



DRAFT
FFY 2026-2030
Consolidated Housing and Community
Development (HCD) Plan

Public Hearing Introduction
City Commission * November 18, 2025

FFY 2026-2030 Consolidated Housing and Community Development (HCD) Plan



5-year strategic plan required by U.S. Department of Housing and Urban Development for formula grants



Effective July 1, 2026 - June 30, 2031



Aligns with City and community plans



Establishes framework for the Neighborhood Investment (NI) Plan to guide annual allocation of funds

Neighborhood Investment Plan – Resources

U.S. Department of Housing and Urban Development (HUD)

Community Development Block Grant Program (CDBG) - Supports a variety of community development programs, primarily to improve housing, the living environment, and economic opportunities for low- and moderate-income residents

HOME Investment Partnerships Program (HOME) – Supports a wide range of affordable housing activities including building, buying, and/or rehabilitating housing for rent or homeownership or providing rental assistance for low-income households

Emergency Solutions Grants Program (ESG) – Supports activities that prevent and resolve homelessness including, but not limited to, rental assistance, case management, and street outreach

Other federal, state, and local resources

Affordable Housing Fund (AHF) – Supports activities that create and preserve affordable housing

Justice Assistance Grant (JAG) – Supports activities that reduce crime and improve public safety

Opioid Settlement Funds (OSF) – Supports activities that remediate the effects of the opioid crisis; priority for programs and services focused on prevention, education, recovery, and treatment

Plan Development - Data Review

Kent County 2025 Housing Needs Assessment (Bowen National Research)

2019 – 2023 American Community Survey (ACS) 5-Year Estimates

2017 – 2021 Comprehensive Housing Affordability Strategy (CHAS)

2020 Decennial Census

Homelessness and Public Housing Authority Data

Other Local/Regional Datasets

Plan Development - Alignment with City and Community Plans

	Homelessness	Affordable Housing	Stability & Homeownership	Housing Condition	Behavioral Health	Increase Wages	Safety	Engaged Neighborhoods
City of Grand Rapids								
City Strategic Plan (2026-2030)	■	■	■	■	■	■	■	■
Climate Action and Adaptation Plan (2025)	■			■		■	■	
Community Master Plan – Bridge to Our Future (2025)		■				■	■	■
Parks and Recreation Strategic Master Plan (2022)						■	■	
Economic Development and Mobility Strategic Plan (2020)		■				■	■	
Grand Rapids Age Friendly Action Plan (2020)				■		■	■	■
Kent County								
Opioid Settlement Spending Plan (2024)			■		■			
Community Health Needs Assessment (2023)	■	■		■	■		■	
Regional Hazard Mitigation Plan (2022)	■					■	■	
Blood Lead Testing Surveillance Report (2019-2023)				■				
Other local and regional plans								
Kent County 2025 Housing Needs Assessment (Bowen National Research 2025)		■		■				
Kent County Food Policy Council - Food System Plan (2025)						■		
Housing Kent - State of Housing Report (2024)	■	■	■					■
Grand Valley Metro Council - Metropolitan Transportation Plan (2024)		■						
The Rapid - Transit Master Plan (2023)		■				■	■	
Michigan's Statewide Housing Plan (2022)	■	■	■	■		■		■
Grand Rapids Public Schools - Strategic Plan (2022-2027)						■		
KConnect Redefining the Path Home (2020)	■	■	■			■		

Community Consultation and Input

Focus Groups (August 2025)

- Affordable Housing
- Mental Health and Substance Use Disorder
- Neighborhood Organizing & Safety
- Workforce Development

Consultation Sessions (August 2025)

- Grand Rapids Coalition to End Homelessness – Continuum of Care (CoC)
- Grand Rapids Housing Commission

Survey (August 27 – October 2, 2025)

- Distributed via email, social media, and partner agencies

General Input on Future Needs

- Public Comment Period September 9-24, 2025
- Public Hearing September 23, 2025

Community Needs and Gaps



Affordable housing: Lack of affordable housing supply



Homelessness: Lack of affordable rental housing for very low-income households, financial assistance, and other supports



Housing instability: Lack of access to homeownership and housing stability services



Housing condition: Need for resources for home maintenance, repair, access modifications, and other activities that improve existing housing



Behavioral health: Lack of available, affordable mental health and substance use services



Wages and income: Need for increased skill attainment and support to overcome employment barriers



Neighborhood cohesion and safety: Limited resources to support relationship building, collective problem-solving, and safety

Neighborhood Investment (NI) Plan Outcomes

1. Prevent and resolve homelessness
2. Create and preserve affordable housing
3. Increase homeownership and housing stability
4. Improve existing housing
5. Improve behavioral health
6. Increase wages and economic opportunity
7. Improve neighborhood safety
8. Foster engaged, connected, and resilient neighborhoods



Increased focus on homeownership in addition to housing stability



Added outcome addressing behavioral health (mental health and substance use) issues



Emphasized the need to *increase wages* in improving economic opportunity



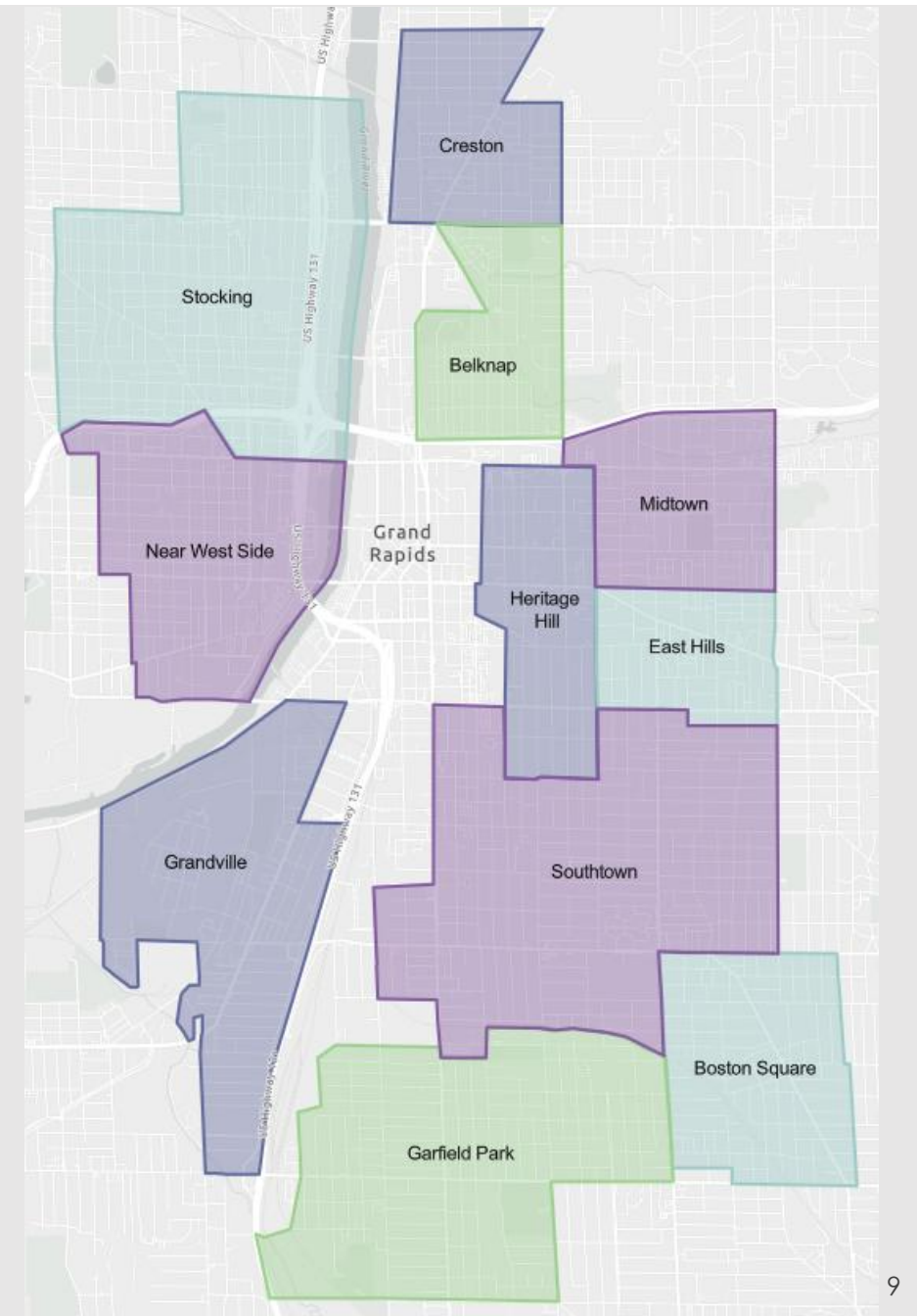
Removed *Enhance Neighborhood Infrastructure* outcome

Community Development Target Areas

- Used for activities benefiting all residents in a specific area rather than receiving individual/household direct benefit, requiring income verification
- Residential neighborhood areas where at least 55% of residents are low- or moderate-income (ACS data provided by HUD)

Changes from prior target area map based on Census data:

- Removal of Easttown Specific Target Area (<51%)
- Addition of Boston Square Target Area
- Slight changes to other areas consistent with updated Census Bureau block group boundaries



Next Steps - HCD Plan and FY27 Funding Process

