

Stark County HOME-ARP
Question & Answer
Last updated: August 16, 2024

Requested Information

Hyperlinks within the application: Many hyperlinks within the application are not active. These links are provided for reference and can generally be located by conducting a web search of the citation. Contact Lisa lcsnyder@starkcountyohio.com or Diane dmsheridan@starkcountyohio.gov if you need additional information.

Per-unit development cost limits: If utilizing HOME-ARP funds only, the per-unit subsidy limits are waived. If the project will utilize HOME and HOME-ARP together, per-unit subsidy limits would apply. These per-unit limits are updated annually. The current per-unit limits have been published by the Columbus field office and are listed below:

For calendar year 2024, the following maximum HOME per-unit subsidy limits are effective for all HOME Participating Jurisdictions within the jurisdiction of the Columbus Field Office:

Bedrooms	Basic Limit	HCP Limit (240%)
0	\$ 75,620.00	\$ 181,488.00
1	\$ 86,687.00	\$ 208,048.80
2	\$ 105,414.00	\$ 252,993.60
3	\$ 136,372.00	\$ 327,292.80
4+	\$ 149,693.00	\$ 359,263.20

HOME-ARP waivers: Please review the [HOME-ARP memo](#) on the HUD Exchange.

Stark County zoning information: Please review the map and directory on our [website](#) to locate the appropriate contact.

Question & Answer

Question: Page 11 appears to be missing a fillable box to request Operating/Capacity Building \$. Are we not able to request that line item within the application?

Answer: This appears to be an error within the application. Applicants are able to request funds for this. Please submit an attachment or addendum with your application indicating the funds you are requesting for operating/capacity building.

Question: What are the total amounts available for each activity of the budget? (i.e., Rental, Supportive Services, Operating, Capacity Building)?

Answer: The image below is taken from page 27 of the County's HOME-ARP [Allocation Plan](#) file. This is the County's total HOME-ARP budget.

Table 6. Use of HOME-ARP Funding

Table 6	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$ 300,000.00		
Acquisition and Development of Non-Congregate Shelters	---		
Tenant Based Rental Assistance (TBRA)	---		
Development of Affordable Rental Housing	\$ 2, 336, 210.55		
Non-Profit Operating	\$ 54,000.00	1.7%	5%
Non-Profit Capacity Building	\$ 54,000.00	1.7%	5%
Administration and Planning	\$ 484,272.45	15%	15%
Total HOME ARP Allocation	\$ 3,228,483.00		

Question: Do supportive service budgets need to be based upon what we think referrals will be (from the Continuum of Care)?

Answer: The budget needs to be based upon the specific supportive services the project will intend on providing. For example, rental assistance can be short term (up to three months) or medium term (3-24 months) and each would have different budgets depending on how many participants the project intends to serve. Additionally, various McKinney Vento supportive services would have different expenses and budgets.

Question: Would transitional housing be allowed with HOME-ARP funding?

Answer: Please review page 21 of the [HOME-ARP Implementation Notice](#) for eligible HOME-ARP housing as defined in 24 CFR 92.2.

Question: Do I need to have the building picked out before I submit the application? Is it correct that a project would have have 4 years to secure a building and spend the funds?

Answer: Site control was briefly discussed during the application workshop. While site control is not required, this is an action that typically does take time and we would likely look for some kind of option agreement at application submission. We recommend you review page five of the application. Page five outlines the scoring criteria. Projects that are further ahead in the planning process could potentially score higher.

It is correct that the completion deadline is four years.

Question: Can an emergency shelter apply for supportive services? What does that entail under the guidelines (case management)?

Answer: Supportive services may be provided to any individual and/or family who meet the definition of a qualifying population and who are not already receiving the service or services through another program. We recommend reviewing pages 44-54 of the [HOME-ARP Implementation Notice](#) which discusses supportive services in more detail. Case management activities are on page 50.

While it could be possible for a shelter to receive HOME-ARP supportive service dollars, keep in mind the referrals would need to come through the CoC and the service cannot be duplicative.

Question: If a shelter is already providing case management services to eligible Qualifying Populations, would providing case management under HOME-ARP be considered duplicative?

Answer: The shelter would have to provide HOME-ARP services on a first come first serve basis for those individuals who meet the definition of a QP and are not currently receiving other similar services being paid for by another source. This would most likely have to be new shelter residents or current shelter residents not receiving any services. I would also recommend that the services for the HOME-ARP residents are tracked separately from other shelter residents for HOME-ARP reporting purposes and ensuring program compliance.

Question: Can a domestic violence shelter who currently offers case management services to those in shelter apply for HOME-ARP supportive service funds?

Answer: This would be similar to the previous answer. The shelter would have to provide HOME-ARP services on a first come first serve basis for those individuals who meet the definition of a QP and are not currently receiving other similar services being paid for by another source. This would most likely have to be new shelter residents or current shelter residents not receiving any services. I would also recommend that the services for the HOME-ARP residents are tracked separately from other shelter residents for HOME-ARP reporting purposes and ensuring program compliance.

Updated answer 8/14/24: There are two important pieces to these HOME-ARP funds, the referral process and prioritization. The excerpt below is taken from the County's HOME-ARP Allocation Plan:

STARK COUNTY, OH HOME-ARP ALLOCATION PLAN

Preferences

1. 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:

Stark County will provide access to all Qualifying Populations with a preference for literally homeless individuals and families for its HOME-ARP activities. All other eligible Qualifying Populations will be selected in chronological order for any HOME-ARP activities. Literally homeless QP applicants will be prioritized for admission for occupancy based on the following criteria, in order of priority:

1. Chronically Homeless Individuals and Families with the Longest History of Homelessness and with Severe Service Needs
2. Homeless Individuals and Families with a Disability and with Long Periods of Episodic Homelessness and Severe Service Needs
3. Homeless individuals or heads of household (in the case of families), as defined in 24 CFR 578.3, who are eligible for CoC Program-funded PSH and who have severe service needs. In the case of individuals or heads of households with equally severe service needs, those with the longest cumulative length of documented homelessness during the last three years will receive priority.
4. Homeless individuals and heads of households (in the case of families) who are:
 - a. Eligible for CoC Program-funded PSH and currently residing in a transitional housing project, where, before residing in the transitional housing, they had lived in a place not meant for human habitation, in an emergency shelter, or in a safe have; or
 - b. Eligible for CoC Program-funded PSH and currently residing in a transitional housing project if they were fleeing or attempting to flee domestic violence before residing in the transitional housing even if they did not live in a place not meant for human habitation, an emergency shelter, or a safe haven before entering the transitional housing.

What would need to be considered is the prioritization piece. For example, if a DV provider was working with a client who was in a DV shelter but not yet receiving case management, this person may not be the next person prioritized through Coordinated Entry to receive services. Services will be prioritized for those who are literally homeless in accordance to 1-4 above.

Question: Page 17 of the HOME-ARP application, under Section D. Tenant Selection there is not a fillable box under the first part which reads: “Provide in detail how the Project will be operated after construction, including a marketing and management plan, tenant selection plan and waiting list procedures, and measures taken to ensure affordability during the minimum compliance period. Explain efforts that will be taken to Affirmatively Market units for Fair Housing. For supportive services Projects, include the applicant’s standard operating procedures and a description of how referrals will be accepted and length of time services will be provided.”

Then D1 below that does have a fillable box with a different, but similar request: “Describe how the Project will accept referrals from the CoC and other referral methods and specific procedures for implementing the County’s prioritization policy.”

Then later in the Attachments section on the last page it asks for the “Affirmative Marketing Plan/Tenant Section Plan”.

Can you clarify if you are requesting three different responses or if the response to the first paragraph (copied above) should be included in the D1 response, or alternatively if it should be what is provided in the requested attachment?

Answer: This appears to be an error within the application. Since a text box is not provided under the first paragraph for letter D, please provide an attachment that: details how the Project will be operated after construction, including a marketing and management plan/tenant selection plan (applicants may reference this attachment in lieu of explanation) and waiting list procedures, and measures taken to ensure affordability during the minimum compliance period. Explain efforts that will be taken to Affirmatively Market units for Fair Housing. For supportive services Projects, include the applicant’s standard operating procedures and a description of how referrals will be accepted and length of time services will be provided.

Question: Are funds not allocated for tenant based rental assistance?

Answer: It is correct that funds are not available for tenant based rental assistance. Through the County’s development of the Allocation Plan, stakeholders identified needs which are listed on page 17 (bottom of the page/page 28 of the whole file). Therefore, funds are being allocated for supportive services and affordable rental housing.

Rental assistance along with other financial assistance are eligible under supportive services. I encourage you to review pages 42-55 of the [HOME-ARP Implementation Notice](#) which further outlines supportive services.

Question: We noticed with the narrative questions in particular that it is very difficult to view our full responses since the fillable boxes do not expand. Even when printing the information we have input into the boxes only the first line of info shows. For easier viewing would it be helpful if we submit an additional WORD attachment with our responses to the narrative questions?

Answer: Yes, please submit any needed additional attachments.

Question: Provide clarification on the referral process from the CoC.

Answer: The fine details of the referral process through the Coordinated Entry System of the Continuum of Care haven't been ironed out. What we do know at this point is the HOME-ARP program permits jurisdictions to use their Coordinated Entry system for referrals as long as that system serves all HOME-ARP qualifying populations, which does occur here in Stark County. Additional details regarding the referral process will be determined at a later date.

Question: Where can the County's HOME-ARP policies and procedures be found?

Answer: The County's HOME-ARP policies and procedures can be located on our website [here](#).

Question: Can you clarify on what is meant by the energy Star Standards question in the HOME-ARP application? Is this only for Energy Efficient appliances, windows, doors, equipment, etc.? Or is it Energy Star Certification you want to see, where we would need to have the building tested and it would exceed standard building energy codes by at least 10%.

Answer: Energy standards for this purpose refers more to efficient appliances. This is what is outlined in our HOME-ARP policy and procedures:

Property Standards

Rehabilitation: Housing that is being rehabilitated must meet rehabilitation standards and ordinances. If no state and local codes apply, the property must meet one of the national model codes. All units will be rehabilitated in a manner consistent with the lead-based paint regulations.

New Construction: Housing that is being constructed with HOME-ARP funds must meet all applicable state and local codes, new construction standards and ordinances. For new construction, the property must also meet the Model Energy code. All HOME-ARP applicants applying for funds for new construction of rental housing must certify that the development will adhere to the Minimum Standard Energy Saving Measures which are identified as follows.

- 1) Energy Star or equivalently rated air handler and condenser; or heating and cooling systems with minimum SEER 12 A/C and 90% AFUE furnace if using gas;
- 2) Water heaters to have an energy factor no less than .93 for electric or greater than .62 for gas;
- 3) Maximum 2.5 gallon/minute showerheads and maximum 1.5 gallon/minute faucet aerators; and
- 4) Installation of ceiling fans in living room and each sleeping room.

Question: What is the timeline for when grant awards will be distributed?

Answer: We haven't published anything regarding the timeline as it is currently tentative. At this time, we are planning to have funding recommendations ready to take to the Board of Commissioners in early October. If that happens, funding agreements would be distributed shortly after so it is possible projects could begin implementation of activities in November or December.

Question: Page 12 (C.5) of the HOME-ARP application states that units must be equipped with a dishwasher and garbage disposal. Is there wiggle room on these two requirements and/or if a waiver or exemption should be requested?

Answer: The County will not require units to have dishwashers and garbage disposals.

Question: [If applying for] supportive services funding, should most questions in section F (Additional Information) specifically pertaining to project site/property zoning be answered with “N/A” since it is not relevant to our proposed project?

Answer: Yes, any questions not applicable for supportive services can be answer with N/A.