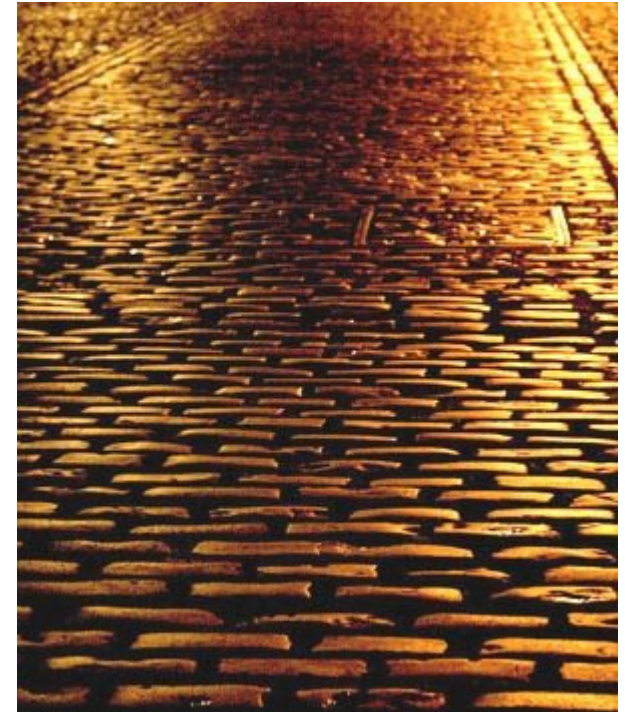


# HOME-ARP Consultation

Sharon Burkley, Neighborhood Services

Tara Perez, City Manager's Office

Sean Stanton, Neighborhood Services



# HOME-ARP



- Part of American Rescue Plan Act
- Congress Appropriated \$5 billion for homelessness assistance - HOME-ARP

# Qualifying Populations

- 1) Homeless
- 2) At risk of homelessness
- 3) Fleeing, or attempting to flee domestic violence
- 4) Part of other populations needing supportive services
- 5) Veterans and families that include a veteran family member that meets one of the above criteria



# Qualifying Activities



- 1) Development and support of affordable housing
- 2) Tenant-based rental assistance
- 3) Provision of supportive services
- 4) Acquisition and development of non-congregate shelter units

# Funding



- City of Fort Worth \$10,537,030
- Tarrant County \$5,281,656
- City of Arlington \$4,583,064

# Compliance Period/Timelines

- HOME-ARP – 10 to 15 years, however, if Housing Assistance Program contract is longer – the terms of it apply
- Expend by: September 30, 2030



# Creation of HOME-ARP Allocation Plan

## Consultations with:

- Continuums of Care
- Homeless and domestic violence service providers
- Veterans' groups
- Public Housing Agencies
- Public Agencies that address needs of qualifying populations
- Public or private organizations that address fair housing, civil rights and the needs of persons with disabilities

## Public Hearing:

- November 10 at 6:30pm, Community Development Council, City Hall, Room 2020

# System Context

- Success of Casa de Esperanza in quickly housing 119 COVID-vulnerable chronically homeless households after City Council allocated \$9.3 million in Coronavirus Relief Funds
- City working closely with Tarrant County Homeless Coalition (TCHC) on needs and gaps
- Currently leasing up New Leaf Community Services, 48 units of permanent supportive housing





# System Context



- City received request from TCHC to allocate HOME-ARP for development of permanent supportive housing in order to end chronic homelessness
- TCHC reporting largest system need is physical units

# System Context

- SYSTEM GOALS –
  - End chronic homelessness
  - Prevent people from becoming chronically homeless (house within one year)
- Move Up strategy with Emergency Housing Vouchers – rental assistance, no or light case management
- Historic level of prevention dollars
- Increasing diversion funding and practice



# The Problem: Chronic Homelessness

## Chronically homeless

- Homeless longer than one year, disabled
- Only 20% of homeless population
- Older, higher percentage of males than overall homeless population
- Often overlap with unsheltered population
- Cost of one person living one year unsheltered - \$30,000 - \$40,000
- Highest needs, highest vulnerabilities of homeless population



Qualify for most intensive intervention – permanent supportive housing (PSH)

# The Solution: Permanent Supportive Housing



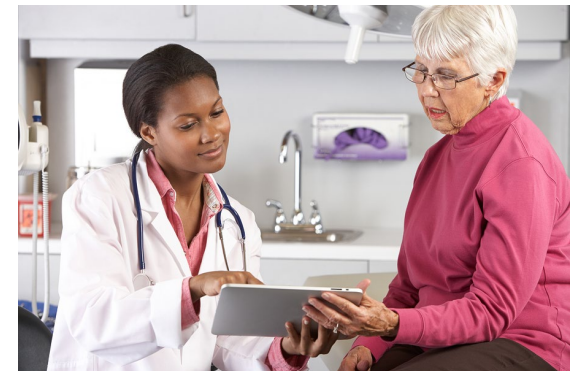
- Long-term rental assistance
- Long-term supportive services
  - Case managers to support client health, housing stability, job training, employment goals
- Available as long as client follows the lease
- Scattered or single site

# What Success Looks Like

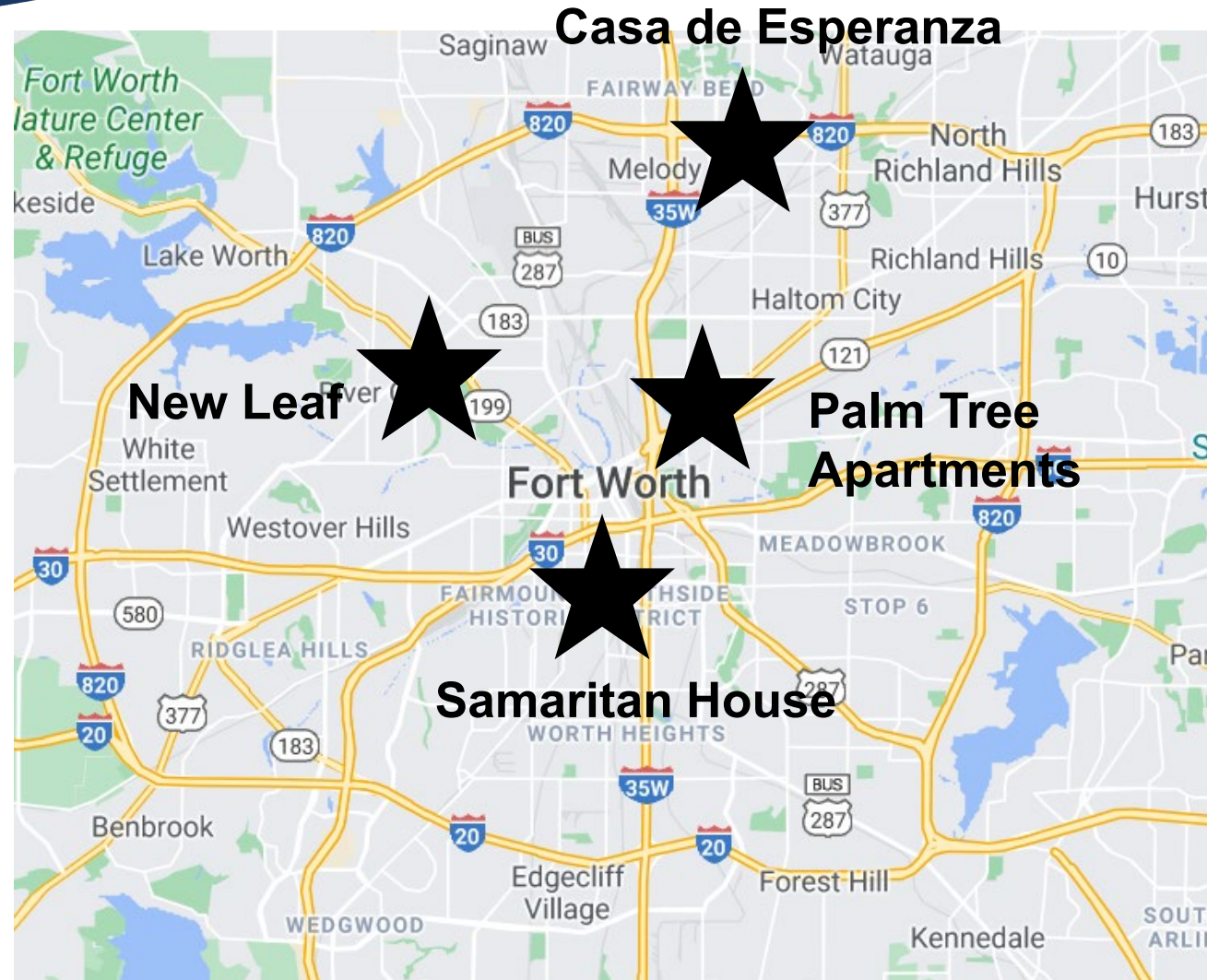
- Casa de Esperanza
- New Leaf
- Palm Tree Apartments
- Samaritan House  
Single Room  
Occupancy



- On Site Services
- Sense of Community
- Lower barriers to entry
- Close to public transportation



# Locations of single site PSH projects



# Casa de Esperanza

3804 Tanacross Drive

- **119 Units of Permanent Supportive Housing for COVID-vulnerable**
- **Conversion of studio hotel into efficiency apartments**
- **Bus stop onsite**
- **Under \$78,000 per renovated unit**
- **Status: In operation 6 months**



# Esperanza Eligibility and Tenants



- Homeless longer than one year and disability
- Either be over 65 or have health condition CDC considers related to severe COVID
  - Average annual income - \$5,626
  - Average age - 55 (Oldest tenant is 76)
- At least 9 tenants were homeless over 9 years



# Esperanza Roles and Services

**Owner: FW Casa de Esperanza LP (created by Fort Worth Housing Solutions and Ojala Holdings)**

**Property management: Roscoe Property Management**

**Lender: City of Fort Worth (CARES CRF) – structured as 20 year forgivable loan**

## **Onsite Services**

- **3 case managers (Presbyterian Night Shelter)**
- **1 licensed chemical dependency counselor (MHMR)**
- **1.5 community health workers (JPS Health)**



# Casa de Esperanza Transformation



# Casa de Esperanza Transformation



# Casa de Esperanza Transformation



# New Leaf Community Services

4444 Quail Trail



- 48 units of permanent supportive housing
- New construction of one-story pin-wheel quadplexes, community room and laundry room
- Close to retail and transportation
- Under \$100,000 per newly constructed unit
- Status: Anticipated leasing July - September

# New Leaf Tenants

- Homeless longer than one year
- Have disability

***All referrals through  
Coordinated Entry***



# New Leaf Roles and Services



SITE PLAN PLAN

QUAIL TRL. - PSH  
Fort Worth, Texas 02.25.2019

**BOKA**Powell

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**Owner: New Leaf Community Services, a 501(c)3**

**Board Members: Members of First Presbyterian Church, Paulos Foundation**

**Property management: Pride**

**Lender: City of Fort Worth (HOME) and FWHFC – structured as 20 year forgivable loans**

## **Onsite Services**

**2 case managers from DRC Solutions**

**1 behavioral health case manager through MHMR**

**Part-time activity/volunteer coordinator**

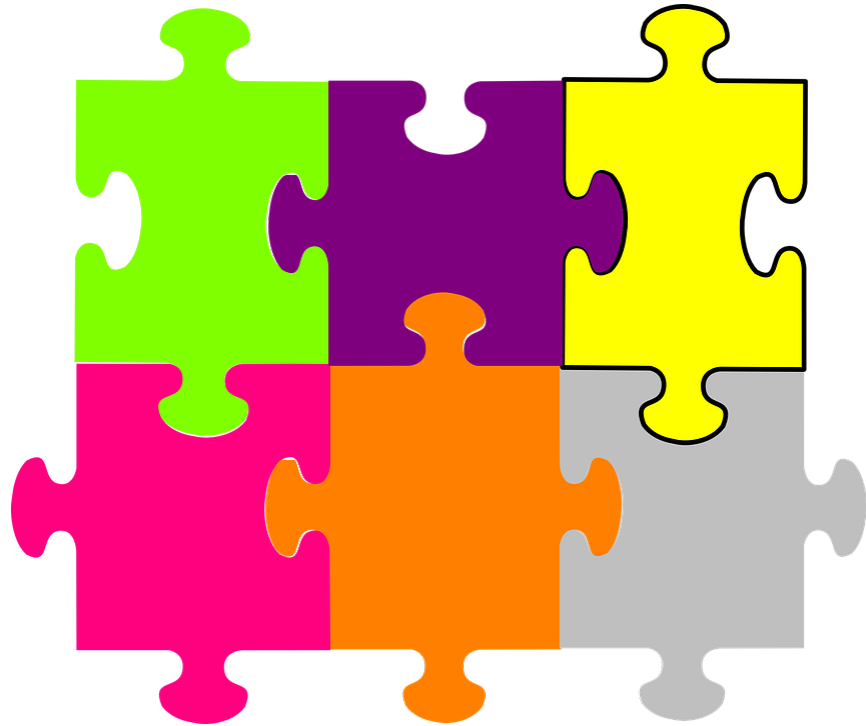
# New Leaf Progress

**14 Buildings**





# Two Capital Funding Models



## **Public/private partnership**

- **Fort Worth Housing Finance Corporation Funds require \$1 for \$1 match from local foundations**

## **Leveraging one time federal funds**

- **Able to move quickly with 100% funding**



# Funding Comparison: Capital

## Casa de Esperanza

**\$9.25 million of Coronavirus Relief Funds in CARES**

**Advantage: No fundraising = Fast Development**



## New Leaf

<b>CAPITAL PUBLIC FUNDS</b>	
Fort Worth Housing Finance Corporation	\$1,200,000
HOME from City of Fort Worth	\$500,000
<b>CAPITAL PRIVATE FUNDS</b>	
First Presbyterian Church	\$1,000,000
Foundations: Morris, Sid Richardson, Amon Carter, Ryan, Paulos	\$2,000,000
Other Private	\$45,500
<b>TOTAL</b>	<b>\$4,745,500</b>

**Advantage: Leveraged Private Funds**



# Funding Comparison: Operating

## Casa de Esperanza

- **Project based vouchers- (mainstream and Housing Choice Vouchers) from Fort Worth Housing Solutions**
- **Term: 20 years**
- **Renewal: Can be renewed once for another 20 years**

## New Leaf

- **Rental assistance to DRC Solutions from the Continuum of Care (HUD)**
- **Term: 1 year**
- **Renewal: Annually (historically projects that perform well get renewed year after year)**





# Funding Comparison: Services

## Casa de Esperanza

**\$350,000 annually through  
Directions Home**

**In the future, services will be paid for  
by revenue from vouchers.**



## New Leaf

**Funded by rental assistance  
revenue**



# City's Proposal for HOME-ARP

USES	FUNDING
Development of at least 125 units of permanent supportive housing	\$8,956,476
Administration	\$1,580,554
<b>TOTAL</b>	<b>\$10,537,030</b>

Utilize HOME-ARP to develop at least 125 units of permanent supportive housing to best meet system needs and end chronic homelessness

# Plan for Development of PSH

<b>Capital Funding Sources for PSH</b>	
<b>Directions Home Capital</b>	<b>\$1,262,801</b>
<b>Fort Worth Housing Finance Corporation</b>	<b>\$2,550,000</b>
<b>Foundation Match to Fort Worth Housing Finance Corporation Funds</b>	<b>\$2,550,000</b>
<b>HOME-ARP</b>	<b>\$8,956,476</b>
<b>TOTAL</b>	<b>\$15,319,277</b>

## Combine Strengths of Funding Approaches:

- Offer all funding eliminating fundraising time
- Include some private funds to leverage FWHFC \$1 for \$1 match
- Have one RFP for all funding sources to streamline application and enable units to be delivered faster

# Timeline

September 23, 2021 – Received HUD Grant for HOME-ARP

October - Consultation Meetings/Letters

- Tarrant County Homeless Coalition
- Veterans Committee on Continuum of Care (CoC)
- Homeless Community Advisory Committee
- Improvement, Coordination, Training Committee on CoC



# Next Steps



October 24 – Public Notice

November 10 – Community Development Council – Presentation and Public Hearing

November 16 – Anticipated Informal Report on HOME-ARP Allocation Plan

December/January – Anticipated Issuance of Request for Proposals

February/March– Scoring of Proposals

March/April – Mayor & Council Communication regarding winners



# Input Requested

What is best system use of HOME-ARP funds?

# Thank you



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