

**INDIAN RIVER COUNTY, FLORIDA  
M E M O R A N D U M**

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**TO:** Jason E. Brown; County Administrator

**THROUGH:** Phillip J. Matson, AICP; Community Development Director

**FROM:** Andrew Sobczak; Assistant Community Development Director

**DATE:** March 4, 2022

**SUBJECT:** American Rescue Plan Act of 2021 – Non-Profit Assistance Grant and Down Payment & Rehabilitation Assistance Program Applications.

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**BACKGROUND:**

On March 11, 2021, the \$1.9 trillion-dollar American Rescue Plan Act of 2021 was signed into law. The American Rescue Plan (ARP) is a stimulus package that was intended to speed up the United States' recovery from the impacts of COVID-19. Indian River County received funding through ARP in the amount of \$31,063,168.

On May 18, 2021, the BCC considered a presentation by staff regarding several new housing programs utilizing ARP funding. These programs included the Supplemental Housing Assistance Rehab and Purchase (SHARP) Program; the Non-Profit Housing Community Rehab (RENO) Program; and the Non-Profit Housing Construction (CENO) Program. As part of the presentation, staff requested input from the BCC on these programs and committed to returning with specific information on each program at a later date. As such, descriptions for each program are provided in this report, as well as the program applications developed by staff that further detail the eligibility, funding, and constraints of each program.

**Supplemental Housing Assistance Rehab and Purchase (SHARP) program**

The SHARP program combines State Housing Initiatives Partnership Program (SHIP) funding with ARP funding to increase the amount of assistance available to Very Low Income (VLI), Low Income (LI), and Moderate Income (MI) applicants for the purpose of home purchase assistance, rehab assistance, or both.

Some examples of SHARP funding are as follows:

1. Low Income (LI) applicant for rehab assistance is eligible for up to \$35,000 in SHIP loan funds, plus an additional \$35,000 in ARP funds, for a total of \$70,000 in SHARP funding.

2. Very Low Income (VLI) applicant for purchase assistance and rehab is eligible for up to \$20,000 in SHIP loan funds, and \$20,000 in ARP funds, for the purchase, and up to \$12,000 in SHIP loan funds, and \$12,000 in ARP funds, for repairs, totaling \$64,000 in SHARP funding.

Under the SHIP program, recipients must repay their assistance if they sell their homes within a 10-year or 20-year timeframe. Under the SHARP program, *only the SHIP component of this assistance will need to be paid back*. The ARP assistance is in the form of a federal grant, and there is no provision for repayment. The total amount of funding to the SHARP program is \$1,450,000. The SHARP program application is included as Attachment 1.

### **Non-Profit Housing Community Rehab (RENO) Program**

RENO program funding is limited to non-profit entities headquartered in Indian River County for the purpose of rehabilitation, repair, and remodeling of multifamily housing facilities that serve disadvantaged populations. While the total amount of funding available to this program is \$600,000, a single grant award of up to \$400,000 is allowed. The RENO program application is included as Attachment 2.

### **Non-Profit Housing Construction (CENO) Program**

CENO program funding is limited to non-profit entities headquartered in Indian River County for the purpose of constructing affordable duplex, townhomes, and apartment units that serve disadvantaged populations. Under the CENO program, grant awards of up to \$60,000 (per affordable housing unit) are available, and one applicant may receive up to \$180,000 of CENO funding for the construction of 3 affordable housing units (3 x \$60,000). There is \$400,000 of total funding under this program. The CENO program application is included as Attachment 3.

### **SHARP, RENO, and CENO applications**

While the SHARP program will be available to forthcoming SHIP applicants, the RENO and CENO programs have an application window of March 15, 2022, through June 15, 2022. After that date, the applications received will be ranked in accordance with the Indian River County Community Development Housing Program Scoring Matrix (Attachment 4). Applicants to the RENO and CENO programs identified by staff to receive funding will be brought back to the Board for approval prior to formal award.

### **RECOMMENDATION**

Staff recommends that the Board of County Commissioners consider the proposed SHARP, RENO, and CENO housing programs, and approve the programs and direct staff to begin administration of these programs, or direct staff to make any necessary changes to the programs.

## **ATTACHMENTS**

1. SHARP Application
2. RENO Application
3. CENO Application
4. Scoring Matrix