

Nassau County
Office of Community Development
1 West Street, Suite 365
Mineola, NY 11501
(516) 572-1916



Nassau County

HOME Investment Partnerships American Rescue Plan (HOME-ARP) Application

Before You Begin

This application contains information necessary to apply for funding under the Nassau County HOME-ARP Program. The objective of the HOME-ARP Program is to reduce homelessness and increase housing stability for qualifying populations (see below definitions of qualifying populations-QP's) and low-income households (those at or below 80% area median income as defined in 24 CFR 92.2). If you do not have an identified site, **do not** continue with this application. Nassau County OCD will consider your application once a site is identified and funding remains.

HOME-ARP Overview

The American Rescue Plan (ARP) provides \$5 billion to assist individuals or households who are homeless, at risk of homelessness, and other vulnerable populations, by providing housing, rental assistance, supportive services, and non-congregate shelter, to reduce homelessness and increase housing stability across the country. Administered through the HOME program formula, Nassau County was allocated \$8,835,994 in HOME-ARP funding which must be spent by the year 2030. The County plans to use this allocation to produce an estimated 20 affordable housing units to serve the homeless/at risk of homeless individuals, as well as funding supportive services. Of the units to be funded through HOME-ARP, a minimum of 70% must serve HOME-ARP qualifying populations, and a maximum of 30% of units funded through HOME-ARP may be restricted to low-income households. HOME-ARP funding may be used along with other HOME funds or County, State or federal resources. There is a 15-year use period and project(s) will be monitored both by our office and by HUD for that 15-year period.

HOME-ARP funds must be used to primarily benefit individuals or families from the following Qualifying Populations (QP's):

- Homeless, as defined in section 103(a) of the McKinney-Vento Homeless Assistance Act (**42 U.S.C. 11302(a)**);
- At-risk of homelessness, as defined in section 401(1) of the McKinney-Vento Homeless Assistance Act (**42 U.S.C. 11360(1)**);
- Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, as defined by the Secretary;

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- In other populations where providing supportive services or assistance under section 212(a) of the Act (**42 U.S.C. 12742(a)**) would prevent the family's homelessness or would serve those with the greatest risk of housing instability;
- Veterans and families that include a veteran family member that meet one of the preceding criteria.

HOME-ARP funds can be used for four eligible activities:

- Production or Preservation of Affordable Housing
- Tenant-Based Rental Assistance (TBRA)
- Supportive Services, including services defined at **24 CFR 578.53(e)**, Homeless Prevention Services, and Housing Counseling
- Purchase and Development of Non-Congregate Shelter. These structures can remain in use as non-congregate shelter or can be converted to: 1) emergency shelter under the **Emergency Solutions Grants (ESG) Program**; 2) permanent housing under the **Continuum of Care (CoC) Program**; or 3) affordable housing under the **HOME Program**.

Submission & Process

To be considered for HOME-ARP funding, project(s) must already be identified. Applications are due no later than **September 15, 2023**. **Please submit via e-mail to Theresa Dukes: tdukes@nassaucountyny.gov.**

Any applications received after that date will be accepted on a rolling basis, as long as funding is available. The Nassau County Office of Community Development (OCD) will handle review and underwriting of the proposal. OCD staff will evaluate the application for consistency with its HOME-ARP Allocation Plan and funding priorities, eligibility, completeness, quality, impact, feasibility, and long-term viability. Final awards will not only be based on points awarded, but other factors, such as previous experience with the activities outlined above. During the review process the applicant may be requested to submit additional information or answer questions pertaining to the proposal.

Any questions regarding this application can be directed to Theresa Dukes, OCD Chief Deputy Director at: tdukes@nassaucountyny.gov or (516) 572-1924 or Angel Macchia, OCD Program Coordinator at: amacchia@nassaucountyny.gov or (516) 572-1976



A. Organization Information

Please provide the following information:

A.1. Entity's Legal Name: _____

A.2. Mailing Address: _____

A.3. Chief Officer: _____

A.4. Telephone Number: _____

A.5. Email: _____

A.6. Description of Entity: _____

A.7. Type of Entity (i.e., Corporation, Non-Profit, Etc.): _____

A.8. EIN Number: _____

A.9. DUNS Number: _____

A.10. SAM.gov Number & Expiration Date: _____

A.11. Has your organization received funding from Nassau County OCD within the last three (3) years? YES NO

If yes, please indicate the amount received and for which program (ex. ESG, CDBG, HOME) _____

A.12. Has the applicant or any principal experienced foreclosure, repossession, civil judgment, or criminal penalty (or been a party to a consent decree) within the past seven (7) years? YES NO

A.13. Is the applicant or any principal the subject of any proceedings that are pending, or to the best of applicant's knowledge, threatened against applicant and/or any principal that may result in any adverse change in applicant's financial condition or materially and adversely affect applicant's operations? YES NO

A.14. Does the applicant or any principal owe any debt to the Federal Government or Nassau County? YES NO

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General Project Information

Please provide the following information:

B.1. Project Title: _____

B.2. Project and Construction Type: _____

B.3. Unit Sizes and Count: _____

B.4. List Project Addresses & Tax Number (if available): _____

B.5. Please indicate the project's proximity to the following areas of interest:

A. Nearest LIRR Station: _____

B. Distance to LIRR Station: _____

C. Nearest NICE Bus Stop: _____

D. Distance to NICE Bus Stop: _____

E. Nearest Downtown/Central Business District: _____

F. Distance to Downtown/Central Business District: _____

B.6. Will the project beneficiaries be renters or homeowners? Renters Homeowners

B.7. Describe the general design, building style, accessibility, energy efficiency, green technology, etc.:

B.8. Describe the various amenities included in your project such as appliances, flooring, number of bathrooms, garage, parking, etc.:

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B.9. Describe any support services proposed to be provided to residents:

B.10. According to the HUD Final Rule: "Narrowing the Digital Divide Through Installation of Broadband Infrastructure in HUD-Funded New Construction and Substantial Rehabilitation of Multifamily Rental Housing" it is required that housing funded with HOME program funds include broadband infrastructure. Explain how the proposed project will comply with this requirement, if applicable:

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B.11. Project Timeline

(All funds must be fully expended by 2030 or will be subject to recapture)

Task	Description	Start Date	End Date
Acquisition			
Zoning			
Initial Drawings			
Complete Plans			
Selection of Contractor			
Construction Contract			
Closing for Funds			
Construction			
Marketing			
Occupancy			

B.12. Budget (For each firmly committed funding source, attach letter of commitment or explanation for funds not yet committed)

Source of Funds	Amount	Use of Funds	Firmly Committed?

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B.13. Describe long term property management/operations strategy to assure ongoing viability (minimum affordability period is 15-years):

B.14. Attach a 15-Year Operating Proforma

B.15. Explain any environmental issues and associated mitigation efforts that may impact the proposed project, such as location in a flood plain, drainage issues, noise concerns, proximity to environmental hazards (lead paint, petroleum, gas, chemical storage, etc.). Attach any relevant documentation (i.e., Environmental Assessments):

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**B.16. Explain the importance of your project for the community and why it requires HOME-
ARP funding:**

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Project Scoring (Maximum 100 Points)

- C.1. Provide a detailed narrative of the proposed project including but not limited to project objectives, target population, major project characteristics, number, and type of units relative to budget (5 Points):

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C.2. Describe if the applicant has an available project site and attach backup documentation (10 Points):

C.3. Describe if the applicant has site plan approval and completed the SEQRA/NEPA process along with backup documentation. A site plan that requires additional planning board approvals will NOT be given these points (5 Points):

C.4. Provide a detailed description of the Qualifying Populations to be served, number of units proposed and the level(s) of affordability for the units (10 Points for units at or below 50% AMI and 10 Bonus Points for units under 30% AMI):

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- C.5. Describe or attach documentation that details the applicant's timeline and prior experience in developing affordable housing or other HOME-ARP eligible project. Details should include but are not limited to, major/critical tasks, duration of those tasks and what staff or contractual position is responsible (10 Points):**

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C.6. Provide a narrative and any attachments that describe the sources and use of funds which demonstrate the applicant's financial ability to close on construction financing in the timeframe required (10 Points for Sources and Uses of Funds and a Bonus 10 Points for additional leveraged funds):

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- C.7. Provide a detailed narrative with verifiable evidence of at least three (3) similar projects, inclusive of references. Project should be comparable in scope and complexity demonstrated with evidence of satisfactory performance. Identify key staff members and attached associated resumes (20 points):**

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- C.8. Describe and attach adequate information which verifies that the applicant has secured funding for previous projects and has the financial capacity to fund the proposed project for the minimum 15-year affordability period (10 points):**

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The applicant hereby certifies that the information provided in this proposal is true and correct to the best of their knowledge:

Name:

Title:

Date:

Signature:

Please attach any additional documentation in support of this application.

Additional Resources:

<https://files.hudexchange.info/resources/documents/HOME-ARP-Qualifying-Populations-CoC-ESG-Eligible-Participants-Crosswalk.pdf>

<https://www.hudexchange.info/resource/6806/home-arp-eligible-activities-coc-esg-housing-and-services-crosswalk/>

<https://www.hudexchange.info/resource/6925/home-arp-non-congregate-shelter-eligible-costs-handout/>