

HOME American Rescue Plan (HOME-ARP) Rental Development New Applicant Guidance

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10:00 AM

Presented by:

Naomi Cantu, HOME-ARP Director

Tiara Hardaway, HOME-ARP Manager

Updates to slides since original presentation
indicated by *

Speakers

Naomi Cantu
HOME-ARP Director
Naomi.Cantu@tdhca.state.tx.us
737-247-1088

Tiara Hardaway
HOME-ARP Manager
Tiara.Hardaway@tdhca.state.tx.us
512-475-4227



Questions

- Enter questions into Question panel of GoToWebinar
- For further information, email Tiara.Hardaway@tdhca.state.tx.us.

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Objectives

HOME-ARP Rental Development New Applicants

- ✓ HIGHLIGHTS FOR THE 2023-2 HOME-ARP RENTAL DEVELOPMENT NOFA
- ✓ KEY POINTS FOR HOME-ARP RENTAL DEVELOPMENTS
- ✓ UNIFORM MULTIFAMILY APPLICATION EXPECTATIONS
- ✓ HOME-ARP SUPPLEMENTAL TABS W/IN THE UNIFORM MF APP



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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HOME-ARP Basics

- Based on HUD's HOME Investment Partnerships Program
- Governed by HUD CPD Notice 21-10 and Appendix
- Waivers/additional requirements to 10 TAC in NOFA Appendix A
- Web resources:
 - TDHCA: <https://www.tdhca.state.tx.us/home-arp/index.htm>
 - HUD Exchange: <https://www.hudexchange.info/programs/home-arp/>

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Qualified Populations (QP)

- Main focus for HOME-ARP is to serve QP
 - Experiencing homelessness
 - At-risk of homelessness, and at-risk of homelessness criteria, with waiver to allow for income up to 50% AMI
 - Fleeing or attempting to flee domestic violence
 - 30% AMI with severe housing cost burden
 - Previously homeless and who need additional assistance avoid a return to homelessness

IMPORTANT: Not all QP Households have an income qualification.

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Highlights of the HOME-ARP Rental NOFA

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HOME-ARP Multifamily Funds Available

- Total amount of 2023-2 HOME-ARP Rental NOFA
 - \$46,511,887 for rental development
 - \$3,324,229 in nonprofit capacity building/nonprofit operating assistance
- Background
 - \$56,511,887 programmed for affordable rental housing
 - \$10,000,000 for National Housing Trust Fund set-aside
 - NHTF Awardees from 2020/2021 eligible if have cost increases.

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Application Acceptance and Eligibility

- **First period – December 9, 2022 to January 31, 2023**
 - Eligible: HOME-ARP only
 - Eligible: Layered with 2022 or 2023 4% HTCs, 2022 9% HTC, HOME annual, or National Housing Trust Fund (NHTF)
 - NHTF only eligible if the per unit subsidy limit would be exceeded with additional NHTF.
 - Ineligible: Applications layered with 2020 or 2021 4% or 9% HTCs or 2023 9% HTCs
- **Second period – February 1, 2023 to March 1, 2023.**
 - Limited to 2023 9% HTC Supportive Housing Applicants for layering.

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Competition Fundamentals

- **Amount**
 - Min: \$500,000
 - Max for first application period: \$15,000,000, inclusive of Capitalized Operating Cost Assistance (COCA) and nonprofit capacity building/nonprofit operating cost assistance (NCO)
 - Max for second application period: \$7,000,000, inclusive of COCA and NCO
- **Affordability period**
 - 15 year federal compliance period
 - At least 30 year state affordability period

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Uniform MF Application for HOME-ARP

2023 Multifamily Uniform Application

Version 2023.3 REVISED December 8 2022

*Enter basic information about the application through Urban and Region.
The rest will populate as the application is completed.*

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New Applicants vs Gap Financing

- New Applicants
 - No active award for multifamily (MF) project from TDHCA
- Gap Financing
 - Applicants for HOME-ARP on a project with previously awarded TDHCA funds or credits

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New Applicants Uniform MF Application

- Uniform Multifamily Application
 - In general: references to “All Programs” or “Direct Loan Applications Only” will apply to HOME-ARP.
 - Additional instructions for HOME-ARP on several tabs.
 - Must satisfy the requirements of the other program(s), regardless of exceptions for HOME-ARP.
 - HOME-ARP Tabs 49-53
- HOME-ARP Supplemental Manual for New Applicants
 - <https://www.tdhca.state.tx.us/multifamily/special-initiatives.htm>
- HOME-ARP staff may request additional information if needed.

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New Electronic Filing Agreement Form

- If layered with 4% or 9% HTCs:
 - Send Electronic Filing Agreement Form to staff responsible for those programs, and include HOME-ARP as a selection.
 - <https://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm>
- If HOME-ARP only:
 - Send Electronic Filing Agreement Form to Tiara Hardaway at Tiara.Hardaway@tdhca.state.tx.us.
 - Do not send to staff that usually receive this form for other funding sources.

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Additional Instructions for Uniform MF Application Tabs

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Additional Instructions – Tabs 4, 6b, 9

- **Tab 4. Direct Loan Certification.**
 - The MFDL Certification is required, along with the HOME-ARP Supplemental Owner Certification behind Tab 49 HARP Specific
 - Tab 4: Do not check dropdown box for HOME or NHTF.
- **Tab 6b. Self Score MFDL**
 - Does not apply to HOME-ARP. Does not have to be completed unless required for another funding source.
- **Tab 9. Site Information Form Part II**
 - Only Part 1 needs to be completed.
 - Part 2 does not need to be completed unless required for another funding source

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Additional Instructions – Tab 17

- Tab 17. Development Narrative
 - Question 2 - Target population (preferences should match Tab 49)
 - Abbreviation “HOME-ARP QPs” allowed
 - Supportive Housing Certification
 - Development Narrative
 - Part 5:
 - Make sure to enter the HOME-ARP loan amount for construction
 - Nonprofit operating cost/nonprofit capacity building auto-populates from Tab 49
 - COCA auto-populates from Tab 51
 - Question 6: Set-aside does not apply

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New Applicants Additional Instructions: Tabs 19 and 24*

- Tab 19 – Development Activities Part II
 - Only Part 6 applies.
 - Do not have to complete Part 2 or Part 3.
- Tab 24. Rent Schedule
 - At least 70% of HOME-ARP Units must be for Qualified Populations (QP)
 - Pay 30% of income toward rent.
 - Underwritten at zero rent, unless paired with project-based assistance
 - Max rent is low HOME rent (24 CFR 92.252(b)), unless paired with project-based assistance
 - 30% of units may be for low-income households – HH/80% or HH/60%
 - Low-income units are high HOME rent (unless further guidance received by HUD)
 - No more than 10% of the high HOME units can be HH/80%; remainder must be HH/60%

*Slide updated since original presentation.

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Tab 24 Considerations - Layering Updates

National Housing Trust Fund

- HOME-ARP funds will not add to NHTF annual per unit subsidy limit.

X Proportionality test units may not be layered

✓ Federal subsidy limit test units may be layered

✓ Voluntarily committed may be able to be layered (upon review)

HOME annual

HOME-ARP funds will add to the HOME annual per unit subsidy limit

X Proportionality test units may not be layered

X Federal subsidy limit test units may not be layered

✓ Voluntarily committed may be able to be layered (upon review)

See HOME-ARP Rental Guidance at <https://www.tdhca.state.tx.us/home-arp/index.htm>.

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Tab 24 Considerations - Two Requirements Involving 50% AMI Units

- 10% of QP Units must:
 - Not be layered, or
 - Layered on units that are at 50% AMI or above.
- Optional Low-Income Units (up to 30% of the units) must*:
 - Not be layered, or
 - Layered with units that have income requirements above 50% AMI and at or under 80% AMI.

*Requirements of LI Units may change based on pending HUD guidance.

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New Applicants Additional Instructions: Tabs 25, 30, 33

- Tab 25. Utility Allowance
 - HOME-ARP developments may adopt the PHA utility allowance if there is no conflict with other funding sources.
 - Approval needed from Compliance.
- Tab 30. Development Cost Schedule
 - If acquisition occurred, these are HOME-ARP ineligible. Please make note in scratch notes.
- Tab 31. Financing Narrative and Schedule of Sources
 - Include HOME-ARP in sources

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New and Returning Applicants: Required Instructions/Tabs (part 2)

- Tab 33. Matching Funds
 - Does not apply to HOME-ARP
- Tab 47. Third-party reports
 - Part 50 or Part 58 environmental clearance due 30 days after the application due date.
 - No market study required for QP, but demonstrate unmet need through:
 - gap analysis, Continuum of Care data, public housing and affordable housing waiting lists, point-in-time surveys, housing inventory count, or other relevant data on the need for permanent housing for the qualifying populations.
- Tab 48. Tie Breakers
 - Does not apply to HOME-ARP; HOME-ARP has different tie breakers

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HOME-ARP Tabs in the Uniform Multifamily Application



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HOME – ARP Rental Applicant Sample

- Development – Capital Complex Flats
- Location – Austin TX
- Supportive Housing
- Number of Units – 39 Efficiency, 1 Employee occupied unit (7 QP and 3 Low Income HOME-ARP units)
- Preference – Person’s referred through Coordinated Entry
- Referral Method – Project specific waitlist
- Loan Structure – Deferred Forgivable
- Total HOME-ARP Request - \$ 1,966,785

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Tab 49 HOME-ARP Specifics

1. Development Name

2. HOME-ARP Referral Method
 - ❖ Coordinated Entry (CE) only
 - ❖ CE with other referrals
 - List the referrals
 - ❖ Project-Specific Waitlist

Tab 49 HARP Specific- Capital Complex Flats Example

<i>HOME-ARP Specifics</i>		
1	Development Name	Capital Complex Flats
2	HOME-ARP QP Referral Method	
	Is referral method for QPs (1) Expanded CE only; (2) CE and other referral methods; or (3) project-based waitlist?	(3) Project-based waitlist
2a	EXPANDED CE ONLY	--
	Expanded CE only: If using option 1, which Continuum of Care (CoC) regions are expected to make the referrals?	(1) Expanded CE only (2) CE and other referrals (3) Project-based waitlist
	Expanded CE only: Has the CE expanded to include all QPs?	
	Expanded CE only: does the CE serve the entire primary market area?	
	Expanded CE only: does the Applicant expect enough referrals through CE to fill all QP restricted units?	
	Expanded CE only: If the Development has discussed the possibility of expanded CE with the CoC, is the CoC willing to enter into a written agreement with TDHCA to comply with only TDHCA-adopted preferences and method of prioritization for HOME-ARP referrals?	
2b	CE AND OTHER REFERRALS	
	Which Continuum of Care (CoC) region are expected to make the referrals?	
	If using option 2 (CE and other referrals), which other referral sources (e.g., organizations) will be used?	

Tab 49 HARP Specific – Section 3 Preference Selection

Preferences do not mean other QPs are excluded.

Not all preferences have to be selected in order to serve all QPs.

Preferences required per another federal funding source (if applicable)

Preferences applicable only to some units but not others (if applicable)

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Tab 49 HARP Specific- Capital Complex Flats Example

Preferences (indicate any preferences, if applicable)	Put an "x" in the box next to the preferences below, as applicable.
<i>Persons who are experiencing homelessness</i>	
<i>Persons who were formerly homeless but housed with temporary resources</i>	
<i>Persons With Disabilities (includes Persons with Substance Use Disorders and Persons Living with HIV/AIDS)</i>	
<i>Persons With Violence Against Woman Act (VAWA) Protections and Human Trafficking</i>	
<i>Chronically Homeless</i>	
<i>Homeless or At-Risk of Homelessness Veterans (including Wounded Warriors as defined by the Caring for Wounded Warriors Act of 2008)</i>	
<i>Homeless or At-Risk of Homelessness Families with Children</i>	
<i>Persons At-Risk of Homelessness</i>	
<i>Persons Exiting Institutions or Systems of Care/Reentry</i>	
<i>Persons referred through Coordinated Entry (may not be used with HOME-ARP layered with NHTF or HOME annual)</i>	X
Other preferences	
If there is a preference required by another federal funding source?	NO

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Tab 49. HOME-ARP Specifics Section 4 - Attachments

1. HOME-ARP Certification
 - New Applicant Financing Applicant Certification
2. Direct Loan Unit Calculator (which you can find on the link below)
[22-MFDL-Calc-Tool.xlsx \(live.com\)](#)
 - Step 1 and 2 only
3. Preference required under another funding source (if applicable)
4. Settlement Statement (if applicable)

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Tab 49. HOME-ARP Specifics – Section 6 Non Profit Capacity Building (Optional)

Narrative:

How will the funds be used?

How does the use of the funds build capacity, specifically to HOME-ARP QP tenants?

6 Nonprofit Capacity Building (Optional)

Enter the amount of Nonprofit Capacity Building for year one		\$	50,000
Enter the amount of Nonprofit Capacity Building for year two		\$	50,000
Enter the amount of Nonprofit Capacity Building for year three		\$	50,000
Total Nonprofit Capacity Building requested		\$	150,000.00
<i>Support documentation will be requested per the Application Manual.</i>			

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Tab 49. HOME-ARP Specifics – Nonprofit Operating Cost Assistance (Optional)

Important: The Nonprofit Operating Assistance will be available only to Supportive Housing Developers.

6a Nonprofit Operating Cost Assistance (Optional)	
Enter the amount of Nonprofit Operating Cost Assistance for year one	\$ 25,000
Enter the amount of Nonprofit Operating Cost Assistance for year two	\$ 25,000
Enter the amount of Nonprofit Operating Cost Assistance for year three	\$ 25,000
Total Nonprofit Operating Cost Assistance requested	\$ 75,000.00
<i>Support documentation will be requested per the Application Manual.</i>	

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Tab 49 Section 7 Total HOME-ARP Request Example Capital Complex Flats

Information pulled from multiple tabs within the Uniform Application

7 Total HOME-ARP Request	
HOME-ARP Construction (from Tab 17)	\$ 1,500,000
HOME-ARP NCO (if applicable)	\$ 225,000
HOME-ARP COCA (if applicable, from Tab 51)	\$ 241,785
Total HOME-ARP request	\$ 1,966,785

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Tab 50 Rent Schedule Years 16-40

QP units and low income units receive a different designation.

Tip - Copy and paste individual columns from Tab 24

Important:

20% of units must be for households 60% or below AMI

All Units must be for households at 80% or below AMI

Rent Schedule from Tab 24 – Capital Complex Example

Rent Designations (select from Drop down menu)				Carryforward									
HTC Units	MFDL HOME Units	MFDL NHTF Units	HOME ARP Units	Other/ Subsidy Units	# of Units	# of Bed-rooms	# of Baths	Unit Size (Net Rentable Sq. Ft.)	Total Net Rentable Sq. Ft.	Program Rent Limit	Tenant Paid Utility Allow.	Rent Collected /Unit	Total Monthly Rent
					(A)			(B)	(A) x (B)			(E)	(A) x (E)
TC 60%					14	0	1.0	275	3,850	1,159	0	1,159	16,226
				City Low HOME	3	0	1.0	325	975	866	0	866	2,598
				City Low HOME	3	0	1.0	300	900	866	0	715	2,145
				City Low HOME	3	0	1.0	280	840	866	0	866	2,598
				City Low HOME	3	0	1.0	315	945	866	0	866	2,598
				City Low HOME	3	0	1.0	275	825	866	0	866	2,598
			HH/60%		3	0	1.0	275	825	1,059	0	1,059	3,177
EO				City High HOME	1	1	1.0	450	450	1,059	0	1,059	1,059
TC 60%			QP		6	0	1.0	280	1,680	1,159	0	0	-
			QP		1	0	1.0	275	275	1,352	0	0	-
									0				-

Rent Schedule Post Year 15 Capital Complex Flats Example

Rent Designations (select from Drop down menu)				Carryforward										
HTC Units	MFDL HOME Units	MFDL NHTF Units	HOME-ARP	Other/ Subsidy Units	# of Units	# of Bedrooms	# of Baths	Unit Size (Net Rentable Sq. Ft.)	Total Net Rentable Sq. Ft.	Program Rent Limit	Tenant Paid Utility Allow.	Rent Collected /Unit	Total Monthly Rent for year of application	Rent Year in year 16
					(A)			(B)	(A) x (B)			(E)	(A) x (E)	Total Monthly rent x 1.02^15
TC 60%					14	0	1.0	275	3,850	1,159	0	1,159	16,226	\$ 21,838
				City Low HOME	3	0	1.0	325	975	866	0	866	2,598	\$ 3,497
				City Low HOME	3	0	1.0	300	900	866	0	715	2,145	\$ 2,887
				City Low HOME	3	0	1.0	280	840	866	0	866	2,598	\$ 3,497
				City Low HOME	3	0	1.0	315	945	866	0	866	2,598	\$ 3,497
				City Low HOME	3	0	1.0	275	825	866	0	866	2,598	\$ 3,497
			TC 60%		3	0	1.0	275	825	1,159	0	1,159	3,477	\$ 4,680
EO				City High HOME	1	1	1.0	450	450	1,059	0	1,059	1,059	\$ 1,425
TC 60%			TC 60%		6	0	1.0	280	1,680	1,159	0	1,159	6,954	\$ 9,359
			TC 70%		1	0	1.0	275	275	1,352	0	1,352	1,352	\$ 1,820
			TC 70%					0						\$ -
			TC 80%					0						\$ -
			30%/30%					0						\$ -
			40%/40%					0						\$ -
			LH/50%					0						\$ -
			HH/60%					0						\$ -
			HH/80%					0						\$ -
			30					0						\$ -

Tab 51 Capitalized Operating Cost Assistance (COCA)

A. HOME-ARP Units			
Unit Designation	# of Units	% of Total Units	
		100%	
Total # of Units in Development	40		
HOME-ARP Units in Development	10	25%	

B. Units Mix			
Unit Designation	# of Units (should total # of HOME-ARP units above)	% of HOME-ARP Units	
HOME-ARP QP Units (min 70% of HOME-ARP units)	7	70%	
60%/HH or 80%/HH HOME-ARP Units (max 30% of HOME-ARP units)	3	30%	

****COCA Request for Qualifying Populations (QP) Only**

C. HOME-ARP Units for COCA		
Unit Designation	# of Units	% of Total Units
HOME-ARP QP units with project based assistance	0	n/a
HOME-ARP QP units with existing operating assistance from another source (exclusive of units with project based assistance)	0	n/a
HOME-ARP QP units eligible for Operating Assistance	7	17%

Step 2 – Table C and Table D

D. Square footage calculation		
Total square footage (Tab 22)	14,000	
Ineligible sq. ft. - detached leasing office	1,000	
Ineligible sq. ft. - detached garages	-	
Ineligible sq. ft. - commercial spaces	-	
Ineligible sq. ft. - spaces not intended for tenants and their guests	400	
Total ineligible sq. ft.	1,400	
Percentage of ineligible sq. ft.	10%	

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Operating and COCA – Step 3

- Ineligible Costs from Step 1 should auto population
- Enter other ineligible costs.
 - Example: replacement reserves for HTC properties.

Step 3: Ineligible Costs		
Ineligible Square Footage applied to annual expenses	\$	15,527
Pool	\$	-
Cable TV	\$	5,000
Supportive Services (Staffing/Contracted Services)	\$	2,000
TDHCA Compliance fees (\$40/HTC unit)	\$	-
TDHCA Direct Loan Compliance Fees (\$34/MDL unit)	\$	476
TDHCA Bond Compliance Fees (TDHCA as Bond Issuer Only - \$25/MRB unit)	\$	-
Bond Trustee Fees (ALL Tax-Exempt Bond Developments; entry or explanation required)	\$	-
Issuer Ongoing Compliance Fees (entry or explanation required)	\$	-
Other ineligible costs: (optional) <i>replace reserve</i>	\$	50,000
Subtotal of annual expenses for proportion of QP COCA	\$	82,263

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Operating and COCA – Step 4 COCA Eligibility

- Automatic calculation of how much COCA is eligible.
- Year 1 of COCA should be entered by applicant.

Step 4		COCA Eligibility
COCA Calculations		COCA Eligibility
Year 1: Eligible COCA for QP units for year one (Total eligible annual costs * % QP units eligible)		\$ 13,985
Total 15 Year COCA eligible (adjusted 3% annually for inflation)		\$ 260,101
Year 1: COCA requested		\$ 13,000
Total COCA requested for 15 years		\$ 241,785

Tab 52 HARP Pro forma 16-40

16-40 Year Rental Housing Operating Pro Forma (All Programs)									
<i>The pro forma should be based on the operating income and expense information for the base year (first year of stabilized occupancy using today's best estimates of market rents, restricted rents, rental income and expenses), and principal and interest debt service. The Department uses an annual growth rate of 2% for income and 3% for expenses. Written explanation for any deviations from these growth rates or for assumptions other than straight-line growth made during the proforma period should be attached to this exhibit.</i>									
INCOME	YEAR 16	YEAR 17	YEAR 18	YEAR 19	YEAR 20	YEAR 25	YEAR 30	YEAR 35	YEAR 40
INCOME	\$ 457,605.36	\$ 466,757	\$ 476,093	\$ 485,614	\$ 495,327	\$ 546,881	\$ 603,801	\$ 666,645	\$ 736,030
Secondary Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
POTENTIAL GROSS ANNUAL INCOME	\$ 457,605	\$ 466,757	\$ 476,093	\$ 485,614	\$ 495,327	\$ 546,881	\$ 603,801	\$ 666,645	\$ 736,030
Provision for Vacancy & Collection Loss	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rental Concessions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EFFECTIVE GROSS ANNUAL INCOME	\$ 457,605	\$ 466,757	\$ 476,093	\$ 485,614	\$ 495,327	\$ 546,881	\$ 603,801	\$ 666,645	\$ 736,030
EXPENSES	YEAR 16	YEAR 17	YEAR 18	YEAR 19	YEAR 20	YEAR 25	YEAR 30	YEAR 35	YEAR 40
General & Administrative Expenses	\$ 13,749	\$ 14,162	\$ 14,586	\$ 15,024	\$ 15,475	\$ 17,939	\$ 20,797	\$ 24,109	\$ 27,949
Management Fee	\$ 6,022	\$ 6,142	\$ 6,265	\$ 6,390	\$ 6,518	\$ 7,196	\$ 7,945	\$ 8,772	\$ 9,685
Payroll, Payroll Tax & Employee Benefits	\$ 70,109	\$ 72,212	\$ 74,378	\$ 76,609	\$ 78,908	\$ 91,476	\$ 106,045	\$ 122,936	\$ 142,516
Repairs & Maintenance	\$ 20,254	\$ 20,861	\$ 21,487	\$ 22,132	\$ 22,796	\$ 26,426	\$ 30,635	\$ 35,515	\$ 41,171
Electric & Gas Utilities	\$ 14,453	\$ 14,886	\$ 15,333	\$ 15,793	\$ 16,267	\$ 18,858	\$ 21,861	\$ 25,343	\$ 29,380
Water, Sewer & Trash Utilities	\$ 21,485	\$ 22,129	\$ 22,793	\$ 23,477	\$ 24,181	\$ 28,033	\$ 32,498	\$ 37,674	\$ 43,674
Annual Property Insurance Premiums	\$ 38,949	\$ 40,118	\$ 41,321	\$ 42,561	\$ 43,838	\$ 50,820	\$ 58,914	\$ 68,298	\$ 79,176
Property Tax	\$ 34,275	\$ 35,304	\$ 36,363	\$ 37,454	\$ 38,577	\$ 44,721	\$ 51,844	\$ 60,102	\$ 69,675
Reserve for Replacements	\$ 467	\$ 481	\$ 496	\$ 511	\$ 526	\$ 610	\$ 707	\$ 820	\$ 950
Other Expenses	\$ 7,476	\$ 7,700	\$ 7,931	\$ 8,169	\$ 8,414	\$ 9,754	\$ 11,308	\$ 13,109	\$ 15,197
TOTAL ANNUAL EXPENSES	\$ 227,238	\$ 233,995	\$ 240,954	\$ 248,120	\$ 255,499	\$ 295,834	\$ 342,555	\$ 396,677	\$ 459,373
NET OPERATING INCOME	\$ 230,367	\$ 232,762	\$ 235,139	\$ 237,495	\$ 239,828	\$ 251,047	\$ 261,245	\$ 269,968	\$ 276,656
DEBT SERVICE	YEAR 16	YEAR 17	YEAR 18	YEAR 19	YEAR 20	YEAR 25	YEAR 30	YEAR 35	YEAR 40
First Deed of Trust Annual Loan Payment									
Second Deed of Trust Annual Loan									
Third Deed of Trust Annual Loan Payment									
Other Annual Required Payment									
ANNUAL NET CASH FLOW	\$ 230,367	\$ 232,762	\$ 235,139	\$ 237,495	\$ 239,828	\$ 251,047	\$ 261,245	\$ 269,968	\$ 276,656
CUMULATIVE NET CASH FLOW	\$ 230,367	\$ 463,129	\$ 698,268	\$ 935,763	\$ 1,175,591	\$ 2,402,777	\$ 3,683,507	\$ 5,011,539	\$ 6,378,099
Debt Coverage Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Tab 53. HOME-ARP Scoring

A. Previous rental experience with persons experiencing homelessness and persons with specific needs (9 points max)

B. Project Commitments (15 points max)

C. Resident Services (11 points max)

**Please Note: Tie breaker development with the lowest HOME-ARP Capital cost per unit or random draw.


Tab 53 HARP Scoring Capital Complex Example

vi.	<input checked="" type="checkbox"/>	Mitigation factors.	3	Points claimed
		Applicant may receive three (3) points for submission of a current a tenant selection plan or tenant eligibility forms showing that its screening criteria at an existing property owned by a Principal of the Applicant targeted for persons experiencing homelessness or at-risk of homelessness that allows for mitigation of two or more issues common to the population, such as not denying tenants based on credit history, prior rental payment history, or eviction at property owned/managed by the Applicant. An example of mitigation includes a process such as one described at 10 TAC §11.2(b)(126)(B)(v)(II) regarding criminal screening mitigation. (3 points)		
		Total previous experience points eligible	9	
		<i>Applicant cannot claim more than 9 points total, and will be awarded 9 or less.</i>		
		Total previous experience points claimed	9	

Tab 53 HOME-ARP Scoring

Section D will auto-calculate based on the amounts entered into Sections A-C.

Submit attachments to support points when applicable.

D. Total Points (Max 35 points)	
	Total Points Claimed 35
Total points claimed cannot exceed 35 points.	
E. Attachments	
	Attachments should be provided behind this tab according to the requirements for each scoring section. Each attachment should be labeled according to the number of the scoring item.

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Additional Guidance for Applicants

- Please subscribe to “Homelessness Issues, Programs and Policies” topic on the Texas Department of Housing and Community Affairs’ email list.
- Check HOME-ARP Main webpage :
<https://www.tdhca.state.tx.us/home-arp/index.htm>
- Email Staff: HOME-ARP Manager Tiara.Hardaway@tdhca.state.tx.us

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Recap

Highlights for the 2023-2 HOME-ARP Rental Development NOFA

Key Points for HOME-ARP Rental Developments

Uniform Multifamily (MF) Application Expectations

HOME-ARP Tabs

Additional Guidance for Applicants

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THANK YOU

FOR MORE INFORMATION, PLEASE SEE THE
TDHCA SPECIAL FUNDING INITIATIVES:

[HTTPS://WWW.TDHCA.STATE.TX.US/MULTIFAMILY/SPECIAL-INITIATIVES.HTM](https://www.tdhca.state.tx.us/multifamily/special-initiatives.htm)



TEXAS
DEPARTMENT OF
HOUSING AND
COMMUNITY
AFFAIRS



Questions