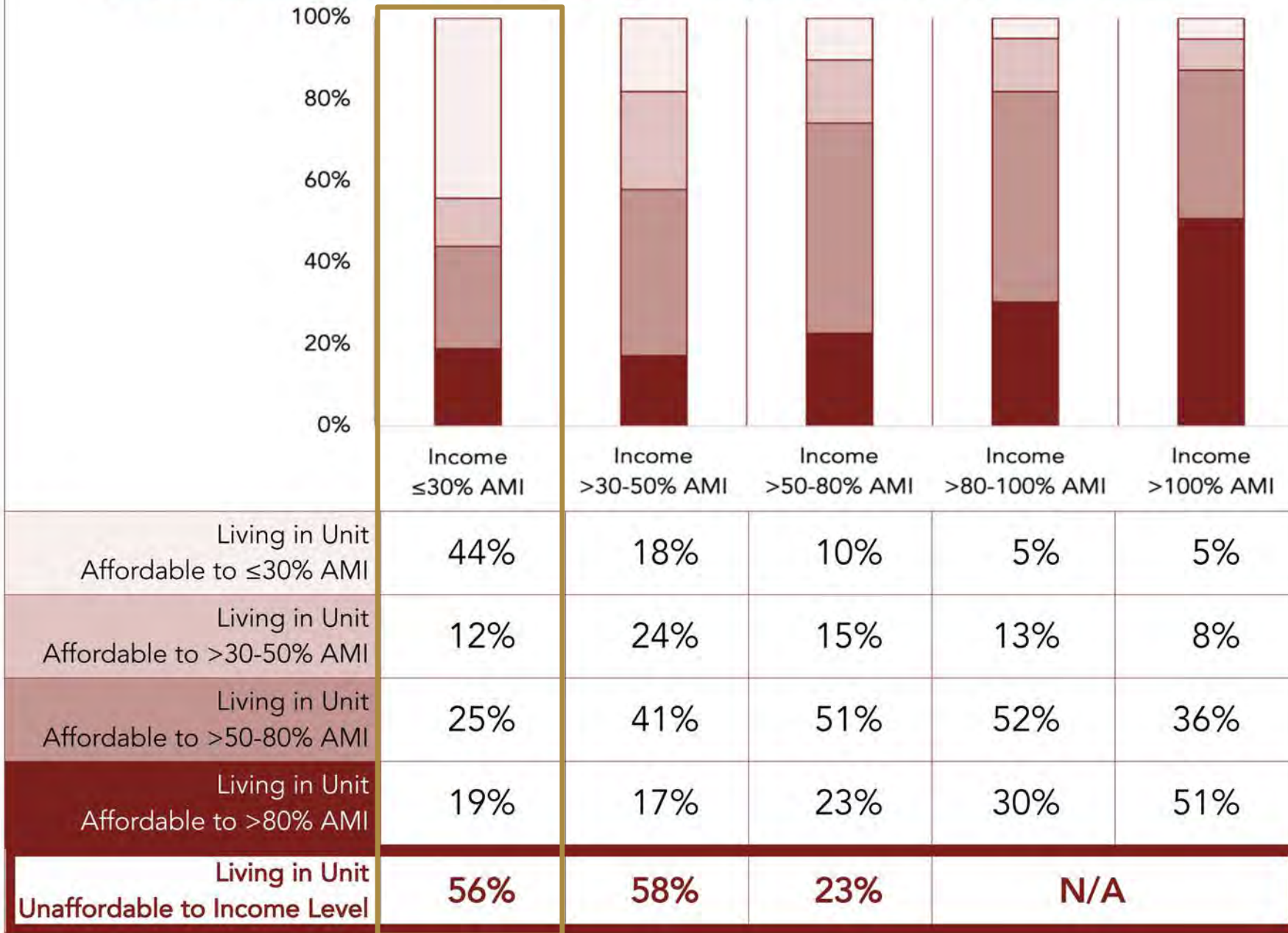
Affordability Mismatch Among WestMetro Renter Households



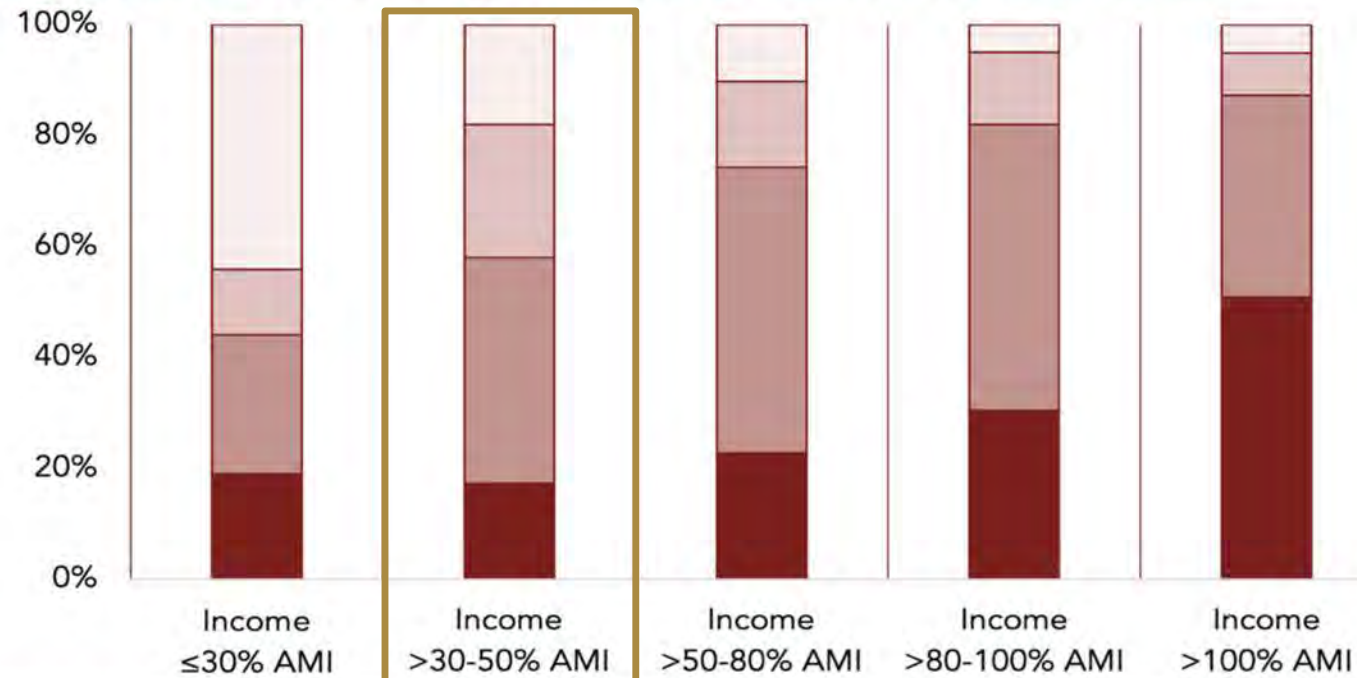
	Income ≤30% AMI	Income >30-50% AMI	Income >50-80% AMI	Income >80-100% AMI	Income >100% AMI
Living in Unit Affordable to ≤30% AMI	44%	18%	10%	5%	5%
Living in Unit Affordable to >30-50% AMI	12%	24%	15%	13%	8%
Living in Unit Affordable to >50-80% AMI	25%	41%	51%	52%	36%
Living in Unit Affordable to >80% AMI	19%	17%	23%	30%	51%
Living in Unit Unaffordable to Income Level	56%	58%	23%	N/A	



Affordability Mismatch Among WestMetro Renter Households



Affordability Mismatch Among WestMetro Renter Households



	Income ≤30% AMI	Income >30-50% AMI	Income >50-80% AMI	Income >80-100% AMI	Income >100% AMI
Living in Unit Affordable to ≤30% AMI	44%	18%	10%	5%	5%
Living in Unit Affordable to >30-50% AMI	12%	24%	15%	13%	8%
Living in Unit Affordable to >50-80% AMI	25%	41%	51%	52%	36%
Living in Unit Affordable to >80% AMI	19%	17%	23%	30%	51%
Living in Unit Unaffordable to Income Level	56%	58%	23%	N/A	



FUNDING ALLOCATION

WESTMETRO
HOME CONSORTIUM

DRAFT SLIDES - SUBJECT TO CHANGE

WestMetro HOME Consortium HOME-ARP Program Funding Allocation

Supportive Services	\$750,000	14%
Non-Congregate Shelters	\$1,000,000	18%
TBRA	\$300,000	6%
Affordable Rental Housing	\$2,545,918	47%
Non-Profit Operating	-	0%
Non-Profit Capacity Building	-	0%
Administration & Planning	\$811,044	15%
TOTAL	\$5,406,962	100%

Assuming \$23,000 of TBRA per household, this scenario could provide TBRA to **13 QP households for one year.**

Assuming a \$200,000 per unit subsidy, this scenario could support the development of **12 HOME-ARP affordable rental units.**

NEXT STEPS

WESTMETRO
HOME CONSORTIUM

Project Timeline

We are here.



Process for Soliciting Funding Applications

- HUD has 45 days to approve or provide comments on the Draft Plan.
- Following receipt of HOME-ARP funds, the WestMetro HOME Consortium will issue RFPs for the four funded activities (supportive services, non-congregate shelter, TBRA, and affordable rental housing).
- The WestMetro HOME Consortium will form project review committees to review responses to the RFPs and make recommendations to Consortium.
- The Consortium members will discuss, consider, and vote on project proposals to receive funding.
- Activities that do not receive feasible responses to the RFPs may have funds reallocated to other activities.

Comment Period

- Includes comments taken tonight as well as written comments received during the 15-day comment period:
- Open March 6-March 21, 2023 at 5:00pm
- Submit written comments to:

Amanda Berman, Director of Housing and Community Development
Planning and Development Department
1000 Commonwealth Avenue
Newton, MA, 02459

Or via email at aberman@newtonma.gov.



COMMENTS

WESTMETRO
HOME CONSORTIUM