

Palm Beach County Department of Housing and Economic Development

HOME Investment Partnership-American Rescue Plan

NOFA HED.2023.1 HOME-ARP Housing Program

Frequently Asked Questions

Q. Does HED have a utility allowance schedule available?

A. For purposes of the HOME-ARP NOFA, developers are required to calculate an allowance for tenant-paid utilities in accordance with the HUD Utility Schedule Model (HUSM) found at <https://tools.huduser.gov/husm/uam.html> or other HUD-approved methodology in accordance with 24 CFR 92.252(d). Additional guidance can be found at <https://www.hud.gov/sites/dfiles/CPD/documents/HOMEfires-Vol-13-No2-Guidance-on-How-to-Establish-Utility-Allowances-for-HOME-Assisted-Rental-Units.pdf>. The County will review and approve the developer's proposed utility allowance during project underwriting before execution of the HOME funding agreement, and then during project operations when the utility allowance is periodically updated.

Q. May a developer limit residency in HOME-ARP housing units to certain populations such as veterans, victims of domestic violence, youth aging out of foster care, or justice-impacted individuals?

A. No. A developer may establish tenant selection preferences for certain populations, but if HOME-ARP housing units are available, the developer cannot deny entry to an individual eligible as any HOME-ARP Qualifying Population solely on the basis that the individual does not meet the developer's preference.

Q. May I use HOME-ARP funds to rehabilitate housing which I already own?

A. No. The goal of Palm Beach County's HOME-ARP Allocation Plan is to increase the inventory of affordable housing and residential facilities for Qualifying Populations. Rehabilitation of existing housing, by itself, will not result in an increase in housing/facility inventory.

