# City of Rochester and Monroe County: HOME – American Rescue Plan (HOME-ARP) Non-Congregate Shelter (NCS) Forum

DECEMBER 20, 2022

# Agenda

1. Introductions
2. Presentation
3. Breakout Session
   1. Info/Q & A
   2. Breakout Groups
   3. Report Back
4. Q & A
5. Wrap/Summary

# Presentation

1. HOME-ARP Background
2. General Information on HOME-ARP
3. HOME-ARP and NCS
   1. Qualifying Populations
   2. NCS According to HOME-ARP
   3. Eligible Activities/Costs & Ineligible Costs
   4. Admission and Occupancy
   5. Project Development
4. Q & A/Breakout Groups

# HOME-ARP Funding Background

- The City and County receive HUD funding each year, but ARP allocation is one-time injection of funds.

- HUD allocated the City of Rochester $8.98 million from the American Rescue Plan (ARP) Act (2021), and allocated Monroe County $4.3 million.

- Differences between HOME-ARP and annual HOME allocation:
  - HOME-ARP funding must support qualifying populations, including homeless persons and those at-risk of homelessness;
  - Eligible projects/activities vary from traditional HOME projects.

- City of Rochester, Monroe County, and Partners Ending Homelessness partnered with planning efforts and to perform outreach.

# HOME-ARP Qualifying Populations

**HOME-ARP Regulation requires that the majority of the funding be used to support the following qualifying populations:**

1. Homeless (HUD definition)

2. At risk of homelessness (HUD definition)

3. Fleeing, or attempting to flee domestic violence

4. Part of other populations - those with the greatest risk of housing instability

5. Veterans and families of veterans

# HOME-ARP Eligible Activities

**HOME-ARP funds can be used to support the following types of projects/programs:**

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
5. Nonprofit Operating and Capacity Building Assistance

*HUD Fact Sheets links included with each activity above

# NCS According to HOME-ARP

**HOME-ARP regulation largely follows Emergency Solutions Grants (ESG) regulation re: emergency shelter standards,** enhanced for NCS:

- In-unit (non-communal) bath facilities – toilets, showers, sinks.

- Shared space, such as communal kitchens and living areas are OK, but bedrooms and bathrooms must be individual.

- Households can share the same space – includes families, couples, single parents with children.

- If shelter is specific for families, one bathroom may serve more than one bedroom, but it must be only accessible by that family.

# NCS Eligible Activities

**HOME-ARP funding may be used for the following activities related to creating NCS units:**

<u>Acquisition</u> – rehab not required because structure is in condition to shelter QPs as is

<u>Rehabilitation</u>* – existing structures, i.e. hotels, nursing homes, current *congregate* shelters to be used as NCS

<u>New Construction</u>* – structures to be used as NCS

*with or without acquisition

# NCS Eligible Costs

**HOME-ARP funding may be used for the following costs:**

- Acquisition (land/structures)
- Demolition
- Development hard costs
- Site improvements
- Soft costs
- Replacement reserve

# NCS Ineligible Cost

Under **HOME-ARP NCS, funds may not be used for:**

- Operating costs of NCS

- Rehab and construction costs to turn HOME-ARP developed NCS units in permanent supportive housing

- NCS units may be transitioned to PSH units after minimum use period. Cannot use HOME-ARP to convert.

# NCS Admission and Occupancy

**NCS occupants must:**

- Not be charged occupancy fees or other charges to occupy a unit
- Meet criteria for one of the four qualifying populations
- No length of stay cap/requirement per regulation

# NCS Development

- The City and County will seek proposals from qualified development teams that plan to create NCS

- RFQ/RFP tentatively scheduled for release in late winter/spring

- Proposals must demonstrate:
  - Financial feasibility
  - Development and Management capacity
  - Service plan

- City/County will review timelines, budgets, sources/uses, service plan, policies and procedures, site location and control, neighborhood outreach/local approvals

# Restricted Use Period

- Projects must operate as NCS for period of time (minimum use period vs. restricted use period)
- Duration based on activity type:
  - New Conruction – 15 years
  - Rehabilitation – 10 years
  - Acquisition only – 10 years
- Minimum Use Period:
  - Acquisition – 3 years
  - Mod Rehab – 5 years
  - Subst. Rehab/New Const. – 10 years

# Breakout Groups

The creation of NCS units is the priority with this funding. That includes low-barrier, harm-reduction informed shelters/NCS beds, to serve those currently unable or unwilling to access shelter and permanent housing as it currently exists. Purpose of breakout groups is to discuss specific program components, policies, design features, etc.

- Worksheet is a guide, add/delete what is important to you.

- Be specific!

- Groups will report back and discuss after.

# Things to Consider

- What barriers do unhoused persons face when seeking shelter? How to we design buildings/programs to remove these barriers?

- How do we eliminate barriers, but uphold standards?

- What harm-reduction measures need to be upheld and included in building/program design?

- How are issues resolved?

- What services are crucial to the success of the persons accessing the shelters, and the staff serving them?

# Review/Next Steps

- Review notes and materials produced by groups

- Additional meetings w/ community, currently unsheltered persons, groups developing proposals

- Draft/distribute RFP/RFQ

- Work to determine scope, identify sources of construction or operating funding, secure partnerships or additional services to support success of shelter residents and staff

# Low-Barrier (1)

2016 Study by Seattle University, Homeless Rights Advocacy Project, interviewed 70 homeless men/women, who identified most common barriers:

1. sobriety (on-site breathalyzers and drug screens);

2. rigid rules and requirements;

3. strict curfews (without exception);

4. admission dependent on chapel or class attendance;

5. mandatory program participation;

# Low-Barrier (2)

(continued from previous slide)

6. background checks;

7. income requirements and verification;

8. criminal records;

9. credit checks; and

10. forced labor participation.

# Harm-Reduction

Examples of harm reduction implementation options:

- Availability of naloxone w/ all staff trained
- Amnesty totes/lockers
- Sharps containers
- Focus on housing first
- Involve those who use substances in reviewing shelter policies and procedures