

HOME-ARP Substantial Amendment

Council Finance & Housing Committee



Background

- HOME-ARP funds were released as part of the American Rescue Plan in March 2021, Seattle received \$12.2 million.
- In September, HUD issued guidance for HOME-ARP funds, which requires Seattle to develop a HOME-ARP allocation plan with stakeholders
- The allocation plan must be submitted to HUD as a Substantial Amendment to the FY 2021 Annual Action Plan. It must specifically describe how HOME-ARP funds will be administered.



Background and Timeline

Date	Action
April 2021	HUD awarded \$5 billion to 651 jurisdictions nationally Seattle received \$12.2 million
June 2021	Spending authorized in Seattle Rescue Plan (CB 120093)
Sept 2021	HUD released Notice with extensive regulations OH initiated public consultation, review of gaps analysis, and Substantial Amendment process
Spring 2022	Goal for OH to award HOME-ARP funds to nonprofit partners to develop or acquire new affordable rental housing

Engagement Process

Stakeholder consultation

- Nonprofit housing provider outreach and meetings
- Strategic partnership with KCRHA and SHA to align use of federal housing investments with Emergency Housing Vouchers
- Public hearing and consideration of comments received

Departmental communications

- Newsletter announcement and formal public posting

Next Step

- Dec. 7 Finance & Housing Committee public hearing and possible vote



Proposed Substantial Amendment and Allocation Plan

- Significant housing needs persist in Seattle, particularly at 0-30% AMI
- HOME-ARP will provide critical capital investments in permanently affordable rental housing, likely acquisition
- Projects will serve HOME Qualified Populations
- Pair strategically with other federal and local resources, such as Emergency Housing Vouchers, Seattle payroll tax, and State OMS

