

## HOME-ARP Program Overview

DeKalb County has received \$7.8 million in funding under the HOME-American Rescue Plan (HOME-ARP) to assist residents experiencing or at risk of homelessness. This funding supports an integrated housing response that targets the County's most vulnerable populations, including individuals and families who are homeless, fleeing unsafe conditions, or facing housing instability.

The HOME-ARP program offers eligible households access to Tenant-Based Rental Assistance (TBRA) to secure safe, decent, and affordable rental housing, and Supportive Services that help clients maintain housing, increase stability, and connect with critical resources such as employment, mental health care, food access, and financial counseling.

Through partnerships with community-based organizations and coordination with the County's Continuum of Care (CoC) and Coordinated Entry (CE) system, DeKalb County aims to reduce homelessness, prevent housing loss, and improve long-term outcomes for low-income and at-risk residents. All services must be client-centered, trauma-informed, and equitable.

This webpage guide outlines key eligibility criteria, required documentation, application steps, and the types of assistance available through the program. It ensures transparency, accessibility, and compliance with HUD regulations (CPD Notice 21-10 and 24 CFR Part 92).

**Please note: No assistance for households receiving TBRA or supportive services in the last 12 months without change in circumstances**

## Eligibility Requirements

The following definitions of homelessness and housing instability are taken directly from HUD regulations (24 CFR 91.5 and CPD Notice 21-10):

Applicants must meet at least one of the following HUD-defined **Qualifying Populations (QPs)** to be eligible for HOME-ARP services. These definitions follow HUD regulations in CPD Notice 21-10 and 24 CFR 91.5:

### 1. **Homeless**

Individuals or families who:

- Lack a fixed, regular, and adequate night-time residence, including sleeping in places not meant for human habitation (e.g., cars, parks, abandoned buildings)
- Reside in emergency shelters or transitional housing
- Are exiting institutions after 90 days or less and were homeless prior to entry

**Required Documentation:**

- Verification from shelter, outreach team, or transitional housing
- Institutional discharge paperwork
- HMIS record or self-certification if other documents cannot be obtained

**2. At Risk of Homelessness**

Individuals or families who:

- Have household income below 30% of Area Median Income (AMI)
- Lack sufficient resources or support networks to prevent housing loss
- Are at imminent risk of eviction within 21 days; overcrowding, or exiting institutions without housing

**Required Documentation:**

- Income verification (e.g., pay stubs, benefits letter)
- Lease, eviction notice, or third-party documentation
- Intake notes from Coordinated Entry assessment

**3. Fleeing or Attempting to Flee Domestic Violence, Sexual Assault, Stalking, or Human Trafficking**

Applicants must:

- Be actively fleeing or trying to flee violence or abuse
- Lack a safe alternative housing option
- Have insufficient support or resources to obtain new housing

**Required Documentation:**

- Self-certification accepted (confidential)
- Optional verification from DV service provider, case manager, or law enforcement
- Must not require victim to provide police report or court documents

**4. Other Populations Requiring Housing Assistance or Services to Prevent Homelessness or Housing Instability**

Includes:

- Formerly homeless individuals who are at risk of housing loss
- Individuals exiting institutions (e.g., hospitals, jail, foster care)
- Persons experiencing frequent housing moves or extreme cost burden

**Required Documentation:**

- Institutional exit verification (if applicable)
- Proof of unstable housing (e.g., doubled-up, frequent evictions)
- Income verification if not literally homeless

**5. Veteran Households**

Veterans and families that include a veteran who qualifies under one of the above four QPs.

**Required Documentation:**

- Veteran status (e.g., VA card, DD-214, service documentation)
- Plus QP documentation as above

Additionally:

- All applicants must **reside in DeKalb County** at the time of application.
- All referrals must be made through the **Coordinated Entry (CE) System** by calling [Insert CE Line or Access Point Info].

**Income Eligibility**

Income must be at or below **30% of Area Median Income (AMI)** for:

- At Risk of Homelessness
- Other Vulnerable Populations
- Fleeing/attempting to flee DV/SA/HT (unless exempted per HUD guidance)

Required documentation may include:

- Pay stubs (last 30 days)
- SSI/SSDI award letters
- Unemployment or zero income affidavits
- Bank statements or benefit statements

Income is calculated using HUD's Part 5 definition (24 CFR 5.609).

**Tenant-Based Rental Assistance (TBRA)**

HOME-ARP TBRA provides direct rental support to eligible households to help secure and maintain stable housing. Assistance may include:

- Monthly rent subsidies (up to 24 months)
- Security and utility deposits
- Rental arrears (up to 6 months)
- Utility payments (if not included in rent)
- Housing navigation assistance

### **Restrictions:**

- No duplication of other federal rental subsidies
- No assistance for households receiving TBRA in the last 12 months without change in circumstances
- Unit must pass **Housing Quality Standards (HQS)** inspection
- **Participants must agree to participate in supportive services and maintain a Housing Stability Plan as a condition of ongoing TBRA support** of other federal rental subsidies
- Unit must pass **Housing Quality Standards (HQS)** inspection

### **Supportive Services**

Supportive Services are designed to help eligible QPs obtain and retain stable housing. These services must be tailored to each participant's needs and tied directly to a formal Housing Stability Plan.

Services may include:

- Case management and housing stability planning
- Employment assistance and job placement
- Legal aid (eviction prevention, credit repair)
- Behavioral and mental health support
- Substance use recovery services
- Childcare and education access
- Transportation (e.g., bus passes)
- **Financial assistance**, including arrears, application fees, utility or rent payments, and essential household needs
- Food and grocery support
- Referrals to SSI/SSDI, TANF, Medicaid, SNAP, and other mainstream benefits
- **Prevention Services**, such as legal advocacy, mediation with landlords, utility reinstatement, and short-term crisis intervention to avoid homelessness
- **Housing Counseling**, including budgeting, credit repair, lease education, fair housing rights, and navigating housing options, delivered by HUD-certified counselors

**All participants must agree to and maintain a Housing Stability Plan.**

**All services must be directly related to housing outcomes and clearly documented in the participant's file.\*\***

## **How to Apply**

1. **Call the Coordinated Entry Access Line:** 404.687.3500
2. **Complete eligibility screening** with CE staff
3. **Be referred to a subrecipient agency** for intake and enrollment
4. **Provide required documentation** during intake (income, identification, housing history)

Applications are processed **first-come, first-served**, based on funding availability.

## **Contact Information**

For questions about HOME-ARP: DeKalb County Community Development Department

Phone: 404.687.3500

Visit: <https://www.dekalbcountyga.gov/community-development/home-arp>

*This webpage guide aligns with HUD's CPD Notice 21-10 and DeKalb County's HOME-ARP policies.*