

HOME-ARP Affordable Rental Housing

Request for Proposals (RFP) Informational Webinar

June 5, 2026



City
of
Milwaukee

COMMUNITY
DEVELOPMENT GRANTS
ADMINISTRATION

Welcome

- ❖ Introduction
- ❖ Q&A Format
- ❖ Recording Access
- ❖ Questions can also be sent to:
CDGAreports@milwaukee.gov
 - Subject line must read: “HOME-ARP RH RFP Questions”
 - Please give up to 5-business days for responses to inquiries.

Webinar Session Information

- Key Objectives
- Program Overview
- Eligible Beneficiaries
- Eligible Costs
- RFP Timeline
- RFP Design & Goals



Key Objectives

- ✓ Provide a high-level overview of the HOME-ARP Rental Housing Program.
- ✓ Summarize the City of Milwaukee's Rental Housing RFP including goals and timeline.



HOME-ARP Affordable Rental Housing Program Overview



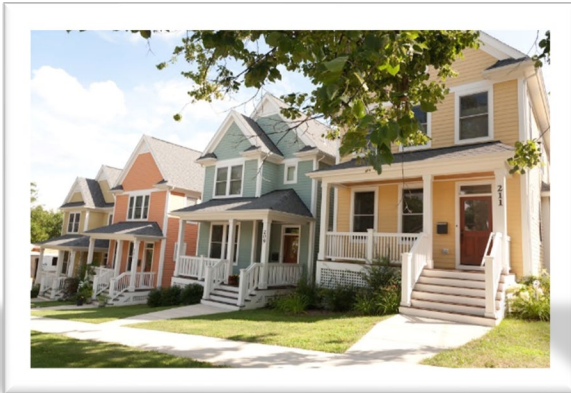
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Program Overview

HOME-ARP funds can be used to construct and rehabilitate rental housing for occupancy by individuals and families that meet one of the Qualifying Populations (QPs) defined in [CPD Notice: CPD-21-10](#)

HOME-ARP rental housing may include single family or multifamily housing, transitional or permanent housing, group homes, single room occupancy (SRO) units, and manufactured housing.



Program Overview



Program Timeline:

- Funds must be spent within two (2) years of the effective grant award date. This is a cost reimbursement grant.
- Construction should start within 12 months of commitment.
- There is a Minimum Compliance Period
 - All HOME-ARP rental units irrespective of the amount of subsidy per unit or whether the units are rehabilitated, and/or newly constructed, the Required Use Period is 15 years.
 - Meaning, HOME-ARP rental units must comply with the HOME-ARP rental requirements for a minimum of 15 years.

Program Overview



Applicable Federal Regulations:

- Davis Bacon Act applies to all projects totaling 11 or more units.
- City's RPP applies to all projects meeting the requirement standards
- Section 3 applies to all projects meeting the requirement standards.
- All projects must have HUD Part 58 Environmental Review Environmental Review conducts prior to work beginning.
 - Review Environmental Review conducts prior to work beginning.

Program Overview

Property Standards:

HOME-ARP rental units must comply with all rental property standards required in 24 CFR 92.251 paragraphs (a), (b), (c)(1) and (2), (e), and (f).

Rent Limitations:

HOME-ARP establishes rent limitations for units restricted for qualifying households; rent may not exceed 30 percent of the adjusted income of a household whose annual income is equal to or less than 50 percent of the median income for the area, as determined by HUD (i.e., Low HOME Rents).



Eligible Beneficiaries

HOME-ARP funds must primarily benefit individuals and families that meet one of the qualifying populations:

QP1: Homeless as defined in [24 CFR 91.5](#)

QP2: At the risk of homelessness as defined in [24 CFR 91.5](#)

QP3: Fleeing, or attempting to flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD

1. Domestic Violence, Dating Violence, Sexual Assault, and Stalking as defined in [24 CFR 5.2003](#)
2. Human Trafficking includes both sex and labor trafficking as defined in the [Trafficking Victims Protection Act](#)

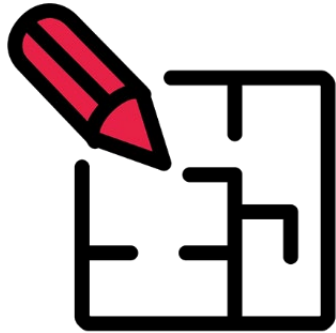
QP4: Other Populations where providing supportive services or assistance would prevent the family's homelessness or would serve those with the greater risk of housing instability. This includes:

1. Other families requiring services or housing assistance to prevent homelessness
2. At greatest risk of housing instability
3. Veterans and families that include a Veteran family member that meets the criteria for one of the qualifying populations.



Development Hard Costs

- Actual cost of constructing and rehabilitating housing to meet applicable property standards.
- Eligible development costs also include site improvements, utility connections and costs to construct or rehabilitate laundry and community facilities located within the same building as the HOME-ARP housing.
- Development Hard Costs as defined in 24 CFR 92.206(a)



Development Soft Costs

- Related soft costs including reasonable and necessary costs incurred by the project owner associated with the rehabilitation of HOME-APR rental housing.
- Development Soft Costs as defined in 24 CFR 92.206(d).

Referral Method



Coordinated Entry

- The main source of referrals to fill any vacancies—per HOME-ARP regulations, and according to the City of Milwaukee’s Allocation Plan—must come through the Continuum of Care’s Coordinated Entry.



HOME-ARP Affordable Rental Housing RFP Information



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RFP Funding Amount and Housing Goals



Funding Amount Available
\$ 4,061,893



Housing Production Goal
50+ units



Eligible Applicants

Eligible applicants shall meet the following definition:

- **Be a non-profit 501(c)3 social service organization that currently serves one or more of the HOME-ARP QPs with a minimum of three to five years.**
- **Be a developer who has or will establish partnerships with the Continuum of Care, Local Planning Body (LPB), local unit of government, and must also have experience successfully developing and operating similar real estate.**
- **Be able to agree and comply with HUD defined housing requirements.**
- **Applicants that do not have three to five years of real estate development experience must partner with an experienced relevant affordable housing developer as defined above.**

RFP Components

Application consists of...



- ✓ Project Information
- ✓ Project Cost Overview
- ✓ Project Schedule
- ✓ Project Overview (six short-answer questions)
- ✓ Attachments
 - ✓ Sources and Uses
 - ✓ Budget and ProForma Excel Workbook (sample provided on the CDGA website)
 - ✓ Evidence of Sources
 - ✓ Site Plans & Renderings
 - ✓ Evidence of Site Control
 - ✓ Proof of Zoning
 - ✓ Physical Needs Assessment
 - ✓ Scope of Work

Successful Proposals

Will satisfy all applicant eligibility requirements

Provide project cost overview including all requested financial documents and demonstrate other sources of funds supporting the project

Will demonstrate compliance and understanding of HOME-ARP program requirements under the City of Milwaukee, CDGA

Will demonstrate alignment with the City of Milwaukee's HOME-ARP goals and describe community impact

Provide clear and concise project schedule, project summary (including location and zoning), and description on beneficiaries and partnerships

Submit all requested application attachments and requirements with/in the application

HOME- ARP Rental Housing Tentative Timeline

Date	Action
May 29, 2026	CDGA publish public notice Rental Housing RFP. Rental Housing RFP available on CDGA Website.
June 5, 2026	CDGA Rental Housing Informational Webinar.
June 12, 2026	*Rental Housing Application Deadline (5:00 PM CST)*
June 19, 2026	CDGA Clarification Period & Review
July 10, 2026	Response Deadline
July 20, 2026	Award Notification

Timeline may be subject to change.
Any changes will be found on the
CDGA website.

<https://city.milwaukee.gov/CDGA>



Thank you



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Resources and Additional Information

HOME-ARP Regulations and Information: [CPD NOTICE 21-10](#)

HUD HOME-ARP Rental Housing Fact Sheet: [Rental Housing Fact Sheet](#)

City of Milwaukee, [CDGA Affordable Rental Housing RFP](#):

Visit the City of Milwaukee, [CDGA website](#) for any changes and updates.

Questions should be emailed to: CDGAreports@milwaukee.gov

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