



# ARPA Housing Development Fund Updates

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# ARPA Requirements

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Household income restrictions



Tenant protections



Minimum affordability period



Housing quality standards



December 2024 obligation deadline

December 2026 expenditure deadline

# Additional Local Goals

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- Design and implement a competitive application process
- Fund projects using a combination of grants and loans
- Fund a mix of different project types:
  - Rental and homeownership
  - New and preservation

# Process Timeline

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ARPA Housing Fund Approval  
and Confirmation

December 2022 & March 2023

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NOFO Released

August 8, 2023

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Application Opened

August 22, 2023

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Application Closed

October 6, 2023

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Funding Recommendations  
Announced

December 12, 2023

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# Evaluation Criteria

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**The Evaluation Committee utilized a rubric to score applications along seven main criteria:**

1. Experience and capacity
2. Timeline
3. Budget
4. Overall contribution and leveraging
5. Site readiness
6. Consistency with identified housing needs
7. Innovations, energy standards, accessibility, collaborations & engagement

# Evaluation Process

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Applications were screened for baseline eligibility.

Applications eligible for funding were sent to the Evaluation Committee for review and scoring.

The Evaluation Committee developed funding recommendations.

# Applications

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- Ten submissions from a mix of organizations and types
- \$7.6 million requested
- 452 affordable units
- All new construction
- Total construction cost per unit from \$100,000 to \$300,000+

# Selection and Reasoning

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Applicants were recommended for award based on the project's likelihood of timely completion and alignment with the city's housing needs as scored with the evaluation rubric.

Evaluation Rubric	
Experience & Capacity	20 points
Timeline & Budget	20 points
Site Readiness	10 points
Consistency with Identified Housing Needs	15 points
Contribution to Affordable Housing and Effective Leveraging and Use of Funds	25 points
Innovative Project Design	5 points
Community Engagement & Public Participation	5 points



## Habitat for Humanity Suter Street Project

- \$700,000 grant
- 11 units (3BR and 4BR units)
- For sale to 60% AMI and below
- 20-30 year affordability
- ARPA is 30% of total budget

## Harrisonburg Redevelopment & Housing Authority Commerce Village II Annex Project

- \$1,300,000 interest-only loan
- 16 units (1BR)
- Rentals with income-based rents
  - 8 at 50% AMI (veterans)
  - 8 at 30% AMI (supportive)
- 30-year affordability

# Next Steps

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- Award notification and acceptance
- Develop contracts (terms, contingencies, etc.)
  - Compliance in development
  - Compliance in long-term affordability
- Fund projects
- Identify resources for unfunded projects