

# Purpose & Outline

Purpose: to review the application process and staff recommendations for the Phase I allocation of the ARPA Affordable Housing allocation.

- Review Allocation Purpose and Timeline
- Explain Eligibility and Application Process
- Phase I Housing Proposals & Funding Recommendations
- Next Steps

# Relevant Program History

March 11, 2020	COVID-19 Global Pandemic
March 11, 2021	American Rescue Plan Act (ARPA) Signed Into Law
January 6, 2022	U.S. Treasury Releases Final Guidance
March 1, 2022	M&C Approve ARPA Pro Forma - \$11M for Affordable Housing
May 17, 2022	M&C Allocate \$1.73M from ARPA Affordable Housing to North Downtown Athens Project (NDAP)
June 7, 2022	M&C Approved Concept for ARPA Affordable Housing Phase I – up to \$5.7M
August 2, 2022	M&C Approve Housing Affordability Investment Strategy Consultant - \$160k
September 6, 2022	M&C Allocate \$4M Placeholder for NDAP Financing
November 15, 2022	M&C Make Additional \$4M Allocation to NDAP Permanent

# Funding Concept & Requirements

**PURPOSE:** Immediately implement long-lead-time projects to create and preserve affordable housing.

## GOALS

- New housing creation and the preservation of existing affordable stock will be prioritized over housing programs
- Prioritize projects that are “shovel ready” and feasible (land acquisition should only be paired with construction projects)
- Projects should generally align with existing recommendations from the GICH Report, Envision Athens Agenda, Workforce Housing Study, Comprehensive Plan, or ACCGov Strategic Plan
- Emphasis will be placed on supporting projects within the Neighborhood Revitalization Strategy Areas (census tracts 6, 9, 301, and 302)
- Projects will be capped to serve individuals at 80% AMI, and will be incentivized to serve individuals with lower AMIs
- Larger projects will generally be prioritized over smaller projects (a single project may include a variety of related initiatives)
- Funding for program administration will be limited
- Prioritize projects that leverage external resources

# ARPA Affordable Housing Budget

Revenues \$11,000,000

Expenses \$ 1,733,334 – NDAP First Allocation

\$ 160,550 – Affordable Housing Investment Strategy

\$ 10,000 – Affordable Housing Legal Support

\$ 16,116 – Amount Reserved for Additional Legal Support (if needed)

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\$ 4,000,000 – NDAP Second Allocation

\$ 5,080,000 – Available for Phase I Awards

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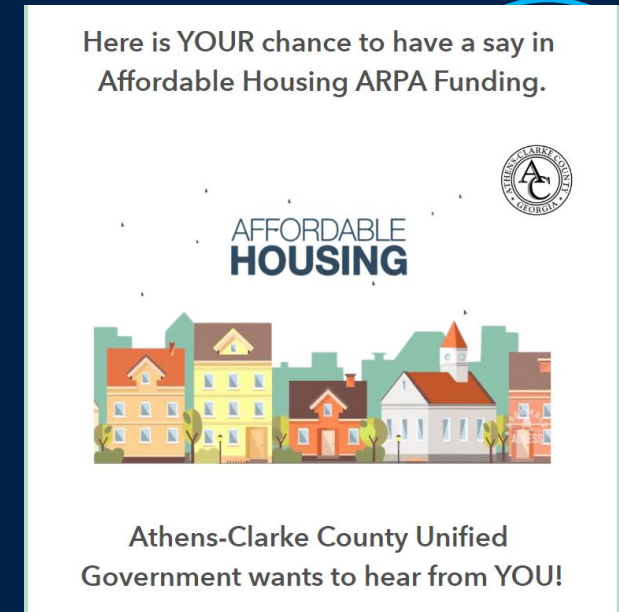
# Community Survey

- Inclusion Office and GIO teamed up to deploy an affordable housing survey, which closed October 21st. The purpose of the survey was to identify housing needs and preferences of community members.
- Inclusion Office promoted the survey in person at food distribution events and Athens Pride Fest. The survey was also promoted on social media and in the water bill insert.
- The survey results were provided to the Vision Committee for reference when grading Phase I Housing Proposals.
- The data will also be provided to HR&A for use in the Housing Affordability Investment Strategy.

# Community Survey

*Sample survey questions...*

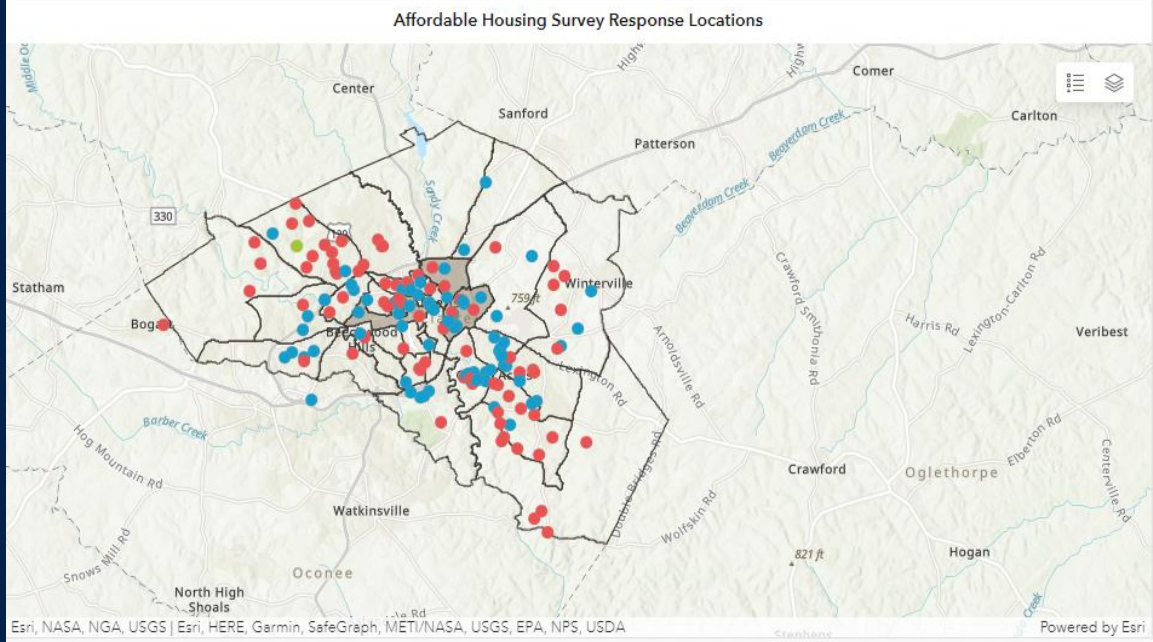
- **What is your current housing situation?**
- **Are you at risk of facing eviction?**
- **What type of housing construction should ARPA funds be directed toward?**
  - a. Multi-family rental housing
  - b. Multi-family owner occupied housing
  - c. Single family housing
  - d. Missing middle (quadplex, duplex, etc.)
- **What housing support assistance would best fit your current needs?**
- **Rank the following types of affordable housing programs according to your priorities:**
  - a. New construction of affordable housing
  - b. Housing programs such as rental assistance, eviction prevention, etc.
  - c. Rehabilitation of existing affordable housing



# Community Survey - Results

View interactive version of dashboard: <https://arcg.is/ibP141>

Affordable Housing Survey Results | Current Housing Situation (All responses) | Income Status (All responses) | NRSA Status (All responses) | Respondent Age (All responses) | Race (All responses) | Gender (All responses) | Sexual Identity (All responses)

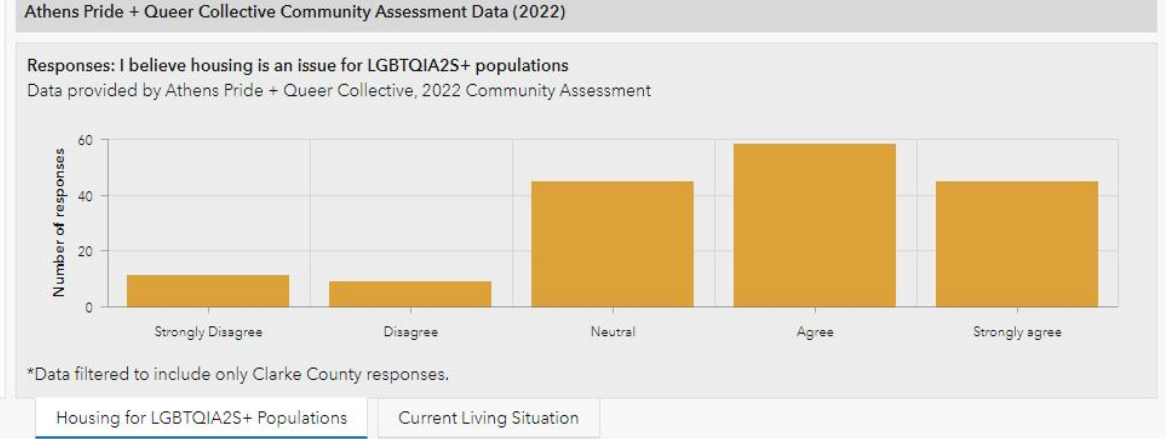
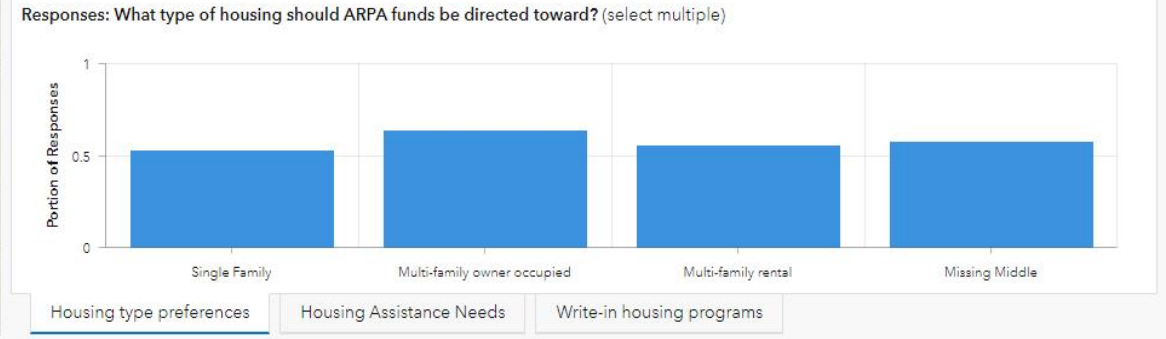


## Number of responses

# 196

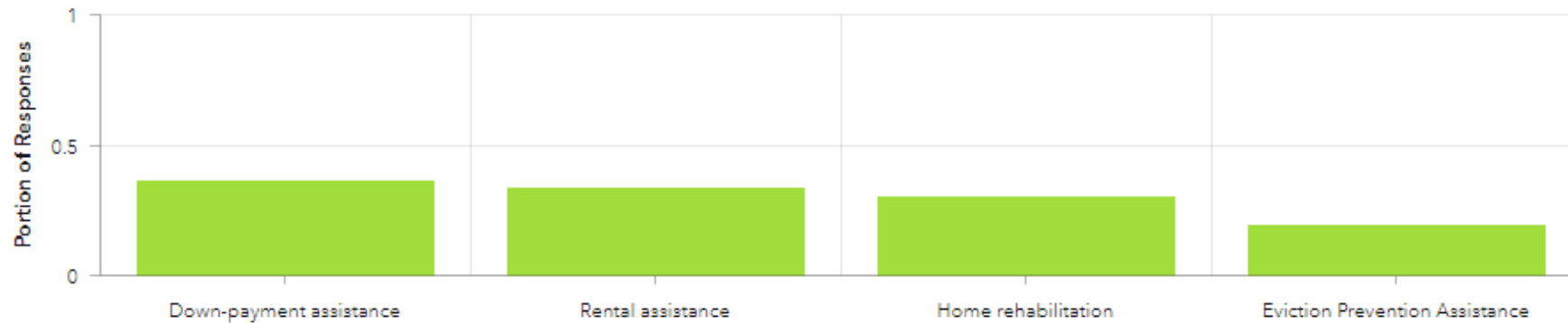
### Rank the types of affordable housing programs according to your priorities:

Rank	Answers	1	2	3	Average score
1	Rehabilitation of existing affordable housing	38.59% 71	33.15% 61	28.26% 52	2.10
2	Housing programs, such as rental assistance, eviction prevention, etc.	33.15% 61	34.24% 63	32.61% 60	2.01
3	New construction of affordable housing	28.26% 52	32.61% 60	39.13% 72	1.89

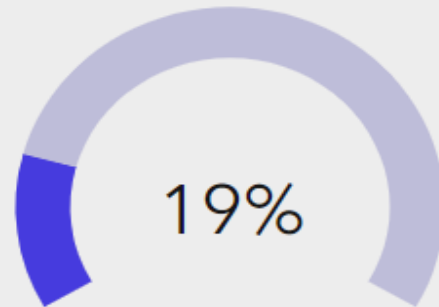


# Community Survey - Results

Responses: What housing support assistance would best fit your current needs? (select multiple)



Percent of respondents who are staying with a friend, in transitional housing, a shelter, or single room occupancy



Data provided by Athens Pride + Queer Collective, 2022 Community Assessment

\*\*Data provided by Athens Pride + Queer Collective, 2022 Community Assessment\*\*



# ARPA Treasury Requirements for AH

## Eligible Activities and Populations

- Promoting Long-term Housing Security for impacted or presumed impacted households (HH) or areas
- Presumed impacted includes LMI HHs and presumed disproportionately impacted includes low-income HHs and residents of QCTs. Income limits are defined as:
  - Low-income: 185% or less of FPG (HHS) OR 40% or less of AMI (HUD).
  - Moderate Income: 300% or less FPG or 65% or less AMI.

## Capital Expenditures

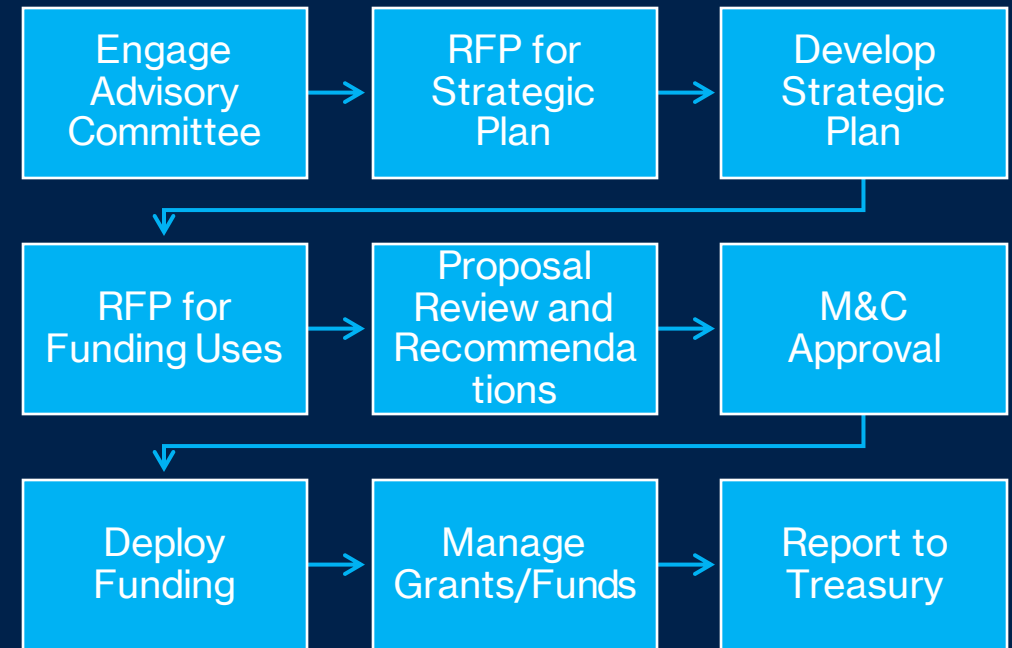
- Projects with total expected capital expenditure costs of \$1 million or greater must undergo additional analysis and have a written justification as to:
  - the harm or need to be addressed;
  - explanation of why this expenditure is appropriate to address the harm or need; and
  - compare the proposed capital expenditure against alternative capital expenditures that could be made.
- Responses must be reasonably designed to benefit the individuals or classes that experienced impact or harm.

ARPA AH is not subject to the Davis-Bacon Act or NEPA (environmental) review.

Affordability must be imposed through a covenant, land use restriction agreement, or other enforceable legal requirement for at least 20 years.

# Affordable Housing Phase I (ARPA): Application Process & Timeline

- RFP Release: June 24, 2022
- Technical Assistance Period: June 27 - July 22, 2022
  - Pre-Proposal Meeting (webinar): July 7, 2022
  - Final Date for Questions: July 22, 2022
- Q&A Addendum Released: July 26, 2022
- Preliminary Proposal Due: July 29, 2022
- Preliminary Proposal Feedback: July 29- Sept 2, 2022
- RFP Refinement: September 2 – Sept 22, 2022
- Final Proposals Due: Sept 23, 2022
- Vision Committee and Staff Review: Sept 26 – Nov 4
- Vision Committee Proposal Review Meeting: Nov 7, 2022
- Staff Proposal Review and Recommendations Meeting: Nov 16, 2022
- Mayor and Commission Award Approval: Mid December



# Vision Committee & Staff Review Team

## VISION COMMITTEE

Alison Alwes

Paul Boubulian

Courtney Etheredge

Cole Knapper

Matthew Pulver

Everard Rutledge

LaTasha Sheats

Laura Williams

Susan Winstead

## STAFF REVIEW TEAM

Alejandra Calva, Community Impact Administrator (ARPA)

Coral Rogers, Compliance Analyst (ARPA)

Cameron McGlothen, Equity and Engagement Coordinator (ARPA)

Paige Seago, Data and Outcomes Coordinator (ARPA)

Joseph D'Angelo, Chief Data Officer

Marqueta Swain, Affordable Housing Administrator

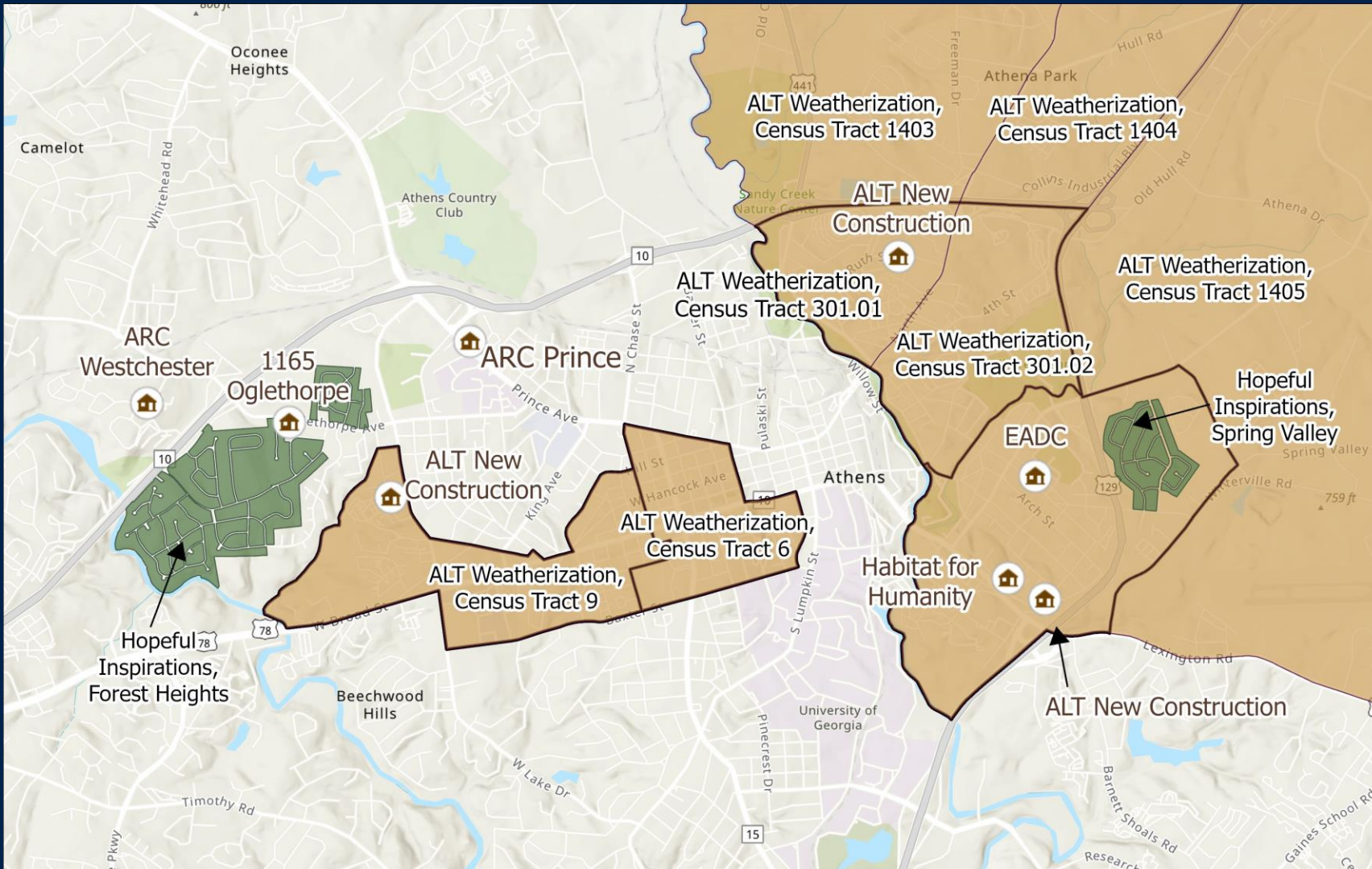
Marci Irwin, Community Development Administrator

Solomon Smothers, Housing Coordinator

# Preliminary & Final Submissions

Organization	Concept	Preliminary Request	Final Request
1165 Oglethorpe LLC	New construction at 1165 Oglethorpe Ave: Preliminary: 4 affordable rental units, 4 affordable owner-occupied homes. Final: 2 rental units, 2 owner-occupied units	\$880,000	\$560,000
Acceptance Recovery Center	Repair & Weatherization of 10 affordable units on Prince Ave	\$126,310	\$251,001
Acceptance Recovery Center	Acquisition, Rehabilitation & Repair of 18 affordable units on Westchester Dr	\$1,502,060	\$2,007,161
Athens Area Habitat for Humanity	Preliminary: Acquisition and Redevelopment – Phase I of Micah's Creek Development on Little Oak St. Final: New Construction of Phase 1 Micah's Creek – 23 affordable single-family homes	\$3,483,343	\$3,289,000
Athens Community Council on Aging	Major/minor home repair/rehab and housing counseling program for low-income seniors (countywide)	\$396,875	\$474,312
Athens Housing Authority	New Construction of 4 affordable single-family homes	\$800,000	NS
Athens Land Trust	Repair & Weatherization: Expand the work of the Young Urban Builders to Census Tracts 6, 9, 301, 302, 1403, 1404, 1405	\$3,063,664	\$1,781,294
Athens Land Trust	New Construction of 15 affordable owner-occupied homes on Dublin St., Henderson Ext., and Ruth St	\$4,323,000	\$4,523,000
East Athens Development Corporation	New construction of 2 affordable rental homes with a housing counseling program	\$652,652	\$899,140
Hopeful Inspiration	Repair & Weatherization of low-income owner-occupied homes in Knottingham, Spring Valley and Forest Heights neighborhoods	\$790,000	\$609,436
JW York Properties, LLC	New Construction of 28 affordable owner-occupied homes on Arch St	\$4,131,007	NS
<b>Total</b>		<b>\$20,154,911</b>	<b>\$14,394,344</b>

# Final Application Distribution



**Legend**

**Phase I Affordable Housing Proposal Locations**

House icon

**Weatherization and Repair Proposals**

**Application**

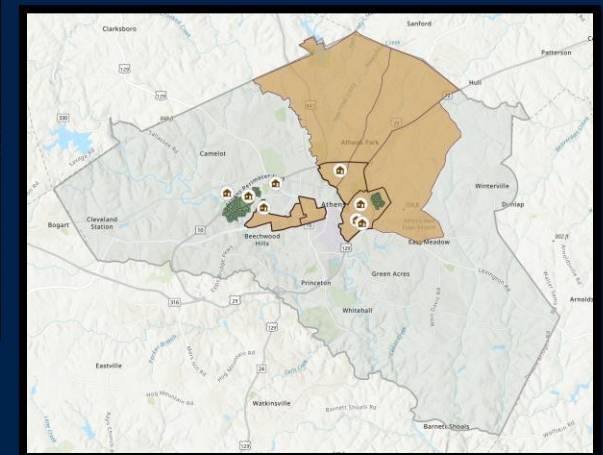
- ALT Weatherization
- Hopeful Inspirations
- ACCA (countywide)

**Poverty Rates in ACC**

**ACC Census Tracts**

**NRSA Status**

- within a NRSA



View interactive version of map: <https://arcg.is/0mnfLr>

# Proposal Summary: 1165 Oglethorpe Avenue

Type of Project	New Construction
Housing type	Single- & Multi-family
Ownership	Owner-occupied & Rental
# of ARPA funded units	4
Number of bedrooms	8
Total Request (\$)	\$560,000
Request per unit (\$)	\$140,000
Request per bedroom (\$)	\$70,000
Non-ARPA funding (\$)	\$12,544,640
Construction Timeline Ends	2024 Q4
Programs Timeline Ends	n/a

## Proposal Features

- The proposed development is mixed income and mixed use and will include 7 age-restricted senior units.
- 10 total affordable units will be provided (this includes 6 additional units not included in the ARPA proposal).
- Hendershots and Destined, Inc. plan to purchase commercial space

# Proposal Summary: Acceptance Recovery Center (Prince Ave)

Type of Project	Weatherization/Repair
Housing type	Multifamily
Ownership	Rental
# of ARPA funded units	2
Number of bedrooms	10
Total Request (\$)	\$251,001
Request per unit (\$)	\$125,500
Request per bedroom (\$)	\$25,100.01
Non-ARPA funding (\$)	\$123,326.18
Construction Timeline Ends	2023 Q4
Programs Timeline Ends	2026 Q4

## Proposal Features

- Provide stable, affordable housing to female ARC participants while they undergo substance use treatment, for up to 3 years.
- Finish repairs to 2 buildings, 10 rooms total which can serve total of 20 people (2 roommates/unit, or 1 parent & 1 child/unit).

# Proposal Summary: Acceptance Recovery Center (Westchester)

Type of Project	Major Rehabilitation
Housing type	Multifamily
Ownership	Rental
# of ARPA funded units	18
Number of bedrooms	36
Total Request (\$)	\$2,007,161
Request per unit (\$)	\$111,509
Request per bedroom (\$)	\$55,754
Non-ARPA funding (\$)	\$1,424,097
Construction Timeline Ends	2023 Q4
Programs Timeline Ends	2026 Q4/2026 Q1

## Proposal Features

- Provide stable, affordable housing to ARC graduates for up to 7 years (95% of whom were previously homeless or in prison).
- Scholarships will be available to new residents to eliminate or lower rent costs until they are able to find employment.



# Proposal Summary: Athens Area Habitat for Humanity

Type of Project	New Construction
Housing type	Single Family
Ownership	Owner Occupied
# of ARPA funded units	23
Number of bedrooms	66
Total Request (\$)	\$3,289,000
Request per unit (\$)	\$143,000
Request per bedroom (\$)	\$49,833
Non-ARPA funding (\$)	\$6,467,052
Construction Timeline Ends	2026 Q2
Programs Timeline Ends	2026 Q4

## Proposal Features

- Home ownership opportunity specifically for low-income families with children in Gaines Elementary School.
- Includes a longitudinal study on the educational, health and economic outcomes of these families.
- With a sales price of \$143,000, homeowners will make monthly payments of \$399 per month plus taxes and insurance.

# Proposal Summary: Athens Community Council on Aging

Type of Project	Weatherization/Repair
Housing type	Single Family
Ownership	Owner Occupied
# of ARPA funded units	45
Number of bedrooms	TBD
Total Request (\$)	\$474,312
Request per unit (\$)	\$10,540
Request per bedroom (\$)	TBD
Non-ARPA funding (\$)	\$42,031
Construction Timeline Ends	2026 Q4
Programs Timeline Ends	2026 Q4

## Proposal Features

- This is the only proposal which will assist low-income senior homeowners throughout ACC.
- Proposal includes a Care Coordinator position who will spend 40% of time providing housing counseling to older adults.

# Proposal Summary: Athens Land Trust (Rehab & Weatherization)

Type of Project	Weatherization/Repair
Housing type	Single Family
Ownership	Owner Occupied
# of ARPA funded units	48
Number of bedrooms	N/A
Total Request (\$)	\$1,781,294
Request per unit (\$)	\$37,110
Request per bedroom (\$)	N/A
Non-ARPA funding (\$)	\$293,006
Construction Timeline Ends	2026 Q4
Programs Timeline Ends	N/A

## Proposal Features

- Expands the capacity of the Young Urban Builders program
- ALT has experience conducting energy and water conservation audits and tailoring repairs provide measurable reduction in energy and water costs.

# Proposal Summary: Athens Land Trust (New Construction)

Type of Project	New Construction
Housing type	Single Family
Ownership	Owner Occupied
# of ARPA funded units	15 in 3 neighborhoods
Number of bedrooms	50
Total Request (\$)	\$4,523,000
Request per unit (\$)	\$301,533
Request per bedroom (\$)	\$90,460
Non-ARPA funding (\$)	\$968,556
Construction Timeline Ends	2026 Q3
Programs Timeline Ends	N/A

## Proposal Features

- Phased construction of 5 houses each in 3 neighborhoods.
- Long term affordability will be ensured through a 99-year renewable ground lease and limited equity resale provision.
- Sale price for each home will be \$90,000-\$115,000.

# Proposal Summary: East Athens Development Corporation

Type of Project	New Construction
Housing type	Single Family
Ownership	Rental
# of ARPA funded units	2
Number of bedrooms	6
Total Request (\$)	\$899,140
Request per unit (\$)	\$449,570
Request per bedroom (\$)	\$149,857
Non-ARPA funding (\$)	\$271,592
Construction Timeline Ends	2026 Q3 (adjusted)
Programs Timeline Ends	2024

## Proposal Features

- Renters will be enrolled in an Affordable Housing & Self-Determination Education Program, including:
  - One-on-one coaching
  - Directs \$250 of the tenants' rent into an escrow account. After 5 years, savings will be available to tenants to pursue financial goals.
- 70% target for WMBE and 90% target for local businesses (highest defined target of any proposal).

# Proposal Summary: Hopeful Inspiration

Type of Project	Weatherization/Repair
Housing type	Single-family
Ownership	Owner-occupied
# of ARPA funded units	50
Number of bedrooms	TBD
Total Request (\$)	\$609,436
Request per unit (\$)	\$12,189
Request per bedroom (\$)	TBD
Non-ARPA funding (\$)	\$10,000
Construction Timeline Ends	2024 Q4
Programs Timeline Ends	2024 Q4

## Proposal Features

- Focused on Spring Valley, Knottingham, and Forest Heights neighborhoods.
- Propose creating a small documentary of program.

# Scoring Summary Table

PROPOSAL	VC Score (Ranking)	Staff Score (Ranking)	Combined (Ranking)
1165 Oglethorpe	24.6 (9)	63.9 (8)	<b>88.5 (8)</b>
ARC-Prince	32.1 (6)	81.3 (6)	<b>113.4 (5)</b>
ARC-Westchester	32.9 (4)	77.3 (7)	<b>110.2 (7)</b>
ACCA	33.9 (2)	82.9 (5)	<b>116.8 (4)</b>
AAHH	35.3 (1)	87.9 (3)	<b>123.2 (1)</b>
ALT-Home Repair	34.9 (3)	85.1 (4)	<b>120.0 (3)</b>
ALT- New Construction	32.9 (5)	88.8 (1)	<b>121.7 (2)</b>
EADC	25.0 (7)	88.0 (2)	<b>113.0 (6)</b>
Hopeful Inspiration	23.9 (8)	38.5 (9)	<b>62.4 (9)</b>

*VC Score Max 40; Staff Score Max 100; Combined Max 140*

# Funding Recommendation Overview

\$ 1,500,000 Athens Area Habitat for Humanity – new construction

\$ 2,750,000 Athens Land Trust – new construction

\$ 415,000 Athens Land Trust – repair/weatherization

\$ 415,000 Athens Community Council on Aging – repair/weatherization

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\$ 5,080,000 Total ARPA Affordable Housing Phase 1 Funding Allocation



# Funding Recommendation 1: Athens Area Habitat for Humanity

## AWARD

- **\$1,500,000 award** (vs. \$3.3MM request)
- **New construction of 10 new single-family owner-occupied homes** (vs. 23 in request)

## RECOMMENDATIONS

- Concerns about “shovel readiness” of the project as a whole
- Recommend for contract to include zoning and ground-break deadlines (180 days from award)

Original Request	
Type of Project	New Construction
Housing type	Single Family
Ownership	Owner Occupied
# of ARPA funded units	23
Number of bedrooms	66
Total Request (\$)	\$3,289,000
Request per unit (\$)	\$143,000
Request per bedroom (\$)	\$49,833
Non-ARPA funding (\$)	\$6,467,052
Construction Timeline Ends	2026 Q2
Programs Timeline Ends	2026 Q4

# Funding Recommendation 2: ALT New Construction

## AWARD

- **\$2,750,000 award** (vs. \$4.5MM request)
- **New construction of 10 new single-family owner-occupied homes** on Hawthorne Ext. and 250 Dublin (vs. 15)

## RECOMMENDATIONS

- Concerns about “shovel readiness” of Ruth Street proposed project
- Recommend for contract to include zoning and ground-break deadlines (180 days from award)

Original Request	
Type of Project	New Construction
Housing type	Single Family
Ownership	Owner Occupied
# of ARPA funded units	15 in 3 neighborhoods
Number of bedrooms	50
Total Request (\$)	\$4,523,000
Request per unit (\$)	\$301,533
Request per bedroom (\$)	\$90,460
Non-ARPA funding (\$)	\$968,556
Construction Timeline Ends	2026 Q3
Programs Timeline Ends	N/A

# Funding Recommendation 3: ALT Repair & Weatherization

## AWARD

- **\$415,000 award** (vs. \$1.8MM request)
- **Repair & weatherization of single-family owner-occupied homes**

## RECOMMENDATIONS

- Recommend that ALT develop a budget tier structure to determine total funds dedicated to each home (based on repair needs)

Original Request	
Type of Project	Weatherization/Repair
Housing type	Single Family
Ownership	Owner Occupied
# of ARPA funded units	48
Number of bedrooms	N/A
Total Request (\$)	\$1,781,294
Request per unit (\$)	\$37,110
Request per bedroom (\$)	N/A
Non-ARPA funding (\$)	\$293,006
Construction Timeline Ends	2026 Q4
Programs Timeline Ends	N/A

# Funding Recommendation 4: Athens Community Council on Aging

## AWARD

- **\$415,000 award** (vs. \$474K request)
- **Repair & weatherization of single-family owner-occupied homes**

## RECOMMENDATIONS

- Recommend that ACCA develop a budget tier structure to determine total funds dedicated to each home (based on repair needs)

Original Request	
Type of Project	Weatherization/Repair
Housing type	Single Family
Ownership	Owner Occupied
# of ARPA funded units	45
Number of bedrooms	TBD
Total Request (\$)	\$474,312
Request per unit (\$)	\$10,540
Request per bedroom (\$)	TBD
Non-ARPA funding (\$)	\$42,031
Construction Timeline Ends	2026 Q4
Programs Timeline Ends	2026 Q4

# Funding Recommendation Overview

\$ 1,500,000 Athens Area Habitat for Humanity – new construction

\$ 2,750,000 Athens Land Trust – new construction

\$ 415,000 Athens Land Trust – repair/weatherization

\$ 415,000 Athens Community Council on Aging – repair/weatherization

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\$ 5,080,000 Total ARPA Affordable Housing Phase 1 Funding Allocation

# Additional Recommendations

- Include zoning and ground-break deadlines (180 days from award)
- Rehab projects must provide budget structure to determine total funds dedicated to each home (based on repair needs)
- Operate all projects on a reimbursement basis (monthly)
- Limit administrative overhead to no more than 5%
- All projects with large capital expenditures must have deed restrictions to protect affordability

# Next Steps & Schedule

- Special Called Meeting December 13, 2022
  - Finalize Scopes & Timelines January 2023
  - Contracting February – May 2023
  - Work Begins Summer 2023
  - Housing Affordability Investment Strategy August 2023
  - Deadline for Completion December 31, 2026
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# Questions & Comments

