

HOME INVESTMENT PARTNERSHIPS - AMERICAN RESCUE PLAN (HOME-ARP)

**DRAFT**

# HOME-ARP

## FY 2024 PROJECT RECOMMENDATIONS



CITY OF GRAND RAPIDS  
COMMUNITY DEVELOPMENT DEPARTMENT



CITY OF  
GRAND  
RAPIDS

## Introduction

The City of Grand Rapids received \$4,630,669 in HOME Investment Partnerships - American Rescue Plan (HOME-ARP) funds from the U.S. Department of Housing and Urban Development (HUD). This supplemental funding was allocated by formula under the HOME entitlement program to address the need for homelessness assistance and supportive services. The allocation, authorized by the American Rescue Plan Act of 2021, must primarily benefit individuals and families who are experiencing homelessness, at risk of homelessness, or in other vulnerable populations at greatest risk of housing instability.

## Citizen Participation and Consultation

The City of Grand Rapids submitted its HOME-ARP Allocation Plan to the U.S. Department of Housing and Urban Development in January of 2022. Extensive consultation informed the final plan. Efforts included consultation with agencies whose clientele includes HOME-ARP qualifying populations. Both a survey and virtual consultation sessions were conducted to obtain input. Consultation sessions were hosted for agencies serving qualifying populations that focus on affordable rental housing, equity and inclusion, and homeless and special needs. The Grand Rapids Area Coalition to End Homelessness, which serves as the Grand Rapids/Wyoming/Kent County Continuum of Care (CoC), was included. Of the 44 invited service providers and other organizations that support qualifying populations, 38 attended a consultation session and 23 provided a survey response. Additionally, Community Development staff from Kent County and the cities of Grand Rapids and Wyoming convened to discuss HOME-ARP funding in their respective jurisdictions.

On December 21, 2021, a notice regarding availability of the draft HOME-ARP allocation plan was published in *The Grand Rapids Press*. Notification was also published on December 24, 2021, in *The Grand Rapids Times* and *El Vocero Hispano*. The plan was available for review and comment from December 21, 2021, through January 14, 2022, and a public hearing was held before the Grand Rapids City Commission on January 11, 2022. The draft plan was available for review online at [www.grcd.info](http://www.grcd.info).

## Qualifying Population Preference

The City of Grand Rapids is giving preference for HOME-ARP funding to activities that support homeless individuals and families as defined in 24 CFR 91.5 (1). This includes individuals or families who lack a fixed, regular, and adequate nighttime residence. Preference will not be given to specific subpopulations.

## Planned use of HOME-ARP funding

	Funding Amount	Awarded in FY 23	Percent of the Grant	Statutory Limit
Supportive Services (including financial assistance for rent for < 24 months)	\$1,167,000	\$900,000		
Development of Affordable Rental Housing	\$3,000,000	\$1,080,000		
Administration and Planning	\$463,669		10%	15%
<b>Total</b>	<b>\$4,630,669</b>	<b>\$1,980,000</b>		

## Project Submission and Public Review

A Notice of Intent to Apply (NOI) was made available on December 1, 2022, in coordination with the City of Grand Rapids' annual Neighborhood Investment Plan funding process. NOI submissions were reviewed for sufficient organizational capacity and project applicability. In January 2023, a Request for Proposal (RFP) was issued to each project that met minimum organizational capacity and project applicability standards.

Although HUD does not require additional public comment on use of HOME-ARP funds, project recommendations for such investment are available for review and comment from March 14, 2023 through April 14, 2023 in coordination with Neighborhood Investment Plan resources. Written comments may be submitted to the Community Development Department at [communitydev@grcity.us](mailto:communitydev@grcity.us). Input also is invited at a public hearing before the City Commission on March 28, 2023.

## Planned Projects

### Goal 1: Supportive Services

Supportive services to qualifying populations may include standalone programs or may be associated with other HOME-ARP eligible activities. Supportive services may include, but are not limited to:

- Housing search and placement
- Rental assistance (<24 months)
- Rental application fees
- Rental arrears
- Security/utility deposits
- Employment assistance
- Childcare
- Job training
- Case management services

1-1 <b>Homelessness Prevention</b> Grand Rapids Urban League	<b>Target Area</b> Citywide	<b>Total Funding</b> \$120,000
<b>Description:</b> Provides rental financial assistance and case management to persons at-risk of homelessness.		
		<b>Planned Units</b>
<b>Output:</b> Number of households who receive prevention financial assistance to avert homelessness. <sup>GOI</sup>		29
<b>Indicator 1:</b> Percent of households exited to positive/permanent destinations.		90%
<b>Target Completion Date:</b> 6/30/24	<b>Activity Category:</b> HOME-ARP Supportive Services	
<b>Priority Needs Addressed:</b> Prevention of Homelessness	<b>National Objective:</b> LMC – Low/Mod Limited Clientele Benefit	
<b>Goal Outcome Indicator; Accomplishment Type:</b> 3. Public service activities other than low/moderate income housing benefit; 01 - People	<b>Performance Objective:</b> Provide decent affordable housing	
	<b>Performance Outcome:</b> Availability/accessibility	
	<b>Subject to Section 3:</b> No	

1-2 <b>Street Outreach</b> Pine Rest Christian Mental Health Services	<b>Target Area</b> Citywide	<b>Total Funding</b> \$100,000
<b>Description:</b> Provides rental financial assistance and case management to persons at-risk of homelessness.		
		<b>Planned Units</b>
<b>Output:</b> Number of unsheltered persons contacted through street outreach. <sup>GOI</sup>		50
<b>Indicator 1a:</b> Number of people receiving case management services.		50
<b>Indicator 1b:</b> Number of households exited to permanent housing.		15
<b>Target Completion Date:</b> 6/30/24	<b>Activity Category:</b> HOME-ARP Supportive Services	
<b>Priority Needs Addressed:</b> 22. Improve homeless outreach and outcomes	<b>National Objective:</b> LMC – Low/Mod Limited Clientele Benefit	
<b>Goal Outcome Indicator; Accomplishment Type:</b> 3. Public service activities other than low/moderate income housing benefit; 01 - People	<b>Performance Objective:</b> Provide decent affordable housing	
	<b>Performance Outcome:</b> Availability/accessibility	
	<b>Subject to Section 3:</b> No	

## Goal 2: Development of Affordable Rental Housing

Development of affordable rental housing for occupancy by qualified populations.

2-1 <b>MoTown Square Affordable Assisted Living</b> LINC UP Nonprofit Housing Corporation	<b>Target Area</b> Southtown	<b>Total Funding</b> \$380,000
<b>Description:</b> Development of rental units for occupancy by qualified households.		
		<b>Planned Units</b>
<b>Output:</b> Number of new affordable rental units created. <sup>GOI</sup>		54
<b>Indicator 1:</b> Number of rental units constructed to applicable building code standards.		54
<b>Indicator 2:</b> Number of rental units that remain affordable for lower-income families for 5, 10, 15, or 20 years.		54
<b>Target Completion Date:</b> 12/31/24	<b>Activity Category:</b> HOME-ARP; Rental	
<b>Priority Needs Addressed:</b> 1. Develop new affordable rental units	<b>Performance Objective:</b> Provide decent affordable housing	
<b>Goal Outcome Indicator; Accomplishment Type:</b> 7. Rental units constructed; HOME-ARP Assisted Units	<b>Performance Outcome:</b> Affordability	
	<b>Subject to Section 3:</b> Yes	

2-2 <b>21 Weston</b> Dwelling Place of Grand Rapids Nonprofit Housing Corporation	<b>Target Area</b> General Target Area	<b>Total Funding</b> \$300,000
<b>Description:</b> Rehabilitation of rental units for occupancy by qualified households.		
		<b>Planned Units</b>
<b>Output 1:</b> Number of affordable rental units rehabilitated. <sup>GOI</sup>		96
<b>Indicator 1:</b> Number of rental units rehabilitated to applicable building code standards.		96
<b>Indicator 2:</b> Number of rental units that remain affordable for lower-income families for 5, 10, 15, or 20 years.		96
<b>Target Completion Date:</b> 12/31/24	<b>Activity Category:</b> HOME-ARP; Rental	
<b>Priority Needs Addressed:</b> Permanent supportive housing	<b>Performance Objective:</b> Provide decent affordable housing	
<b>Goal Outcome Indicator; Accomplishment Type:</b> 7. Rental units rehabilitated; HOME-ARP Assisted Units	<b>Performance Outcome:</b> Affordability	
	<b>Subject to Section 3:</b> Yes	

2-3 <b>Verne Barry Place</b> Dwelling Place of Grand Rapids Nonprofit Housing Corporation	<b>Target Area</b> General Target Area	<b>Total Funding</b> \$400,000
<b>Description:</b> Rehabilitation of rental units for occupancy by qualified households.		
		<b>Planned Units</b>
<b>Output 1:</b> Number of affordable rental units rehabilitated. <sup>GOI</sup>		116
<b>Indicator 1:</b> Number of rental units rehabilitated to applicable building code standards.		116
<b>Indicator 2:</b> Number of rental units that remain affordable for lower-income families for 5, 10, 15, or 20 years.		116
<b>Target Completion Date:</b> 12/31/24	<b>Activity Category:</b> HOME-ARP; Rental	
<b>Priority Needs Addressed:</b> Permanent supportive housing	<b>Performance Objective:</b> Provide decent affordable housing	
<b>Goal Outcome Indicator; Accomplishment Type:</b> 7. Rental units rehabilitated; HOME-ARP Assisted Units	<b>Performance Outcome:</b> Affordability	
	<b>Subject to Section 3:</b> Yes	

2-4 <b>Hope Community</b> Grand Rapids Housing Commission	<b>Target Area</b> Citywide	<b>Total Funding</b> \$500,000
<b>Description:</b> Rehabilitation of rental units for occupancy by qualified households.		
		<b>Planned Units</b>
<b>Output 1:</b> Number of affordable rental units rehabilitated. <sup>GOI</sup>		12
<b>Indicator 1:</b> Number of rental units rehabilitated to applicable building code standards.		12
<b>Indicator 2:</b> Number of rental units that remain affordable for lower-income families for 5, 10, 15, or 20 years.		12
<b>Target Completion Date:</b> 12/31/24	<b>Activity Category:</b> HOME-ARP; Rental	
<b>Priority Needs Addressed:</b> Rental Rehabilitation	<b>Performance Objective:</b> Provide decent affordable housing	
<b>Goal Outcome Indicator; Accomplishment Type:</b> 7. Rental units rehabilitated; HOME-ARP Assisted Units	<b>Performance Outcome:</b> Affordability	
	<b>Subject to Section 3:</b> Yes	

## Remaining HOME-ARP funding

HOME-ARP funding is a one-time supplemental allocation. A total of \$387,0000 in remaining funds will be allocated in a future funding round consistent with the activities outlined in the City's HOME-ARP Allocation Plan.