

**WESTLAND**  
**2021-2026 CONSOLIDATED PLAN / 2021-22 ANNUAL ACTION**  
**SUBSTANTIAL AMENDMENT FOR HOME-ARP**  
**HOME PARTNERSHIP PROGRAM**  
**ALLOCATION PLAN – Rev 1 March 2025**

The American Rescue Plan makes available supplemental HOME Program funding for affordable housing. HUD allocated to the City of Westland **\$1,168,976.00** in HOME-ARP funds. Westland intends to utilize the funding for rental rehabilitation affordable housing activities.

The proposed activities meet the following National Objectives as required by HOME regulations:

- Low/Mod Income Housing to benefit low-and-moderate income persons. Primarily, program recipients will meet the low and moderate income guidelines. However, in accordance with HOME-ARP requirements, program recipients may have incomes above the low and moderate income guidelines.

### **Anticipated Projects and Activities**

#### **Rental Rehabilitation Program**

##### **14A-Rehabilitation – Single Unit, Residential**

To promote the development of financially viable housing, participating jurisdictions may pay the entire amount of eligible costs associated with HOME-ARP rental units, are encouraged to work with local PHAs to obtain project-based rental assistance and may provide ongoing operating cost assistance to address operating deficits of HOME-ARP units occupied by qualifying households. HOME-ARP funds must be used to primarily benefit individuals or families from the following qualifying populations:

- Homeless and at-risk of homelessness, as defined in section 103(a) of the McKinney-Vento Homeless Assistance Act;
- Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, as defined by the Secretary;

Activity: Westland will enhance the Rental Rehabilitation Program to encourage rental owners to renovate existing housing for rental to applicants at risk of homelessness. The Westland Housing Commission will provide project based housing vouchers to ensure the affordability of the rental units for the qualifying families.

National Objective: LMH 570.202(a)(1)

Budget: \$1,000,000

Estimated Units: 25 (\$40,000 per unit, average)

Start/End Dates: October 2022 – December 2025



Location Description: Preference given for Norwayne, Carver and Annapolis Park subdivisions

**Alternative 1**

**12 - Construction of Housing**

If rental owners do not apply for rental rehabilitation funds, Westland will allocate HOME-ARP funds to develop new rental housing in the Norwayne subdivision.

Activity: Westland will work with developers to construct new rental housing in the Norwayne subdivision.

National Objective: LMH 570.201(m), 570.204

Budget: \$1,000,000

Start/End Date: January 2023 – June 2028

Location Description: Norwayne subdivisions

Since program implementation, the City received sufficient applications for the Rental Rehabilitation Program.

**Public Services**

**05-Z - Homecare Classes**

**05-T – Security Deposits**

Westland will provide homecare classes and security deposits for qualified households.

Activity: Westland will engage an instructor to provide homecare classes for qualified households moving into renovated rental units.  
Westland will provide security deposits for participants.

National Objective: LMC 570.201(e)

Budget: \$52,079

Start/End Date: October 2022 – December 2025

Location Description: Preference given for Norwayne, Carver and Annapolis Park subdivisions

**General Program Administration**

**21A – HOME Program Administration**

Overall program administration, including (but not limited to) salaries, wages, and related costs of grantee staff or others engaged in program management, monitoring, and evaluation. These activities are subject to the 10 percent limitation.



Activity: HOME-ARP program administration  
National Objective: LMC 570.206 or 24 CFR 570.489(a)(3)  
Budget: \$116,897  
Start/End Date: July 2021 - June 2028  
Location Description: Preference given for Norwayne, Carver and Annapolis Park subdivisions

## Citizens Participation Plan

The Citizen Participation Plan allows for a 25 percent change (\$) within the noted budgets without further amendment to the Consolidated Plan or Annual Action Plan. Due to the unknown nature of HOME-ARP and needed responses, it is anticipated the 25% allowance for change will be implemented.

## Consolidated Plan and Annual Action Plan Amendments

Westland will amend the following sections of the 2021 Annual Action Plan, to allow for the activities described above.

**SP-25 Priority Needs - 91.215(a)(2)** – No change is required, as Affordable Housing is identified in the Consolidated Plan as a priority need.

### SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

#### Introduction

Westland anticipates a total HOME-ARP allocation of \$1,168,976. Program income may be realized from the HOME-ARP program, but it is not anticipated. Westland will use program income for HOME-ARP eligible activities consistent with the goals and objectives identified in the Five-Year Consolidated Plan.

#### Anticipated Resources

Program: HOME  
Source of Funds: HOME-ARP  
Uses of Funds: Affordable Housing, Public Services, Administration  
Expected Amount Available: \$1,168,976  
Narrative Description: Westland will use HOME-ARP funding to provide additional rental housing for eligible households at risk of homelessness.  
Annual Allocation: One-time allocation  
Program Income: \$0.00



**AP-20 Annual Goals and Objectives****Goals Summary Information**

Sort Order	Goal Name	Start Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2021	Housing Community Development	Norwayne, Carver, Annapolis Park subdivisions	Affordable Housing Activities	CDBG: \$0 HOME: \$0 <u>HOME-ARP:</u> <b>\$1,168,976</b>	Affordable rental housing: 25 units

**AP-35 Projects – 91.220(d)****Introduction**

The 2021 Annual Action Plan projects are intended to support affordable housing and neighborhood revitalization for the City's low and moderate income residents, including homeless and special needs groups. This allocation plan does not require income limits for participation.

**Projects**

#	Project Name
1	Affordable Housing
2	Neighborhood Revitalization
3	Non-homeless Special Needs
4	Continuum of Care for Homeless
5	Administration

Table 1 - Project Information

**AP-38 Project Summary****Project Summary Information**

1	Project Name	Affordable Housing
	Target Area	
	Goals Supported	Provide affordable rental housing
	Needs Addressed	Affordable Housing
	Funding	HOME-ARP: \$1,168,976
	Description	Westland will enhance the Rental Rehabilitation Program to encourage rental owners to renovate existing housing for rental to eligible households at risk of homelessness.
	Target Date	December 31, 2025



<b>Estimate the number and type of families that will benefit from the proposed activities</b>	25 rental units for eligible households at risk of homelessness.
<b>Location Description</b>	Norwayne, Carver, Annapolis Park subdivisions
<b>Planned Activities</b>	Interest free forgivable loans for rental owners for rehabilitation; loans forgiven after 10 – 15 year affordability period for owners that comply with program requirements. Westland Housing Commission will provide project based housing vouchers for eligible applicants.

