



# Delaware State Housing Authority

## HOME American Rescue Plan Proposed Substantial Amendment Public Hearing

March 5, 2026



## Original HOME-ARP Allocation

- The U.S. Congress appropriated \$5 billion in funding from the American Rescue Plan Act of 2021.
- HUD allocated \$5,322,495 to the State of Delaware to distribute under the HOME-ARP Program in compliance with Notice CPD-21-10.
- Funds are intended to primarily benefit qualifying individuals and families who are homeless, at risk of homelessness, or other vulnerable populations.





## Qualifying Populations

All clients who receive assistance through HOME-ARP will be required to certify as a Qualifying Population.

- Qualifying Population 1: Literally Homeless
- Qualifying Population 2: At Risk of Homelessness
- Qualifying Population 3: Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking
- Qualifying Population 4: Other Populations





## Original HOME-ARP Set-Asides

Eligible Activities	Amount
McKinney Vento Supportive Services	\$500,000.00
Acquisition/Development of Non-Congregate Shelter	\$1,924,121.00
Tenant-Based Rental Assistance	\$0.00
Acquisition, Rehabilitation, or Construction of Affordable Rental Housing	\$2,100,000.00
Nonprofit Operating Expense Assistance	\$0.00
Nonprofit Capacity Building Assistance	\$0.00
Administration & Planning	\$798,374.00
Total:	\$5,322,495.00





## Additional Allocation from HUD

DSHA has received an additional \$71,490.

DSHA's new HOME-ARP total allocation is \$5,393,985.





# Proposed HOME-ARP Set-Asides

Eligible Activities	Amount
McKinney Vento Supportive Services	\$0.00
Acquisition/Development of Non-Congregate Shelter	\$4,584,888.00
Tenant-Based Rental Assistance	\$0.00
Acquisition, Rehabilitation, or Construction of Affordable Rental Housing	\$0.00
Nonprofit Operating Expense Assistance	\$0.00
Nonprofit Capacity Building Assistance	\$0.00
Administration & Planning	\$809,097.00
Total:	\$5,393,985.00





## Acquisition/Development of NCS

- One or more buildings that provide private units or rooms as temporary shelter to individuals or families, with no lease or occupancy agreement.
- Must have in-unit sanitary facilities that are adequate for personal cleanliness.
- HOME-ARP funds cannot be used to pay for the shelter's operating costs.





# NCS Restricted Use Period & Minimum Use Period

- NCS Projects may be converted to Permanent Affordable Housing or CoC Permanent Housing after the applicable minimum use period.
- New Construction
  - Restricted Use: 15 Years
  - Minimum Use: 10 Years
- Rehabilitation
  - Restricted Use: 10 Years
  - Moderate Rehab. Minimum Use: 5 Years
  - Substantial Rehab. Minimum Use: 10 Years
- Acquisition Only
  - Restricted Use: 10 Years
  - Minimum Use: 3 Years





## Application Process

- Urgent need to expand non-congregate shelter capacity for individuals and families experiencing a form of homelessness.
- DSHA will utilize a targeted, project-specific selection process, rather than a formal competitive solicitation.
  - Direct benefit to HOME-ARP Qualifying Populations;
  - Suitability of property;
  - Readiness to proceed;
  - Financial feasibility and cost reasonableness; and
  - Prior experience and capacity of owner, developer, or subrecipient.





## Questions and Comments

- All written comments must be received by March 20, 2026, to be included in the Substantial Amendment of the HOME-ARP Allocation Plan.
- Any questions or comments regarding DSHA's HOME-ARP substantial amendment should be sent to:
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# DSHA Contact Information

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