



DRAFT

FY 2027

Housing and Community Development

Annual Action Plan

July 1, 2026 - June 30, 2027

Community Development Department

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Executive Summary

Introduction

The City of Grand Rapids is required to submit a Five-Year Consolidated Housing and Community Development (HCD) Plan to the U.S. Department of Housing and Urban Development (HUD). The HCD Plan provides detailed information on current housing and community development needs and priorities and serves as a strategic planning tool to address these issues. Subsequently, HUD requires the annual submission of a Consolidated Housing and Community Development Annual Action Plan (Annual Plan) that identifies available resources and specific actions to be taken to address issues outlined in the HCD Plan.

As a result, this Annual Plan provides information regarding the City’s grants administration, approach to resource allocation, and specific project descriptions and funding levels. The Annual Plan also discusses strategies for addressing community development, housing, homelessness, and poverty issues. The Plan details activities to be carried out July 1, 2026 through June 30, 2027. As further explained within this document, all projects must support one of the eight outcomes outlined in the Neighborhood Investment (NI) Plan. The Consolidated Annual Performance and Evaluation Report (CAPER), for the City’s fiscal year ending June 30, 2025, provides a detailed status of grant programs as well as the City’s efforts to address underserved needs. The report is available online at www.grcd.info.

Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The strategic goals for the HCD Plan are found in the Neighborhood Investment (NI) Plan. The NI Plan combines diverse community needs identified in the planning process into eight (8) key outcomes for Grand Rapids neighborhoods. Progress toward meeting these outcomes is measured by a set of pre-determined indicators of success. NI Plan outcomes are listed below in correlation to HUD Performance Measurement Framework objectives and outcomes and City Strategic Plan strategy areas.

Neighborhood Investment Plan Outcome	HUD Performance Measurement Framework	City Strategic Plan Strategy Area
1. Prevent and resolve homelessness	Availability/accessibility for the purpose of creating suitable living environments	Economic Prosperity and Affordability
2. Create and preserve affordable housing	Availability/accessibility for the purpose of creating suitable living environments; sustainability for the purpose of providing decent housing	Economic Prosperity and Affordability
3. Increase homeownership and housing stability	Affordability for the purpose of providing decent affordable housing; affordability for the purpose of creating a suitable living environment	Economic Prosperity and Affordability
4. Improve existing housing	Availability/accessibility for the purpose of providing decent affordable housing	Economic Prosperity and Affordability
5. Improve behavioral health	Availability/accessibility for the purpose of creating suitable living environments	Health and Environment
6. Increase wages and economic opportunity	Availability/accessibility for the purpose of creating economic opportunities	Economic Prosperity and Affordability

Neighborhood Investment Plan Outcome	HUD Performance Measurement Framework	City Strategic Plan Strategy Area
7. Improve neighborhood safety	Availability/accessibility for the purpose of creating suitable living environments	Safe Community
8. Foster engaged, connected and resilient neighborhoods	Sustainability for the purpose of creating suitable living environments	Engaged and Connected Community

HUD Definitions

- “Availability/Accessibility” means activities that make services, infrastructure, public facilities, housing or shelter available or accessible to low- and moderate-income people, including persons with disabilities. Accessibility does not refer only to physical barriers, but also to making the basics of daily living available and accessible to low- and moderate-income people where they live. For housing, this definition also includes improving the quality of housing.

- “Affordability” means activities that provide affordability in a variety of ways in the lives of low- and moderate-income people. It can include the creation of affordable housing, infrastructure improvements that support housing, affordable business financing, or services such as transportation or childcare that support people in obtaining or maintaining a job.

- “Sustainability” means activities that promote livable or viable communities. It applies to activities aimed at improving neighborhoods, business districts, or communities, helping to make them more livable or viable by providing benefits to persons of low- and moderate-income. It can also mean activities that remove or eliminate slums or blighted areas.

Not every issue identified through community input is funded under the HCD Plan. Priorities were established that best fit the goals of decent housing, suitable living environment, and economic opportunities with consideration of limited funding levels. Likewise, activities that are best supported by other government or private sector sources are not included.

Evaluation of Past Performance

In accordance with the U.S. Department of Housing and Urban Development (HUD) Notice CPD-03-09, the City has developed and implemented a performance measurement system. The following depicts the core components of the City’s performance measurement system for administration of federal funds.

Neighborhood Investment Plan. The Neighborhood Investment (NI) Plan guides funding decisions based on need and priority through eight desired outcomes for Grand Rapids neighborhoods. Various strategies and multiple indicators may be used to achieve program results.

Funding Application. The request for funding application requires proposed projects align with at least one of the NI Plan outcomes.

Proposal Review. Proposal review includes the use of submitted outcomes information in the funding applications along with performance reports from the previous funding cycle(s) to assist with development of funding recommendations.

Outcome Measurement Framework. Subrecipient contracts and interdepartmental agreements use an outcome measurement framework that includes agreed upon outputs, outcomes, and performance indicators expected to be accomplished during the contract period.

Performance Reports. Subrecipients are required to submit quarterly or semi-annual progress reports. Reports are reviewed and feedback on performance is provided when appropriate. Subrecipients also submit an annual project evaluation report.

HUD Performance Measurement Outcome System. HUD’s Outcome System includes the following components:

Goals. Proposed solutions to problems identified in this Plan.

Inputs. Resources dedicated to or consumed by the program (e.g. money, staff time, equipment, etc.).

Activities. What the program does with the inputs to fulfill its mission (e.g. intake, inspection, construction specs, etc.).

Outputs. The direct products of program activities (e.g. number of customers served, number of loans processed, etc.).

Outcome Indicators. Benefits that result from the program (e.g. number of housing units that meet code requirements, people who resolve their housing crisis and remain housed for at least six months, etc.).

While HUD's system is not intended to replace existing systems at the local level, it provides a method for all participating jurisdictions to report consistent and comparable data to HUD. As a participating jurisdiction, the City of Grand Rapids reports performance data under HUD's system while maintaining the locally designed outcome measurement framework.

Summary of citizen participation process and consultation process

Citizen Participation Plan. The Citizen Participation Plan describes the policies and procedures for involving citizens in critical planning issues related to the CDBG, HOME, and ESG programs. The Citizen Participation Plan is found at www.grcd.info.

Housing and Community Development Needs. The City Commission holds an annual public hearing on general housing and community development needs within Grand Rapids. This hearing is held prior to the start of the annual funding process and allows for public input to the Annual Plan and the Five-Year HCD Plan (as applicable). In addition, the City may periodically seek citizen input on housing and community development needs via other methods, including but not limited to surveys, outreach meetings, special focus groups, and community reports and plans.

Annual Action Plan. The Community Development Department reviews annual funding requests and makes funding recommendations to the City Commission. Additionally, project proposals under *Outcome 1: Prevent and resolve homelessness* were reviewed by the Grand Rapids Area Coalition to End Homelessness funding review committee. A subcommittee of the Affordable Housing Fund board reviewed proposals under *Outcome 2: Create and preserve affordable housing*. The Affordable Housing Fund (AHF) board affirmed recommendations for the use of AHF resources.

In coordination with the presentation of funding recommendations to the City Commission, notice of availability of the draft Annual Action Plan, which includes the recommendations, is published in a newspaper of general circulation and minority community newspapers. The notice includes a brief description of the proposed activities, date, time and location of the public hearing, the deadline by which written comments must be received, and where to obtain further information. Citizens may provide verbal comments at the public hearing and/or written comments during the comment period.

A draft of the Annual Action Plan is made available for public review in the Community Development Department during regular business hours throughout the comment period and at www.grcd.info. A similar process is adhered to every five years for the HCD Plan required by the U.S. Department of Housing and Urban Development (HUD).

Public Notices. Notice of opportunity to comment is, at a minimum, published in a newspaper of general circulation. Topics that include a public hearing are published at least ten days prior to the public hearing. An effort is made to also publish notices in publications serving minority and non-English speaking communities, dependent on availability and publication deadlines. Notices are also sent to affected organizations. Notices include information on assistance requests for accessibility for persons with physical disabilities or language barriers.

Public Hearings. Public hearings are held in accordance with Table 1 of the Citizen Participation Plan and are generally official public hearings before the City Commission. All hearings are held in locations accessible to persons with mobility impairments. Assistance is also made available upon request for accessibility for sensory limitations or language barriers, such as sign language interpreters or Spanish translators. Public hearings may be held virtually (as opposed to in-person) if allowed by HUD in response to a local, state, or national disaster or emergency.

Public Comment Period. A minimum public comment period ranging from fifteen to thirty days is provided depending on the topic. Public comment opportunity is provided in sufficient advance of proposed actions so that comments may be incorporated. All written comments received, or oral comments made at public hearings, are considered. A summary of such comments is attached to the relevant plan or report.

In the event of a local, state, or national disaster or a declaration of emergency, existing and new funding may be allocated or re-allocated in an expedited timeframe to streamline the allocation process and reduce delays in accessing grant funds, in accordance with the Citizen Participation Plan.

Other Provisions. The Citizen Participation Plan also sets forth the criteria for access to records, technical assistance, complaint procedures and anti-displacement policy.

Citizen Participation

The following is a summary of the citizen participation process, efforts made to broaden citizen participation, and how this process impacted goal setting for the FY 2027 Annual Action Plan.

On March 26, 2026, a notice regarding the availability of the draft Annual Action Plan was published in *The Grand Rapids Press*. Notification was also published March 27, 2026 in *El Vocero Hispano*. The draft Plan is available for public comment from March 31, 2026 through April 29, 2026. A public hearing before the Grand Rapids City Commission will be held on April 14, 2026.

Citizen Participation Outreach (to be completed upon conclusion of the public comment period)

Mode of Outreach	Target of Outreach	Response/ Attendance	Summary of Comments Received	Comments Not Accepted	URL (If applicable)

Lead and Responsible Agency

Following is the entity responsible for preparing the Consolidated Plan.

Agency Role	Name	Department/Agency
Lead Agency	City of Grand Rapids	Community Development Department

Consolidated Plan Public Contact Information

Selma Tucker, Community Development Director
300 Monroe Avenue, NW, Suite 460
Grand Rapids, Michigan 49503
(616) 456-3677

Expected Resources

Introduction

Following are resources covered under this Plan. FFY 2026 CDBG, HOME, and ESG award levels are not yet known, thus estimates below are based on prior year award amounts.

Anticipated Resources

Community Development Block Grant (CDBG)		\$4,828,198
FFY 2026 Entitlement	\$3,754,702	
Program Income	250,000	
Reprogrammed	823,496	
HOME Investment Partnerships Program (HOME)		\$2,706,799
FFY 2026 Entitlement	\$1,187,945	
Program Income	1,518,854	
Reprogrammed	0	
Emergency Solutions Grants (ESG)		\$326,880
FFY 2026 Entitlement	\$326,880	
Justice Assistance Grant (JAG)		\$196,530
FFY 2025 Award	\$196,530	
Reprogrammed	0	
Affordable Housing Fund (AHF)		\$700,954
FY 2027 Allocation	\$700,954	
Opioid Settlement Funds (OSF)		\$800,000
FY 2027 Allocation	\$800,000	

Purpose and Objectives Narrative

Community Development Block Grant (CDBG). The primary purpose of this program is to benefit low- and moderate-income persons and to revitalize low- and moderate-income neighborhoods. Types of eligible activities include, but are not limited to, housing rehabilitation, public infrastructure and facility improvements, code enforcement, economic development, neighborhood leadership/civic engagement, and fair housing.

HOME Investments Partnership Program (HOME). The primary purpose of this program is to preserve and increase the supply of affordable housing for low- and moderate-income persons. Eligible activities include rehabilitation and new construction for homeowner and rental properties, homebuyer assistance programs, and tenant-based rental assistance.

Emergency Solutions Grants Program (ESG). The primary purpose of this program is to provide direct financial assistance through prevention and rapid re-housing services, Homeless Management Information System (HMIS) support, and administrative expenses. Funds are allocated to activities that support Grand Rapids Area Coalition to End Homelessness (CTEH) strategies and priorities. The CTEH serves as the local Continuum of Care.

Justice Assistance Grant Program (JAG). The primary purpose of this program is to assist local units of government in underwriting projects that reduce crime and improve public safety. Eligible activities include local law enforcement activities and technology, and community Public Safety programs that have active involvement of local law enforcement personnel.

Affordable Housing Fund (AHF). The Affordable Housing Fund (AHF) supports projects that increase the supply of affordable housing or improve the condition of existing affordable housing. Priority is given to projects that create new affordable housing units.

Opioid Settlement Funds (OSF). Opioid Settlement Funds (OSF) support opioid remediation. Priority is given to programs and services focused on prevention, education, and recovery and treatment.

Explain how federal funds will leverage those additional resources (private, state, and local funds), including a description of how matching requirements will be satisfied.

The HOME program requires a 25% local match. The match is based on the FFY 2026 HOME entitlement, excluding 10% for administration. The estimated FFY 2026 HOME match is \$267,288 to be contributed to the program from non-cash sources such as property tax abatements granted to previously funded HOME projects. In addition, applications seeking HOME funding for affordable housing developments are structured for developers to demonstrate commitments of private, state, and federal resources to leverage HOME funds.

The ESG program requires a one-for-one match, to be provided by nonprofit organizations receiving the funds. The Community Development Block Grant program has no match requirement. The Justice Assistance Grant has no match requirement and is an award shared between the City of Grand Rapids and Kent County. The City of Grand Rapids serves as the administrative agent and retains 10% of the grant for this purpose.

Describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Publicly owned land and property located within the jurisdiction is only used to address projects funded under the Neighborhood Infrastructure Program. No funding is planned for this program for FFY 2026.

Discussion

The overall level of Federal entitlement and local funding available has declined over the last decade, while the cost of administering and implementing projects continues to increase.

Annual Goals and Objectives

Introduction

This section provides a description of the activities to be carried out under the FFY 2026 Annual Action Plan and identifies implementing organizations. These organizations will have formal agreements with the City to carry out projects from July 1, 2026 through June 30, 2027, with the exception of construction projects. Construction agreements have varying start dates depending on the construction schedule. The beneficiaries of the projects in this section are principally low- and moderate-income (LMI) persons. Beneficiaries also include people or families who are at risk of homelessness. "Planned units" represent a good faith estimate of performance and are subject to change.

Projects supported with Justice Assistance Grant (JAG), Affordable Housing Fund (AHF), and Opioid Settlement funds are included as they support the Neighborhood Investment Plan.

Projects listed in this Annual Action Plan support the eight outcomes of the Neighborhood Investment Plan, including:

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

Goals Summary Information

Each project in this Annual Action Plan is represented by one of the goals in the table below.

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Prevent and resolve homelessness	2026	2027	Affordable Housing	Grand Rapids Cities of Grand Rapids, Kentwood, and Wyoming	Homelessness - Rapid re-housing and prevention Affordable housing - Rental assistance	HOME: \$626,118 ESG: \$302,365 Opioid Settlement Funds: \$310,725	Tenant-based Rental Assistance: 82 Households Assisted Homelessness Prevention: 58 Households Assisted Day center access: 300 Individuals Assisted Complex Care Transitional Housing: 23 individuals
Create and preserve affordable housing	2026	2028	Affordable Housing	Citywide	Affordable housing - Rental and Homeowner construction	HOME: \$1,210,000 HOME: \$600,000 AHF: \$700,954	Rental Housing Developed: 107 Housing Units Homeowner Housing Developed: 5 Housing Units Homeowner Housing Developed: 6 Housing Units
Increase homeownership and housing stability	2026	2027	Affordable Housing	Citywide	Non-housing - Public services	CDBG PS: \$280,543 CDBG: \$50,000	Public service activities other than Low/Moderate Income Housing Benefit: 3,180 Persons Assisted Direct Financial Assistance to Homebuyers: 8 Households

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Improve existing housing	2026	2027	Non-Housing Community Development	Citywide	Rehabilitation of Owner-Occupied Units Accessibility Modifications Targeted Code Enforcement	CDBG: \$2,822,553	Homeowner Housing Rehabilitated: 376 Housing Units Housing Code Enforcement: 3,300 Housing Units
Improve behavioral health	2026	2027	Non-Housing Community Development	Citywide	Community Safety	CDBG PS: \$80,000 Opioid Settlement Funds: \$419,275	Public service activities other than Low/Moderate Income Housing Benefit: 80 Persons Assisted Additional projects intended to mitigate the effects of the opioid crisis: 3
Increase wages and economic opportunity	2026	2027	Non-Housing Community Development	Citywide	Job Training and Workforce Development Programs	CDBG PS: \$149,000	Public service activities other than Low/Moderate Income Housing Benefit: 137 Persons Assisted
Improve neighborhood safety	2026	2027	Non-Housing Community Development	Target Areas	Community Safety	CDBG PS: \$225,462 JAG: \$88,438	Public service activities other than Low/Moderate Income Housing Benefit: 83,320 Persons Assisted
Foster engaged, connected, and resilient neighborhoods	2026	2027	Non-Housing Community Development	Target Areas	Engaged, Connected, and Resilient Neighborhoods	CDBG PS: \$319,100	Public service activities other than Low/Moderate Income Housing Benefit: 83,320 Persons Assisted

Neighborhood Investment Plan

Project Descriptions and Funding Levels

The following tables summarize the City’s outputs and indicators, and HUD outcomes and objectives for projects being funded during FY 2027. Projects supported with Justice Assistance Grant (JAG), Affordable Housing Fund (AHF), and Opioid Settlement Funds (OSF) are included as they support the Neighborhood Investment Plan.

Outcome 1: Prevent and resolve homelessness

Support efforts to obtain or retain housing for individuals and families experiencing homelessness or at risk of homelessness. Activities include, but are not limited to, homelessness prevention, rapid re-housing, and tenant-based rental assistance.

1-1 Tenant Based Rental Assistance Community Rebuilders	Target Area Cities of Grand Rapids, Kentwood, and Wyoming	Total Funding \$407,000	Funding Source HOME
Description: Provides rental assistance to income-eligible individuals and households.			Planned Units
Output: Number of households served with up to eighteen (18) months of Tenant-Based Rental Assistance. ^{GOI}			50
Indicator 1: Number of households who have increased accessibility to affordable housing.			50
Indicator 2: Percent of households exited to positive/permanent destinations.			90%
Target Completion Date: 6/30/27		Activity Category: HOME; Tenant-Based Rental Assistance (92.209)	
Priority Needs Addressed: Poverty reduction activities; Prevention of Homelessness		Performance Objective: Provide decent affordable housing	
Goal Outcome Indicator; Accomplishment Type: 12. Tenant-based rental assistance/Rapid Re-housing; Beneficiary Units		Performance Outcome: Affordability	
Subject to Section 3: No			

1-2 Community & Service Day Center Degage Ministries	Target Area Citywide	Total Funding \$60,725	Funding Source Opioid Settlement
Description: Provides a safe indoor space to individuals and households experiencing homelessness.			Planned Units
Output: Number of individuals experiencing homelessness with access to a safe indoor space, midday meal, substance use disorder resources, and a housing needs assessment. ^{GOI}			300
Target Completion Date: 6/30/27		Activity Category: Opioid Settlement Funds	
Priority Needs Addressed: Community Safety		Subject to Section 3: No	

1-3 Complex Care Transitional Housing Services Degage Ministries	Target Area Citywide	Total Funding \$250,000	Funding Source Opioid Settlement
Description: Provides complex care, traditional housing services.			Planned Units
Output: Number of individuals who receive transitional or permanent supportive housing. ^{GOI}			23
Target Completion Date: 6/30/27		Activity Category: Opioid Settlement Funds	
Priority Needs Addressed: Community Safety		Subject to Section 3: No	

1-4 Homelessness Prevention Grand Rapids Urban League	Target Area Citywide	Total Funding \$129,489	Funding Source ESG
Description: Provides rental assistance to individuals and households at risk of homelessness.			
			Planned Units
Output: Number of households who receive prevention financial assistance. ^{GOI}			27
Indicator: Percent of households exited to positive/permanent destinations.			95%
Target Completion Date: 6/30/27		Activity Category: ESG, Homelessness Prevention	
Priority Needs Addressed: Prevention of Homelessness		National Objective: LMC – Low/Mod Limited Clientele Benefit	
Goal Outcome Indicator; Accomplishment Type: 3. Public service activities other than low/moderate income housing benefit; 01 - People		Performance Objective: Provide decent affordable housing	
		Performance Outcome: Availability/accessibility	
		Subject to Section 3: No	

1-5 Eviction Prevention Program The Salvation Army	Target Area Citywide	Total Funding \$172,876	Funding Source ESG
Description: Provides rental assistance to individuals and households at risk of homelessness and eviction.			
			Planned Units
Output: Number of households who receive prevention financial assistance. ^{GOI}			31
Indicator: Percent of households exited to positive/permanent destinations.			95%
Target Completion Date: 6/30/27		Activity Category: ESG; Homelessness Prevention	
Priority Needs Addressed: Prevention of Homelessness		Performance Objective: Provide decent affordable housing	
Goal Outcome Indicator; Accomplishment Type: 3. Public service activities other than low/moderate income housing benefit; 01. People		Performance Outcome: Availability/accessibility	
		Subject to Section 3: No	

1-6 Long-Term Rental Assistance The Salvation Army	Target Area Citywide	Total Funding \$219,118	Funding Source HOME
Description: Provides rental assistance to individuals and households experiencing homelessness.			
			Planned Units
Output: Number of households who receive rapid re-housing financial assistance. ^{GOI}			32
Indicator: Percent of households exited to positive/permanent destinations.			95%
Target Completion Date: 6/30/27		Activity Category: HOME; TBRA	
Priority Needs Addressed: Poverty reduction activities		Performance Objective: Provide decent affordable housing	
Goal Outcome Indicator; Accomplishment Type: 12. Tenant-based rental assistance/Rapid Re-housing; Beneficiary Units		Performance Outcome: Affordability	
		Subject to Section 3: No	

Outcome 2: Create and preserve affordable housing

Increase the number of new affordable rental and homeownership units available to low- and moderate-income households. Activities include, but are not limited to, infill new construction, acquisition and development for resale, development of permanent supportive housing, and conversion of non-residential buildings to housing.

<p>2-1 Lafayette Homes ICCF Nonprofit Housing Corporation</p>	<p>Target Area Heritage Hill</p>	<p>Total Funding \$480,000</p>	<p>Funding Source HOME</p>																		
<p>Description: New construction of four (4) homes for sale to income-qualified households.</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 80%;"></td> <td style="text-align: right;">Planned Units</td> </tr> <tr> <td>Output: Number of new affordable homeowner units created.^{GOI}</td> <td style="text-align: right;">4</td> </tr> <tr> <td>Indicator 1: Number of units newly constructed to applicable building code standards.</td> <td style="text-align: right;">4</td> </tr> <tr> <td>Indicator 2: Number of housing units that meet the following standard: 2021 International Energy Conservation Code (2021 IECC).</td> <td style="text-align: right;">4</td> </tr> <tr> <td>Indicator 3: Number of homeowner units that remain affordable for lower-income families for 5, 10, 20, or 30 years.</td> <td style="text-align: right;">4</td> </tr> </table> <table border="0" style="width: 100%;"> <tr> <td style="width: 50%;">Target Completion Date: 3/31/28</td> <td style="width: 50%;">Activity Category: HOME; Homebuyer (92.205)</td> </tr> <tr> <td>Priority Needs Addressed: 2. Develop new affordable for-sale homes</td> <td>Performance Objective: Provide decent affordable housing</td> </tr> <tr> <td>Goal Outcome Indicator; Accomplishment Type: 9. Homeowner housing added; HOME-Assisted Units</td> <td>Performance Outcome: Affordability</td> </tr> <tr> <td></td> <td>Subject to Section 3: No</td> </tr> </table>					Planned Units	Output: Number of new affordable homeowner units created. ^{GOI}	4	Indicator 1: Number of units newly constructed to applicable building code standards.	4	Indicator 2: Number of housing units that meet the following standard: 2021 International Energy Conservation Code (2021 IECC).	4	Indicator 3: Number of homeowner units that remain affordable for lower-income families for 5, 10, 20, or 30 years.	4	Target Completion Date: 3/31/28	Activity Category: HOME; Homebuyer (92.205)	Priority Needs Addressed: 2. Develop new affordable for-sale homes	Performance Objective: Provide decent affordable housing	Goal Outcome Indicator; Accomplishment Type: 9. Homeowner housing added; HOME-Assisted Units	Performance Outcome: Affordability		Subject to Section 3: No
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	Subject to Section 3: No																				

<p>2-2 Single Family Homeownership LINC UP Nonprofit Housing Corporation</p>	<p>Target Area Garfield Park or Southtown</p>	<p>Total Funding \$120,000</p>	<p>Funding Source HOME</p>																		
<p>Description: New construction of one (1) home for sale to income-qualified household.</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 80%;"></td> <td style="text-align: right;">Planned Units</td> </tr> <tr> <td>Output: Number of affordable homeowner units created.^{GOI}</td> <td style="text-align: right;">1</td> </tr> <tr> <td>Indicator 1: Number of units newly constructed to applicable building code standards.</td> <td style="text-align: right;">1</td> </tr> <tr> <td>Indicator 2: Number of housing units that meet the following standard: 2021 International Energy Conservation Code (2021 IECC).</td> <td style="text-align: right;">1</td> </tr> <tr> <td>Indicator 3: Number of homeowner units that remain affordable for lower-income families for 5, 10, 20, or 30 years.</td> <td style="text-align: right;">1</td> </tr> </table> <table border="0" style="width: 100%;"> <tr> <td style="width: 50%;">Target Completion Date: 3/31/28</td> <td style="width: 50%;">Activity Category: HOME; Homebuyer (92.205)</td> </tr> <tr> <td>Priority Needs Addressed: 2. Develop new affordable for-sale homes</td> <td>Performance Objective: Provide decent affordable housing</td> </tr> <tr> <td>Goal Outcome Indicator; Accomplishment Type: 9. Homeowner housing added; HOME-Assisted Units</td> <td>Performance Outcome: Affordability</td> </tr> <tr> <td></td> <td>Subject to Section 3: No</td> </tr> </table>					Planned Units	Output: Number of affordable homeowner units created. ^{GOI}	1	Indicator 1: Number of units newly constructed to applicable building code standards.	1	Indicator 2: Number of housing units that meet the following standard: 2021 International Energy Conservation Code (2021 IECC).	1	Indicator 3: Number of homeowner units that remain affordable for lower-income families for 5, 10, 20, or 30 years.	1	Target Completion Date: 3/31/28	Activity Category: HOME; Homebuyer (92.205)	Priority Needs Addressed: 2. Develop new affordable for-sale homes	Performance Objective: Provide decent affordable housing	Goal Outcome Indicator; Accomplishment Type: 9. Homeowner housing added; HOME-Assisted Units	Performance Outcome: Affordability		Subject to Section 3: No
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Goal Outcome Indicator; Accomplishment Type: 9. Homeowner housing added; HOME-Assisted Units	Performance Outcome: Affordability																				
	Subject to Section 3: No																				

2-3 Duplex Homes Mvillage	Target Area Garfield Park	Total Funding \$580,954	Funding Source Affordable Housing Fund
Description: New construction of five (5) condominiums for sale to income-qualified households.			
			Planned Units
Output: Number of new affordable homeowner units created. ^{GOI}			5
Indicator 1: Number of units newly constructed to applicable building code standards.			5
Indicator 2: Number of housing units that meet the following standard: 2021 International Energy Conservation Code (2021 IECC).			5
Indicator 3: Number of homeowner units that remain affordable for lower-income families for 5, 10, 20, or 30 years.			5
Target Completion Date: 3/31/28		Activity Category: AHF; Homebuyer	
Priority Needs Addressed: 2. Develop new affordable for-sale homes		Performance Objective: Provide decent affordable housing	
Goal Outcome Indicator; Accomplishment Type: 9. Homeowner housing added; AHF-Assisted Units		Performance Outcome: Affordability	
Subject to Section 3: No			

2-4 Improving Homeownership New Development Corporation	Target Area Citywide	Total Funding \$120,000	Funding Source Affordable Housing Fund
Description: New construction or rehabilitation of one (1) home for sale to an income-qualified household.			
			Planned Units
Output: Number of affordable homeowner units created. ^{GOI}			1
Indicator 1: Number of units rehabilitated or newly constructed to applicable building code standards.			1
Indicator 2: Number of housing units that meet one or more of the following standards: 1) air infiltration rates reduced by 20%, 2) LEED certification, 3) HERS rating of 4 stars (rehabilitation) or 5 stars (new construction), 4) Michigan Energy Code, 5) 2021 International Energy Conservation Code (2021 IECC).			1
Indicator 3: Number of homeowner units that remain affordable for lower-income families for 5, 10, 20, or 30 years.			1
Target Completion Date: 12/31/27		Activity Category: AHF; Homebuyer	
Priority Needs Addressed: 2. Develop new affordable for-sale homes		Performance Objective: Provide decent affordable housing	
Goal Outcome Indicator; Accomplishment Type: 9. Homeowner housing added; AHF-Assisted Units		Performance Outcome: Affordability	
Subject to Section 3: No			

2-5 Union Suites on Coit II Union Suites Development LLC	Target Area Belknap	Total Funding \$500,000	Funding Source HOME
Description: Development of rental units for occupancy by income-eligible households.			
			Planned Units
Output: Number of new affordable rental units created. ^{GOI}			52
Indicator 1: Number of rental units constructed to applicable building code standards.			52
Indicator 2: Number of units that remain affordable for lower-income families for 15 or 20 years.			52
Target Completion Date: 6/30/2028		Activity Category: HOME; Rental (92.205)	
Priority Needs Addressed: 1. Develop new affordable rental units		Performance Objective: Provide decent affordable housing	
Goal Outcome Indicator; Accomplishment Type: 7. Rental units constructed; HOME-Assisted Units		Performance Outcome: Affordability	
Subject to Section 3: No			

2-6 Alpine Senior Apartments Volker Development Inc.	Target Area Citywide	Total Funding \$500,000	Funding Source HOME
Description: Development of rental units for occupancy by income-eligible households.			
			Planned Units
Output: Number of new affordable rental units created. ^{GOI}			52
Indicator 1: Number of rental units constructed to applicable building code standards.			52
Indicator 2: Number of units that remain affordable for lower-income families for 15 or 20 years.			52
Target Completion Date: 6/30/2028		Activity Category: HOME; Rental (92.205)	
Priority Needs Addressed: 1. Develop new affordable rental units		Performance Objective: Provide decent affordable housing	
Goal Outcome Indicator; Accomplishment Type: 7. Rental units constructed; HOME-Assisted Units		Performance Outcome: Affordability	
Subject to Section 3: No			

2-7 Building Community Scaling to Sustainability IV Well House	Target Area Southtown	Total Funding \$210,000	Funding Source HOME
Description: Development of rental units for occupancy by income-eligible households.			
			Planned Units
Output: Number of new affordable rental units created. ^{GOI}			3
Indicator 1: Number of rental units constructed to applicable building code standards.			3
Indicator 2: Number of units that remain affordable for lower-income families for 15 or 20 years.			3
Target Completion Date: 6/30/2028		Activity Category: HOME; Rental (92.205)	
Priority Needs Addressed: 1. Develop new affordable rental units		Performance Objective: Provide decent affordable housing	
Goal Outcome Indicator; Accomplishment Type: 7. Rental units constructed; HOME-Assisted Units		Performance Outcome: Affordability	
Subject to Section 3: No			

Outcome 3: Increase homeownership and housing stability

Support efforts to increase access to homeownership and provide housing stability services. Activities include, but are not limited to, fair housing education and enforcement, housing-related legal assistance, down payment assistance, and foreclosure intervention.

3-1 Homebuyer Assistance Fund City of Grand Rapids	Target Area Citywide	Total Funding \$50,000	Funding Source CDBG
Description: Provides up to \$7,500 in down payment and closing cost assistance for low- and moderate-income homebuyers.			
			Planned Units
Output: Number of households receiving down payment assistance to purchase their first home. ^{GOI}			8
Indicator: Number of households whose housing costs do not exceed 40% of their income.			8
Target Completion Date: 6/30/27		Activity Category: 13B - Homeownership Assistance	
Priority Needs Addressed: 11. Home purchase assistance		National Objective: LMC – Low/Mod Housing	
Goal Outcome Indicator; Accomplishment Type: 11. Direct financial assistance to homebuyers; 04 - Households		Performance Objective: Provide decent affordable housing	
Performance Outcome: Availability/accessibility			
Subject to Section 3: No			

3-2 Fair Housing Services Fair Housing Center of West Michigan	Target Area Citywide	Total Funding \$90,000	Funding Source CDBG PS
Description: This program provides fair housing services consisting of complaint investigation, housing testing, and educational activities.			
			Planned Units
Output 1: Number of hours of education and outreach services.			150
Indicator 1: Number of people who received fair housing education and outreach. ^{GOI}			3,000
Indicator 2: Number of housing tests conducted to determine compliance with fair housing laws.			50
Output 2: Number of housing units opened up from discrimination.			75
Target Completion Date: 6/30/27		Activity Category: CDBG 05J – Fair Housing Activities (570.201(e))*	
Priority Needs Addressed: 17. Fair housing and legal counseling activities		National Objective: LMA – Low/Mod Area Benefit	
Goal Outcome Indicator; Accomplishment Type: 3. Public service activities other than low-moderate income housing benefit; 01 - People		Performance Objective: Create suitable living environments	
		Performance Outcome: Availability/accessibility	
		Subject to Section 3: No	

3-3 Pre-Purchase Housing Counseling ICCF Nonprofit Housing Corporation	Target Area Citywide	Total Funding 70,000	Funding Source CDBG PS
Description: This program provides group and one-on-one education and support to first time homebuyers.			
			Planned Units
Output: Number of households participating in one-on-one housing counseling. ^{GOI}			60
Indicator: Number of households who engage in pre-purchase housing counseling based on one or more of the following main benefits:			60
<ol style="list-style-type: none"> 1. Increased knowledge of homeownership, 2. Increased knowledge of financial literacy, 3. Receive personalized support to prepare for homeownership, or 4. Receive access to down payment assistant. 			
Target Completion Date: 6/30/27		Activity Category: CDBG 05U – Housing Counseling	
Priority Needs Addressed: Housing and Financial Counseling Activities		National Objective: LMC – Low/Mod Housing	
Goal Outcome Indicator; Accomplishment Type: 3. Public service activities other than low/mod income housing benefit; 04 - Households		Performance Objective: Provide decent affordable housing	
		Performance Outcome: Availability/accessibility	
		Subject to Section 3: No	

3-4 Housing Legal Assistance Legal Aid of Western Michigan	Target Area Citywide	Total Funding \$120,543	Funding Source CDBG PS
Description: This program provides free legal assistance to low- and moderate-income people in housing related matters such as eviction and foreclosure.			
			Planned Units
Output: Number of people receiving free legal representation or extended legal services on a housing-related legal matter. ^{GOI}			120
Indicator: Number of people who resolve their housing-related legal matter based on one of the following main benefits:			100
<ul style="list-style-type: none"> ▪ Avoidance of a housing crisis ▪ Improvement in the quality of the person’s housing ▪ Removal of barriers to obtaining or retaining housing ▪ Increased knowledge of the legal system 			
Target Completion Date: 6/30/27		Activity Category: CDBG 05C – Legal Services (570.201(e))	
Priority Needs Addressed: 17. Fair housing and legal counseling activities		National Objective: LMC – Low/Mod Limited Clientele Benefit	
Goal Outcome Indicator; Accomplishment Type: 3. Public service activities other than low-moderate income housing benefit; 01 - People		Performance Objective: Provide decent affordable housing	
		Performance Outcome: Sustainability	
		Subject to Section 3: No	

Outcome 4: Improve existing housing

Support the maintenance, repair, and improvement of existing housing. Activities include, but are not limited to, housing rehabilitation, emergency and minor repairs, access modifications, lead-based paint remediation, code enforcement, and weatherization.

4-1 Housing Rehabilitation Program City of Grand Rapids Community Development Department	Target Area Citywide	Total Funding \$850,000	Funding Source CDBG
Description: This program provides financial assistance to low- and moderate-income homeowners to rehabilitate their homes and obtain emergency repairs.			
			Planned Units
Output: Number of homeowner units repaired to City Rehabilitation Standards. ^{GOI}			45
Indicator 1: Number of homeowner units at which an exterior code violation was corrected.			30
Indicator 2: Number of homeowner units made lead safe.			20
Indicator 3: Number of homeowner units in which home health and safety hazards other than lead-based paint hazards were remediated.			30
Indicator 4: Average cost savings to homeowners compared to a market rate home improvement loan.			\$10,000
Target Completion Date: 12/31/27		Activity Category: CDBG 14A – Rehab; Single-Unit Residential (570.202)	
Priority Needs Addressed: 3. Rehabilitation of owner-occupied units		National Objective: LMH – Low/Mod Housing Benefit	
Goal Outcome Indicator; Accomplishment Type: 10. Homeowner Housing Rehabilitated; Housing Units		Performance Objective: Provide decent affordable housing	
		Performance Outcome: Availability/accessibility	
		Subject to Section 3: No	

4-2 Housing Code Enforcement City of Grand Rapids Community Development Department	Target Area Targeted Neighborhoods	Total Funding \$1,368,688	Funding Source CDBG
Description: Enforcement of the City Property Maintenance Code, Nuisance Code, and Zoning Ordinance.			
			Planned Units
Output: Number of code violation cases continued or initiated.			4,500
Indicator 1: Number of housing units brought into compliance with one or more of the following: Property Maintenance Code, Nuisance Code, Zoning Ordinance, or Historic Preservation Standards. ^{GOI}			3,300
Indicator 2: Number of residential blight monitoring cases closed.			50
Target Completion Date: 6/30/27		Activity Category: CDBG 15 – Code Enforcement (570.202(c))	
Priority Needs Addressed: 7. Targeted code enforcement		National Objective: LMA – Low/Mod Area Benefit	
Goal Outcome Indicator; Accomplishment Type: 22. Housing code enforcement/Foreclosed property care; Housing Units		Performance Objective: Provide decent affordable housing	
		Performance Outcome: Availability/accessibility	
		Subject to Section 3: No	

4-3 Accessible Housing Services Disability Advocates of Kent County	Target Area Citywide	Total Funding \$40,000	Funding Source CDBG
Description: This program provides housing assessments to persons with disabilities with the goal of securing needed housing modifications.			
			Planned Units
Output: Number of housing units provided with an environmental assessment for the purpose of making recommendations for accessibility modifications.			48
Indicator: Number of people with disabilities who gained one or both of the following benefits: 1) improved access into and out of the unit, 2) improved access within the unit.			32
Target Completion Date: 6/30/27		Activity Category: CDBG 14H – Rehab; Single-Unit Residential (570.202)	
Priority Needs Addressed: 4. Accessibility Modifications		National Objective: LMH – Low/Mod Housing Benefit	
Goal Outcome Indicator; Accomplishment Type: Other		Performance Objective: Provide decent affordable housing	
		Performance Outcome: Availability/accessibility	
		Subject to Section 3: No	

4-4 Minor Home Repair Program Grand Rapids Nehemiah Project	Target Area Citywide	Total Funding \$150,000	Funding Source CDBG
Description: This program provides minor home repairs for low- and moderate-income homeowners.			
			Planned Units
Output: Number of homeowner units that receive minor home repairs. ^{GOI}			65
Indicator: Number of housing units where occupants benefit from one or more of the following: 1) correction of a health or safety hazard, 2) improvement in affordability, 3) increase in home security, and/or 4) lengthen the life of the structure.			65
Target Completion Date: 9/30/27		Activity Category: CDBG 14A – Rehab; Single-Unit Residential (570.202)	
Priority Needs Addressed: 3. Rehabilitation of owner-occupied units		National Objective: LMH – Low/Mod Housing Benefit	
Goal Outcome Indicator; Accomplishment Type: 10. Homeowner Housing Rehabilitated; 10. Housing Units		Performance Objective: Provide decent affordable housing	
		Performance Outcome: Availability/accessibility	
		Subject to Section 3: No	

4-5 Minor Home Repair Program Home Repair Services of Kent County, Inc.	Target Area Citywide	Total Funding \$350,000	Funding Source CDBG
Description: This program provides critical health, safety, and structural-related repairs for low- and moderate-income homeowners.			
			Planned Units
Output: Number of homeowner units that receive minor home repairs. ^{GOI}			250
Indicator: Number of housing units where occupants benefit from one or more of the following: 1) correction of a health or safety hazard, 2) improvement in affordability, 3) increase in home security, and/or 4) lengthen the life of the structure.			250
Target Completion Date: 9/30/27 Priority Needs Addressed: 3. Rehabilitation of owner-occupied units Goal Outcome Indicator; Accomplishment Type: 10. Homeowner Housing Rehabilitated		Activity Category: CDBG 14A – Rehab; Single-Unit Residential (570.202) National Objective: LMH – Low/Mod Housing Benefit Performance Objective: Provide decent affordable housing Performance Outcome: Availability/accessibility Subject to Section 3: No	

4-6 Access Modification Program Home Repair Services of Kent County, Inc.	Target Area Citywide	Total Funding \$63,865	Funding Source CDBG
Description: This program provides wheelchair ramps and bathroom modifications to improve the accessibility of homes occupied by persons with disabilities.			
			Planned Units
Output: Number of housing units made accessible for people with disabilities. ^{GOI}			16
Indicator: Number of people with disabilities who gained one or both of the following benefits: 1) improved access into and out of the unit, 2) improved access within the unit.			16
Target Completion Date: 9/30/27 Priority Needs Addressed: 4. Accessibility modifications Goal Outcome Indicator; Accomplishment Type: 8. Rental units rehabilitated/10. Homeowner housing rehabilitated		Activity Category: CDBG 14A – Rehab; Single-Unit Residential (570.202) National Objective: LMH – Low/Mod Housing Benefit Performance Objective: Provide decent affordable housing Performance Outcome: Availability/accessibility Subject to Section 3: No	

Outcome 5: Improve behavioral health

Support efforts to prevent and mitigate the effects of opioid and substance use disorders and expand access to mental health services for uninsured and underinsured individuals. Activities include, but are not limited to, behavioral health treatment and recovery support, mental health counseling, crisis intervention, peer support, community outreach, and prevention and education initiatives.

5-1 Unhoused and SUD Outreach Medicine Catherine’s Health Center	Target Area Citywide	Total Funding \$240,000	Funding Source Opioid Settlement
Description: Provides comprehensive outreach and place-based healthcare services to individuals experiencing homelessness, with an emphasis on mitigating substance use disorder-related barriers to stable housing.			
			Planned Units
Output 1: Number of people receiving medical care through outreach and placed-based medicine.			300
Indicator 1: Number of unhoused people who are screened for substance use disorder.			100
Target Completion Date: 6/30/27 Priority Needs Addressed: Community Safety		Activity Category: Opioid Settlement Funds Subject to Section 3: No	

5-2 Expanded Outpatient Program Family Outreach Center	Target Area Citywide	Total Funding 80,000	Funding Source CDBG PS
Description: Provides outpatient mental health counseling services to uninsured and underinsured individuals with an emphasis on Adverse Childhood Event Scores (ACES).			
			Planned Units
Output: Number of people who receive mental health services			80
Indicator: Number of participants with increased functioning across life domains at discharge.			80%
Target Completion Date: 6/30/2027		Activity Category: CDBG 050 – Mental Health Services (570.201(e))*	
Priority Needs Addressed: Community mental health		National Objective: LMA – Low/Mod Area Benefit	
Goal Outcome Indicator; Accomplishment Type: 3. Public service activities other than low/moderate income housing benefit; 01 - People		Performance Objective: Create suitable living environments	
		Performance Outcome: Sustainability	
		Subject to Section 3: No	

5-3 Community Treatment Team Family Outreach Center	Target Area Citywide	Total Funding \$96,000	Funding Source Opioid Settlement
Description: Holistic substance Use Treatment and services to assist those early in substance use and addiction.			
			Planned Units
Output: Number of people receiving therapy, case management, and recovery coaching to address substance use.			38
Indicator: Percentage of participants exiting with increased Global Assessment of Functioning scores at discharge.			80%
Target Completion Date: 6/30/27		Activity Category: Opioid Settlement Funds	
Priority Needs Addressed: Community safety		Subject to Section 3: No	

5-4 Seeking Safety Family Outreach Center	Target Area Citywide	Total Funding 83,275	Funding Source Opioid Settlement
Description: Provides evidence based Intensive outpatient services and group therapy, to help participants build coping skills for addressing co-occurring unresolved trauma and substance use disorders.			
			Planned Units
Output: Number of people receiving mental health services			48
Indicator: Percentage of participants exiting with increased Global Assessment of Functioning scores at discharge.			80%
Target Completion Date: 6/30/2027		Activity Category: Opioid Settlement	
Priority Needs Addressed: Community Safety		Subject to Section 3: No	

Outcome 6: Increase wages and economic opportunity

Support economic prosperity with an emphasis on increasing income and overcoming barriers to employment. Activities include, but are not limited to, job readiness, skills development training, and education programs.

6-1 Housing and Economic Opportunity Grand Rapids Urban League	Target Area Citywide	Total Funding \$45,000	Funding Source CDBG PS
Description: Activities include job training, job readiness, and education efforts.			
			Planned Units
Output: Number of people who received job training or job readiness training/services.			100
Indicator 1: Number of people who successfully completed the training program.			89
Target Completion Date: 6/30/27		Activity Category: 05H – Employment Training (570.201(e))	
Priority Needs Addressed: 13. Job training and workforce development programs		National Objective: LMC – Low/Mod Limited Clientele Benefit	
Goal Outcome Indicator; Accomplishment Type: 3. Public service activities other than low/moderate income housing benefit; 01 - People		Performance Objective: Create economic opportunities	
		Performance Outcome: Availability/accessibility	
		Subject to Section 3: No	

6-2 English and Carpentry Training Literacy Center of West Michigan	Target Area Citywide	Total Funding \$59,000	Funding Source CDBG PS
Description: Supports those with a need for English literacy instruction with increased literacy skills and construction certifications, resulting in increased wages.			
			Planned Units
Output: Number of people who receive training in language and carpentry.			7
Indicator: Number of people who received carpentry certifications and increased wages.			7
Target Completion Date: 6/30/27		Activity Category: 05H – Employment Training (570.201(e))	
Priority Needs Addressed: 13. Job training and workforce development programs		National Objective: LMC – Low/Mod Limited Clientele Benefit	
Goal Outcome Indicator; Accomplishment Type: 3. Public service activities other than low/moderate income housing benefit; 01 - People		Performance Objective: Create economic opportunities	
		Performance Outcome: Availability/accessibility	
		Subject to Section 3: No	

6-3 Adult Career Training Program West Michigan Center for Arts and Technology	Target Area Citywide	Total Funding \$45,000	Funding Source CDBG PS
Description: Supports under-employed and unemployed adults to gain self-sufficiency through career training programs in the areas of medical billing, medical coding, and pharmacy technician.			
			Planned Units
Output: Number of people who received job training or job readiness training/services.			30
Indicator: Number of people who successfully completed the training program.			26
Target Completion Date: 6/30/27		Activity Category: 05H – Employment Training (570.201(e))	
Priority Needs Addressed: 13. Job training and workforce development programs		National Objective: LMC – Low/Mod Limited Clientele Benefit	
Goal Outcome Indicator; Accomplishment Type: 3. Public service activities other than low/moderate income housing benefit; 01 - People		Performance Objective: Create economic opportunities	
		Performance Outcome: Availability/accessibility	
		Subject to Section 3: No	

Outcome 7: Improve neighborhood safety

Support efforts that enhance resident safety and quality of life in neighborhoods. Activities include, but are not limited to, crime prevention education, block club and community organizing, and safety and preparedness training.

7-1 Public Safety Baxter Neighborhood Association	Target Area Southtown	Total Funding \$45,300	Funding Source CDBG PS
Description: Increases safety in the target area by organizing and educating residents through activities that include block clubs and neighborhood watch, security surveys, and crime alert materials.			
			Planned Units
Output 1: Number of people informed or educated on public safety topics.			320
Indicator 1a: Number of people who indicated the public safety information received was beneficial.			240
Indicator 1b: Number of housing units or public spaces that received safety improvements.			90
Target Completion Date: 6/30/27		Activity Category: CDBG 05I – Crime Awareness (570.201(e))*	
Priority Needs Addressed: Community Safety		National Objective: LMA – Low/Mod Area Benefit	
Goal Outcome Indicator; Accomplishment Type: 3. Public service activities other than low/moderate income housing benefit; 5,705 People		Performance Objective: Create suitable living environments	
		Performance Outcome: Sustainability	
		Subject to Section 3: No	

7-2 Public Safety Creston Neighborhood Association	Target Area Creston	Total Funding \$26,600	Funding Source CDBG PS
Description: Increases safety in the target area by organizing and educating residents through activities that include block clubs and neighborhood watch, security surveys, and crime alert materials.			
			Planned Units
Output 1: Number of people informed or educated on public safety topics.			190
Indicator 1a: Number of people who indicated the public safety information received was beneficial.			145
Indicator 1b: Number of housing units or public spaces that received safety improvements.			50
Target Completion Date: 6/30/27		Activity Category: CDBG 05I – Crime Awareness (570.201(e))*	
Priority Needs Addressed: Community Safety		National Objective: LMA – Low/Mod Area Benefit	
Goal Outcome Indicator; Accomplishment Type: 3. Public service activities other than low/moderate income housing benefit; 4,125 People		Performance Objective: Create suitable living environments	
		Performance Outcome: Sustainability	
		Subject to Section 3: No	

7-3 Public Safety East Hills Council of Neighbors	Target Area East Hills	Total Funding \$25,400	Funding Source JAG
Description: Increases safety in the target area by organizing and educating residents through activities that include block clubs and neighborhood watch, security surveys, and crime alert materials.			
			Planned Units
Output 1: Number of people informed or educated on public safety topics.			190
Indicator 1a: Number of people who indicated the public safety information received was beneficial.			145
Indicator 1b: Number of housing units or public spaces that received safety improvements.			30
Target Completion Date: 6/30/27		Activity Category: JAG; 34 USC Part A	
Priority Needs Addressed: Community Safety		National Objective: LMA – Low/Mod Area Benefit	
Goal Outcome Indicator; Accomplishment Type: 3. Public service activities other than low/moderate income housing benefit; 4,565 People		Performance Objective: Create suitable living environments	
		Performance Outcome: Sustainability	
		Subject to Section 3: No	

7-4 Public Safety Garfield Park Neighborhoods Association	Target Area Garfield Park	Total Funding \$35,500	Funding Source JAG
Description: Increases safety in the target area by organizing and educating residents through activities that include block clubs and neighborhood watch, security surveys, and crime alert materials.			
			Planned Units
Output 1: Number of people informed or educated on public safety topics.			270
Indicator 1a: Number of people who indicated the public safety information received was beneficial.			205
Indicator 1b: Number of housing units or public spaces that received safety improvements.			35
Target Completion Date: 6/30/27		Activity Category: JAG; 34 USC Part A	
Priority Needs Addressed: Community Safety		National Objective: LMA – Low/Mod Area Benefit	
Goal Outcome Indicator; Accomplishment Type: 3. Public service activities other than low/moderate income housing benefit; 16,465 People		Performance Objective: Create suitable living environments	
		Performance Outcome: Sustainability	
		Subject to Section 3: No	

7-5 Public Safety Heritage Hill Association	Target Area Heritage Hill	Total Funding \$27,538 \$2,962	Funding Source JAG CDBG PS
Description: Increases safety in the target area by organizing and educating residents through activities that include block clubs and neighborhood watch, security surveys, and crime alert materials.			
			Planned Units
Output 1: Number of people informed or educated on public safety topics.			270
Indicator 1a: Number of people who indicated the public safety information received was beneficial.			205
Indicator 1b: Number of housing units or public spaces that received safety improvements.			40
Target Completion Date: 6/30/27		Activity Category: JAG; 34 USC Part A	
Priority Needs Addressed: Community Safety		National Objective: LMA – Low/Mod Area Benefit	
Goal Outcome Indicator; Accomplishment Type: 3. Public service activities other than low/moderate income housing benefit; 9,910 People		Performance Objective: Create suitable living environments	
		Performance Outcome: Sustainability	
		Subject to Section 3: No	

7-6 Public Safety Midtown Neighborhood Association	Target Area Midtown	Total Funding \$27,100	Funding Source CDBG PS
Description: Increases safety in the target area by organizing and educating residents through activities that include block clubs and neighborhood watch, security surveys, and crime alert materials.			
			Planned Units
Output 1: Number of people informed or educated on public safety topics.			190
Indicator 1a: Number of people who indicated the public safety information received was beneficial.			145
Indicator 1b: Number of housing units or public spaces that received safety improvements.			25
Target Completion Date: 6/30/27		Activity Category: CDBG 05I – Crime Awareness (570.201(e))*	
Priority Needs Addressed: Community Safety		National Objective: LMA – Low/Mod Area Benefit	
Goal Outcome Indicator; Accomplishment Type: 3. Public service activities other than low/moderate income housing benefit; 4,485 People		Performance Objective: Create suitable living environments	
		Performance Outcome: Sustainability	
		Subject to Section 3: No	

7-7 Public Safety Neighbors of Belknap Lookout	Target Area Belknap	Total Funding \$24,000	Funding Source CDBG PS
Description: Increases safety in the target area by organizing and educating residents through activities that include block clubs and neighborhood watch, security surveys, and crime alert materials.			
			Planned Units
Output 1: Number of people informed or educated on public safety topics.			170
Indicator 1a: Number of people who indicated the public safety information received was beneficial.			130
Indicator 1b: Number of housing units or public spaces that received safety improvements.			15
Target Completion Date: 6/30/27		Activity Category: CDBG 05I – Crime Awareness (570.201(e))	
Priority Needs Addressed: Community Safety		National Objective: LMA – Low/Mod Area Benefit	
Goal Outcome Indicator; Accomplishment Type: 3. Public service activities other than low/moderate income housing benefit; 3,685 People		Performance Objective: Create suitable living environments	
		Performance Outcome: Sustainability	
		Subject to Section 3: No	

7-8 Public Safety Roosevelt Park Neighborhood Association	Target Area Grandville	Total Funding \$34,800	Funding Source CDBG PS
Description: Increases safety in the target area by organizing and educating residents through activities that include block clubs and neighborhood watch, security surveys, and crime alert materials.			
			Planned Units
Output 1: Number of people informed or educated on public safety topics.			230
Indicator 1a: Number of people who indicated the public safety information received was beneficial.			175
Indicator 1b: Number of housing units or public spaces that received safety improvements.			50
Target Completion Date: 6/30/27		Activity Category: CDBG 05I – Crime Awareness (570.201(e))	
Priority Needs Addressed: Community Safety		National Objective: LMA – Low/Mod Area Benefit	
Goal Outcome Indicator; Accomplishment Type: 3. Public service activities other than low/moderate income housing benefit; 7,340 People		Performance Objective: Create suitable living environments	
		Performance Outcome: Sustainability	
		Subject to Section 3: No	

7-9 Public Safety South West Area Neighbors (dba JBAN)	Target Area Near West Side	Total Funding \$32,700	Funding Source CDBG PS
Description: Increases safety in the target area by organizing and educating residents through activities that include block clubs and neighborhood watch, security surveys, and crime alert materials.			
			Planned Units
Output 1: Number of people informed or educated on public safety topics.			260
Indicator 1a: Number of people who indicated the public safety information received was beneficial.			195
Indicator 1b: Number of housing units or public spaces that received safety improvements.			25
Target Completion Date: 6/30/27 Priority Needs Addressed: Community Safety Goal Outcome Indicator; Accomplishment Type: 3. Public service activities other than low/moderate income housing benefit; 6,905 People		Activity Category: CDBG 05I – Crime Awareness (570.201(e)) National Objective: LMA – Low/Mod Area Benefit Performance Objective: Create suitable living environments Performance Outcome: Sustainability Subject to Section 3: No	

7-10 Public Safety West Grand Neighborhood Organization	Target Area Stocking	Total Funding \$32,600	Funding Source CDBG PS
Description: Increases safety in the target area by organizing and educating residents through activities that include block clubs and neighborhood watch, security surveys, and crime alert materials.			
			Planned Units
Output 1: Number of people informed or educated on public safety topics.			320
Indicator 1a: Number of people who indicated the public safety information received was beneficial.			240
Indicator 1b: Number of housing units or public spaces that received safety improvements.			70
Target Completion Date: 6/30/27 Priority Needs Addressed: Community Safety Goal Outcome Indicator; Accomplishment Type: 3. Public service activities other than low/mod income housing benefit; 11,865 People		Activity Category: CDBG 05I – Crime Awareness (570.201(e)) National Objective: LMA – Low/Mod Area Benefit Performance Objective: Create suitable living environments Performance Outcome: Sustainability Subject to Section 3: No	

Outcome 8: Foster engaged, connected and resilient neighborhoods

Support activities that build relationships and enhance neighborhood stability. Activities include, but are not limited to, neighborhood improvement and beautification projects, outreach and education, communication, issue engagement, and advocacy.

8-1 Neighborhood Leadership and Civic Engagement Baxter Neighborhood Association	Target Area Southtown	Total Funding \$35,500	Funding Source CDBG PS
<p>Description: Conducts a range of activities including outreach and education efforts, resident leadership training, the resolution of housing and neighborhood issues, and the continued involvement of residents in neighborhood issues and activities.</p>			
<p>Output: Number of people informed or educated on neighborhood leadership or civic engagement opportunities.</p>			<p>Planned Units 190</p>
<p>Indicator 1a: Number of people who indicated the neighborhood leadership or civic engagement information was beneficial.</p>			<p>145</p>
<p>Indicator 1b: Number of people who became engaged in a leadership role in their neighborhood.</p>			<p>70</p>
<p>Target Completion Date: 6/30/27 Priority Needs Addressed: Engaged, Connected, and Resilient Neighborhoods Goal Outcome Indicator; Accomplishment Type: 3. Public service activities other than low/moderate income housing benefit; 5,705 People</p>		<p>Activity Category: CDBG 05Z – Other Public Services (570.201(e))* National Objective: – Low/Mod Area Benefit Performance Objective: Create suitable living environments Performance Outcome: Sustainability Subject to Section 3: No</p>	

8-2 Neighborhood Leadership and Civic Engagement Creston Neighborhood Association	Target Area Creston	Total Funding \$23,800	Funding Source CDBG PS
<p>Description: Conducts a range of activities including outreach and education efforts, resident leadership training, the resolution of housing and neighborhood issues, and the continued involvement of residents in neighborhood issues and activities.</p>			
<p>Output 1: Number of people informed or educated on neighborhood leadership or civic engagement opportunities.</p>			<p>Planned Units 120</p>
<p>Indicator 1a: Number of people who indicated the neighborhood leadership or civic engagement information was beneficial.</p>			<p>90</p>
<p>Indicator 1b: Number of people who became engaged in a leadership role in their neighborhood.</p>			<p>60</p>
<p>Target Completion Date: 6/30/27 Priority Needs Addressed: Engaged, Connected, and Resilient Neighborhoods Goal Outcome Indicator; Accomplishment Type: 3. Public service activities other than low/moderate income housing benefit; 4,125 People</p>		<p>Activity Category: CDBG 05Z – Other Public Services (570.201(e))* National Objective: LMA – Low/Mod Area Benefit Performance Objective: Create suitable living environments Performance Outcome: Sustainability Subject to Section 3: No</p>	

8-3 Neighborhood Leadership and Civic Engagement East Hills Council of Neighbors	Target Area East Hills	Total Funding \$22,800	Funding Source CDBG PS
<p>Description: Conducts a range of activities including outreach and education efforts, resident leadership training, the resolution of housing and neighborhood issues, and the continued involvement of residents in neighborhood issues and activities.</p> <p style="text-align: right;">Planned Units</p> <p>Output 1: Number of people informed or educated on neighborhood leadership or civic engagement opportunities. 130</p> <p>Indicator 1a: Number of people who indicated the neighborhood leadership or civic engagement information was beneficial. 100</p> <p>Indicator 1b: Number of people who became engaged in a leadership role in their neighborhood. 30</p>			
Target Completion Date: 6/30/27 Priority Needs Addressed: Engaged, Connected, and Resilient Neighborhoods Goal Outcome Indicator; Accomplishment Type: 3. Public service activities other than low/moderate income housing benefit; 4,565 People		Activity Category: CDBG 05Z – Other Public Services (570.201(e))* National Objective: LMA – Low/Mod Area Benefit Performance Objective: Create suitable living environments Performance Outcome: Sustainability Subject to Section 3: No	

8-4 Neighborhood Leadership and Civic Engagement Garfield Park Neighborhoods Association	Target Area Garfield Park	Total Funding \$31,500	Funding Source CDBG PS
<p>Description: Conducts a range of activities including outreach and education efforts, resident leadership training, the resolution of housing and neighborhood issues, and the continued involvement of residents in neighborhood issues and activities.</p> <p style="text-align: right;">Planned Units</p> <p>Output 1: Number of people informed or educated on neighborhood leadership or civic engagement opportunities. 170</p> <p>Indicator 1a: Number of people who indicated the neighborhood leadership or civic engagement information was beneficial. 130</p> <p>Indicator 1b: Number of people who became engaged in a leadership role in their neighborhood. 65</p>			
Target Completion Date: 6/30/27 Priority Needs Addressed: Engaged, Connected, and Resilient Neighborhoods Goal Outcome Indicator; Accomplishment Type: 3. Public service activities other than low/moderate income housing benefit; 16,465 People		Activity Category: CDBG 05Z – Other Public Services (570.201(e))* National Objective: LMA – Low/Mod Area Benefit Performance Objective: Create suitable living environments Performance Outcome: Sustainability Subject to Section 3: No	

8-5 Neighborhood Leadership and Civic Engagement Heritage Hill Association	Target Area Heritage Hill	Total Funding \$27,200	Funding Source CDBG PS
<p>Description: Conducts a range of activities including outreach and education efforts, resident leadership training, the resolution of housing and neighborhood issues, and the continued involvement of residents in neighborhood issues and activities.</p>			
			Planned Units
<p>Output 1: Number of people informed or educated on neighborhood leadership or civic engagement opportunities.</p>			140
<p>Indicator 1a: Number of people who indicated the neighborhood leadership or civic engagement information was beneficial.</p>			105
<p>Indicator 1b: Number of people who became engaged in a leadership role in their neighborhood.</p>			60
<p>Target Completion Date: 6/30/27 Priority Needs Addressed: Engaged, Connected, and Resilient Neighborhoods Goal Outcome Indicator; Accomplishment Type: 3. Public service activities other than low/mod income housing benefit; 9,910 People</p>		<p>Activity Category: CDBG 05Z – Other Public Services (570.201(e)) National Objective: LMA – Low/Mod Area Benefit Performance Objective: Create suitable living environments Performance Outcome: Sustainability Subject to Section 3: No</p>	

8-6 Neighborhood Leadership and Civic Engagement LINC UP Nonprofit Housing Corporation	Target Area Southtown	Total Funding \$40,000	Funding Source CDBG PS
<p>Description: Conducts a range of activities including outreach and education efforts, resident leadership training, the resolution of housing and neighborhood issues, and the continued involvement of residents in neighborhood issues and activities.</p>			
			Planned Units
<p>Output 1: Number of people informed or educated on neighborhood leadership or civic engagement opportunities.</p>			190
<p>Indicator 1a: Number of people who indicated the neighborhood leadership or civic engagement information was beneficial.</p>			150
<p>Indicator 1b: Number of people who became engaged in a leadership role in their neighborhood.</p>			100
<p>Target Completion Date: 6/30/27 Priority Needs Addressed: Engaged, Connected, and Resilient Neighborhoods Goal Outcome Indicator; Accomplishment Type: 3. Public service activities other than low/mod income housing benefit; 16,790 People</p>		<p>Activity Category: CDBG 05Z – Other Public Services (570.201(e)) National Objective: LMA – Low/Mod Area Benefit Performance Objective: Create suitable living environments Performance Outcome: Sustainability Subject to Section 3: No</p>	

8-7 Neighborhood Leadership and Civic Engagement Midtown Neighborhood Association	Target Area Midtown	Total Funding \$24,200	Funding Source CDBG PS
Description: Conducts a range of activities including outreach and education efforts, resident leadership training, the resolution of housing and neighborhood issues, and the continued involvement of residents in neighborhood issues and activities.			
			Planned Units
Output 1: Number of people informed or educated on neighborhood leadership or civic engagement opportunities.			140
Indicator 1a: Number of people who indicated the neighborhood leadership or civic engagement information was beneficial.			105
Indicator 1b: Number of people who became engaged in a leadership role in their neighborhood.			20
Target Completion Date: 6/30/27		Activity Category: CDBG 05Z – Other Public Services (570.201(e))*	
Priority Needs Addressed: Engaged, Connected, and Resilient Neighborhoods		National Objective: LMA – Low/Mod Area Benefit	
Goal Outcome Indicator; Accomplishment Type: 3. Public service activities other than low/moderate income housing benefit; 4,485 People		Performance Objective: Create suitable living environments	
		Performance Outcome: Sustainability	
		Subject to Section 3: No	

8-8 Neighborhood Leadership and Civic Engagement Neighbors of Belknap Lookout	Target Area Belknap	Total Funding \$21,500	Funding Source CDBG PS
Description: Conducts a range of activities including outreach and education efforts, resident leadership training, the resolution of housing and neighborhood issues, and the continued involvement of residents in neighborhood issues and activities.			
			Planned Units
Output 1: Number of people informed or educated on neighborhood leadership or civic engagement opportunities.			130
Indicator 1a: Number of people who indicated the neighborhood leadership or civic engagement information was beneficial.			100
Indicator 1b: Number of people who became engaged in a leadership role in their neighborhood.			20
Target Completion Date: 6/30/27		Activity Category: CDBG 05Z – Other Public Services (570.201(e))	
Priority Needs Addressed: Engaged, Connected, and Resilient Neighborhoods		National Objective: LMA – Low/Mod Area Benefit	
Goal Outcome Indicator; Accomplishment Type: 3. Public service activities other than low/mod income housing benefit; 3,685 People		Performance Objective: Create suitable living environments	
		Performance Outcome: Sustainability	
		Subject to Section 3: No	

8-9 Neighborhood Leadership and Civic Engagement Roosevelt Park Neighborhood Association	Target Area Grandville	Total Funding \$30,900	Funding Source CDBG PS
<p>Description: Conducts a range of activities including outreach and education efforts, resident leadership training, the resolution of housing and neighborhood issues, and the continued involvement of residents in neighborhood issues and activities.</p>			
			Planned Units
Output 1: Number of people informed or educated on neighborhood leadership or civic engagement opportunities.			165
Indicator 1a: Number of people who indicated the neighborhood leadership or civic engagement information was beneficial.			125
Indicator 1b: Number of people who became engaged in a leadership role in their neighborhood.			40
<p>Target Completion Date: 6/30/27 Priority Needs Addressed: Engaged, Connected, and Resilient Neighborhoods Goal Outcome Indicator; Accomplishment Type: 3. Public service activities other than low/moderate income housing benefit; 7,340 People</p>		<p>Activity Category: CDBG 05Z – Other Public Services (570.201(e)) National Objective: LMA – Low/Mod Area Benefit Performance Objective: Create suitable living environments Performance Outcome: Sustainability Subject to Section 3: No</p>	

8-10 Neighborhood Leadership and Civic Engagement South West Area Neighbors (dba JBAN)	Target Area Near West Side	Total Funding \$29,100	Funding Source CDBG PS
<p>Description: Conducts a range of activities including outreach and education efforts, resident leadership training, the resolution of housing and neighborhood issues, and the continued involvement of residents in neighborhood issues and activities.</p>			
			Planned Units
Output 1: Number of people informed or educated on neighborhood leadership or civic engagement opportunities.			150
Indicator 1a: Number of people who indicated the neighborhood leadership or civic engagement information was beneficial.			115
Indicator 1b: Number of people who became engaged in a leadership role in their neighborhood.			65
<p>Target Completion Date: 6/30/27 Priority Needs Addressed: Engaged, Connected, and Resilient Neighborhoods Goal Outcome Indicator; Accomplishment Type: 3. Public service activities other than low/moderate income housing benefit; 6,905 People</p>		<p>Activity Category: CDBG 05Z – Other Public Services (570.201(e))* National Objective: LMA – Low/Mod Area Benefit Performance Objective: Create suitable living environments Performance Outcome: Sustainability Subject to Section 3: No</p>	

8-11 Neighborhood Leadership and Civic Engagement West Grand Neighborhood Organization	Target Area Stocking	Total Funding \$32,600	Funding Source CDBG PS								
<p>Description: Conducts a range of activities including outreach and education efforts, resident leadership training, the resolution of housing and neighborhood issues, and the continued involvement of residents in neighborhood issues and activities.</p> <table border="0" style="width: 100%;"> <thead> <tr> <th style="width: 80%;"></th> <th style="text-align: right;"><u>Planned Units</u></th> </tr> </thead> <tbody> <tr> <td>Output 1: Number of people informed or educated on neighborhood leadership or civic engagement opportunities.</td> <td style="text-align: right;">220</td> </tr> <tr> <td>Indicator 1a: Number of people who indicated the neighborhood leadership or civic engagement information was beneficial.</td> <td style="text-align: right;">165</td> </tr> <tr> <td>Indicator 1b: Number of people who became engaged in a leadership role in their neighborhood.</td> <td style="text-align: right;">105</td> </tr> </tbody> </table>					<u>Planned Units</u>	Output 1: Number of people informed or educated on neighborhood leadership or civic engagement opportunities.	220	Indicator 1a: Number of people who indicated the neighborhood leadership or civic engagement information was beneficial.	165	Indicator 1b: Number of people who became engaged in a leadership role in their neighborhood.	105
	<u>Planned Units</u>										
Output 1: Number of people informed or educated on neighborhood leadership or civic engagement opportunities.	220										
Indicator 1a: Number of people who indicated the neighborhood leadership or civic engagement information was beneficial.	165										
Indicator 1b: Number of people who became engaged in a leadership role in their neighborhood.	105										
Target Completion Date: 6/30/27 Priority Needs Addressed: Engaged, Connected, and Resilient Neighborhoods Goal Outcome Indicator; Accomplishment Type: 3. Public service activities other than low/moderate income housing benefit; 11,865 People		Activity Category: CDBG 05Z – Other Public Services (570.201(e)) National Objective: LMA – Low/Mod Area Benefit Performance Objective: Create suitable living environments Performance Outcome: Sustainability Subject to Section 3: No									

Grants Administration and Contract Compliance

Grants Administration and Contract Compliance City of Grand Rapids Community Development Department	Target Area Not Applicable	Total Funding \$1,255,788	Funding Source CDBG, HOME, ESG, JAG, and OSF
This funding supports activities to assess community needs, plan the use of resources, provide for citizen input and public information, monitor and report the use of funds, and assure compliance with grant requirements. This funding includes \$870,940 for CDBG, \$270,680 for HOME, \$24,515 for ESG, \$19,653 for JAG, and \$70,000 for OSF administration.			

Grand Rapids Area Coalition to End Homelessness Heart of West Michigan United Way	Target Area Not Applicable	Total Funding \$20,000	Funding Source CDBG
CDBG funding supports coordination and planning efforts of the community-wide commitment to end homelessness. This is accomplished through coordination and management of the Grand Rapids/Wyoming/Kent County Housing Continuum of Care (CoC), known locally known as the Grand Rapids Area Coalition to End Homelessness. The CoC facilitates planning activities for system coordination and change.			
Target Completion Date: 6/30/27		Activity Category: 21A – General Program Administration Subject to Section 3: No	

Essential Needs Task Force Heart of West Michigan United Way	Target Area Not Applicable	Total Funding \$10,000	Funding Source CDBG
CDBG funding supports coordination and planning efforts of the basic needs systems. This is accomplished through coordination and management of the Kent County Essential Needs Task Force (ENTF). The ENTF is a community collaboration designated to enable system-wide coordination amongst five basic need areas of focus: digital inclusion, transportation, energy efficiency, economic and workforce development, and food/nutrition.			
Target Completion Date: 6/30/27		Activity Category: 21A – General Program Administration Subject to Section 3: No	

Geographic Distribution

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed. CDBG and HOME program funds must be used to support low- and moderate-income persons and neighborhoods. The target areas identified below are residential neighborhoods where at least 55 percent of the residents are of low- and moderate-income. Neighborhood-based programming and other area benefit activities are conducted in target areas.

Target Area	Percentage of Funds
City of Grand Rapids (Citywide)	39.9%
Multiple Target Areas	23.8%
Cities of Grand Rapids, Kentwood, and Wyoming	9.3%
Belknap Target Area	8.1%
Heritage Hill Target Area	8.0%
Southtown Target Area	4.9%
Grandville Target Area	1.0%
Garfield Park Target Area	1.0%
Stocking Target Area	1.0%
Near West Side Target Area	0.9%
Midtown Target Area	0.8%
Creston Target Area	0.7%
East Hills Target Area	0.7%

Rationale for the priorities for allocating investments geographically

Target Areas (TAs). Target areas are identified using income data and are adjusted over time as decennial Census data at the block group level becomes available. Within the TAs, at least 55% of the residents have low and moderate incomes.

Citywide and External Programming. Citywide and cross-jurisdictional programming is employed for certain programs and activities that promote the deconcentration of poverty. Citywide services are also available to income-eligible residents for handicap accessibility and minor home repairs. HOME and ESG funds may be used anywhere in the City, provided they benefit income-eligible persons. A total of 49.2% of funds are allocated to citywide and cross-jurisdictional programming. On a case-by-case basis, ESG-funded projects may assist a resident of Grand Rapids in securing a housing unit outside of the city limits of Grand Rapids, in accordance with the participant's choice. No more than 10% of ESG funds are anticipated to be used in this manner.

Discussion. See Attachment A for the City of Grand Rapids Community Development Target Area map.

Affordable Housing

Introduction

The City has identified specific housing objectives and strategies to be of high importance for the period July 1, 2026 – June 30, 2027. Funding allocations in this Annual Plan specifically address the following Neighborhood Investment (NI) Plan outcomes: 1) Prevent and resolve homelessness; 2) Create and preserve affordable housing; 3) Increase homeownership and housing stability; and 4) Improve existing housing.

- NI Plan outcome “Prevent and resolve homelessness” supports projects that contribute to the community-wide goal of ending homelessness.
- NI Plan outcome “Create and preserve affordable housing” supports projects that develop new housing or redevelop existing housing, both for homebuyers and renters. Funded projects meet standards for long-term affordability (including energy efficiency), quality construction, compatibility with the neighborhood character, and a range of location choices.
- NI Plan outcome “Increase homeownership and housing stability” supports projects that provide fair housing education and enforcement, housing-related legal assistance, down payment assistance, and foreclosure intervention.
- NI Plan outcome “Improve existing housing” is primarily achieved through housing rehabilitation and minor home repairs. This outcome supports stabilization of neighborhoods by focusing on the safety, functionality, and appearance of homes, as well as promoting responsible home ownership.

The following tables represent planned activities with use of HOME funds under the NI Plan during the period July 1, 2025 – June 30, 2026.

One Year Goals for the Number of Households to be Supported	
Homeless	3
Non-Homeless	191
Special-Needs	0
Total	194

One Year Goals for the Number of Households by Activity	
Rental Assistance	82
Production of New Units	112
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	194

Discussion

Specific affordable housing efforts to be undertaken with HOME funds include development of five (5) homebuyer units, 107 rental units, tenant-based rental assistance for approximately 50 households, and long-term rental assistance for approximately 32 households. The Affordable Housing Fund will support the development of six (6) homebuyer units. CDBG funds support affordable housing through access modifications to 16 homes and repairs to approximately 360 homeowner units. Emergency Solutions Grants funds support programs serving those experiencing homelessness or at-risk of homelessness.

Public Housing

Introduction

The Grand Rapids Housing Commission (GRHC) is the local public housing authority (PHA), established in 1966 under Michigan state law to provide safe, affordable housing and strengthen communities. Guided by its mission to offer quality affordable housing and essential resources through advocacy and partnerships, the GRHC is committed to fostering housing stability, promoting self-sufficiency, and supporting vibrant neighborhoods. The GRHC is primarily funded by the U.S. Department of Housing and Urban Development (HUD) and operates under the governance of a five-member Board of Commissioners appointed by the City Manager and confirmed by the City Commission. Through its portfolio of Public Housing, Housing Choice Voucher (HCV), and Project-Based Voucher (PBV) programs, the GRHC serves low-income households, seniors, and individuals with disabilities while advancing its core values of open communication, mutual respect, excellence, and supportive communities.

Actions Planned During the Next Year to Address Public Housing

From July 1, 2026 through June 30, 2027, the GRHC will continue to secure HUD funding and leverage additional resources, including grants, partnerships, and public funds, to expand housing opportunities and services for low-income, elderly, and disabled households. As a participant in HUD's Moving to Work (MTW) initiative, the GRHC will implement policies designed to improve cost effectiveness, promote resident self-sufficiency, and expand housing choice. MTW flexibility allows the GRHC to pursue innovative housing solutions across its Public Housing, Housing Choice Voucher (HCV), and Project-Based Voucher (PBV) programs. The GRHC will also prioritize expanding housing opportunities for traditionally underserved populations, including individuals experiencing homelessness and returning citizens.

As part of its long-term asset repositioning strategy, the GRHC plans to redevelop Adams Park Apartments using HUD repositioning tools, including Section 18 demolition and disposition and project-based vouchers. The existing development will be replaced with modern, sustainable housing that better meets current housing standards and community needs. Residents currently living at Adams Park will be relocated to other affordable housing opportunities or provided with housing vouchers during redevelopment and will receive a first right of return to the newly constructed community. The redevelopment process will include community engagement to ensure resident and neighborhood input throughout the planning and development phases. The GRHC will utilize HUD's Capital Fund Program to maintain the Adams Park development during the transition and redevelopment phase and to support eligible modernization, relocation, and redevelopment activities.

Actions to Encourage Public Housing Residents to Become More Involved in Management and Participate in Homeownership

The GRHC is committed to promoting long-term housing stability and economic mobility through pathways to homeownership. In partnership with ICCF Community Homes and Home Repair Services, GRHC offers programs that include home maintenance education, budgeting assistance, and credit repair counseling to help families prepare for homeownership. Through the Housing Choice Voucher (HCV) Homeownership Program, eligible participants may apply a portion of their housing assistance toward mortgage payments for up to fifteen years, increasing access to sustainable homeownership opportunities.

The GRHC also hosts quarterly homeownership orientations that provide residents with information on eligibility requirements, financing options, and connections to local lenders. Families participating in rental assistance programs are encouraged to enroll in the Family Self-Sufficiency (FSS) Program. The FSS program allows participants to build financial assets through escrow accounts funded by increases in earned income, which can later be used for homeownership-related expenses such as down payments and closing costs.

The GRHC supports resident well-being through a variety of programs and partnerships designed to enhance quality of life and promote self-sufficiency. Wellness initiatives include food pantries, fitness programs, nutrition education, and on-site healthcare services. Educational and literacy programs include financial literacy training, tutoring partnerships, and scholarship opportunities. Employment counseling, career development services,

childcare resources, transportation assistance, and individual development accounts are also available to help families achieve financial independence. Additionally, the Campau Commons EnVision Center, a HUD-designated resource hub, provides a centralized location for economic empowerment, educational advancement, health and wellness services, and leadership development for residents and community members.

If the PHA is Designated as Troubled, Describe the Manner in Which Financial Assistance Will be Provided or Other Assistance

The Grand Rapids Housing Commission is not designated as a troubled PHA. The GRHC maintains strong financial management practices and program compliance and consistently meets HUD performance standards.

Discussion

Guided by its core values of open communication, mutual respect, excellence, and supportive communities, the GRHC remains committed to providing safe, affordable, and quality housing while promoting pathways to self-sufficiency. Through strategic partnerships, data-informed decision making, and resident-centered services, the GRHC continues to strengthen neighborhoods and expand opportunities for the families it serves.

Homeless and Other Special Needs Activities

Introduction

The Grand Rapids Area Coalition to End Homelessness (CTEH), the community's Continuum of Care (CoC), continues to build system infrastructure that shifts from managing homelessness to increased access to quality, affordable, permanent housing. CTEH Strategic Plan goals include:

- End chronic homelessness by the end of 2027
- Position the Grand Rapids/Wyoming/Kent County Continuum of Care to be a high performing community according to HUD;
- Increase permanent housing resources for targeted populations, particularly for those with complex needs;
- Ensure high performing programming to support successful exits from homelessness;
- Support efforts in the community to maintain and increase affordable housing;
- Reduce the average length of time homeless; and
- Reduce returns to homelessness

1) Reach out to homeless persons (especially unsheltered persons) and assess their individual needs

Outreach teams from multiple agencies are available in the community and connect with individuals and families experiencing unsheltered homelessness. These teams provide supplies and case management, and complete intake assessments that are processed through the Coordinated Entry system. Outreach efforts are coordinated by the CTEH's Outreach Workgroup.

Community Housing Connect is the website for designated access and an assessment tool for all households experiencing homelessness. The tool can be self-completed online, with a street outreach or emergency shelter provider, or over the phone with the Housing Assessment Program at The Salvation Army.

Assessments identify conditions that require immediate attention (those that pose the greatest danger or threat), while also supporting the development of a long-term housing plan. Upon review of available services and completion of the Coordinated Entry assessment, families and individuals are prioritized for housing resources based on vulnerability and eligibility.

2) Address the emergency shelter and transitional housing needs of homeless persons

Emergency shelter beds and transitional housing units are available in the community. Emergency shelter and transitional housing programs are encouraged to employ the least restrictive eligibility requirements possible. The CoC seeks to rapidly move homeless persons into permanent housing. During the Plan year, the CoC will prioritize increasing the availability of permanent housing resources in order to help people rapidly transition from homelessness to permanent housing. The CoC also will also work with shelter providers to identify specific shelter needs (type, subpopulation, etc.) and develop a plan to meet those needs.

3) Help homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The CoC's strategic plan is focused on increasing resources for permanent housing programs in order to help individuals rapidly transition from homelessness to permanent housing. The Coalition will prioritize building relationships with property owners and landlords and continue to support individuals that move into units. The CoC will also work to secure additional housing choice vouchers with a homeless preference to help provide affordable housing options.

The CoC's Outreach Workgroup allows for coordination among street outreach teams. These teams conduct housing-focused outreach including locating, identifying, and building relationships with unsheltered persons living in places not meant for human habilitation. Teams engage persons and assist unsheltered persons in accessing emergency shelter, physical and behavioral health services, permanent housing through linkage to the community's Coordinated Entry system, and additional supports based on individual need.

To assist with rehousing, the CoC coordinates with major systems (Community Mental Health, jail, Department of Health and Human Services, health care providers, etc.), which assist with outreach efforts. Outreach staff is strategically placed in the community to ensure homeless or at-risk households of any type, including those with dependent children, are aware of community resources to prevent or end homelessness.

In 2017, the Grand Rapids/Wyoming/Kent County CoC became the first community in Michigan to secure U.S. Interagency Council on Homelessness recognition for reaching functional zero for veteran homelessness. This accomplishment means the following: 1) all veterans on the master list are connected to a housing resource and have a permanent housing plan, 2) more veterans are housed monthly than the number of newly identified veterans encountering a housing crisis, 3) a coordinated referral and entry system is maintained to ensure veterans experiencing a new housing crisis gain access to services within 21 days, and 4) all veterans in transitional housing programs exit successfully into permanent housing of their choice. The process of reaching and maintaining functional zero for veteran homelessness is informing the CoC's current work around ending family, youth, and chronic homelessness. In 2021, the CoC joined a cohort of communities from across the nation in the Built for Zero program. Built for Zero is a methodology to measurably end Veteran and/or chronic homelessness. It is a data driven approach using a by-name list to incorporate the use of real-time homelessness data into the homeless response system.

In 2022, the CoC was awarded \$2,477,852 through HUD's Youth Homelessness Demonstration Program (YHDP) to continue efforts to end youth homelessness. The YHDP funds will allowed homeless service providers to develop a plan to end youth homelessness for those 18-24 years old. The coordinated community plan (CCP) was approved by HUD and endorsed by the CoC in June 2023. Implementation of the CCP is currently underway and as a result the following youth specific programs were developed in the community: Host Homes, peer navigation/street outreach, and a transitional housing/rapid rehousing joint component project. The community achieved quality data status for its youth by-name list in March of 2026.

4) Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Homelessness prevention efforts will continue to focus largely on access to mainstream resources to assist individuals and families with various barriers to permanent housing. Collaboration with mainstream providers such as the Department of Health and Human Services, which oversees Temporary Assistance for Needy Families (TANF), the Supplemental Nutrition Assistance Program (SNAP), and Medicaid eligibility, continues to support effective and efficient access to mainstream benefits by eligible participants. The CoC is making substantial strides in securing income and benefits for the most vulnerable citizens by improving implementation of the SSI/SSDI Outreach, Access and Recovery (SOAR) Program. Pine Rest Christian Mental Health Services, as the designated SOAR Lead Agency, coordinates with other service providers through its Street Reach program to help those with disabling conditions avoid housing crises. During the next year, local housing providers will continue to assist participants in establishing linkages to mainstream resources to sustain housing on a long-term basis.

CoC Coordinated Entry will continue to assess at-risk households to prevent homelessness by using available prevention resources, shelter diversion and linkage to mainstream resources to avoid loss of housing. The CoC will focus prevention resources to those most closely matching the current homeless population profile, ensuring resources are used for those most likely to become homeless.

The CoC supports protocols established by the Michigan Department of Health and Human Services to help prevent youth aging out of foster care from being discharged into homelessness. With changes in policy for youth at the state level, greater flexibility ensures youth are not routinely discharged to homelessness. Youth are able to remain in foster care beyond age eighteen, and youth that have aged out of foster care are eligible to return voluntarily if they need additional support. Currently, there are also Fostering Youth to Independence vouchers made available by HUD for youth in Kent County who have aged out or are aging out of the foster care system. These vouchers are made available by the Grand Rapids Housing Commission to help prevent an episode of homelessness or resolve it.

Since December 2011, Network180, the Community Mental Health Authority in Kent County, has been working with the Community Medicine Division at Spectrum Health Systems to implement the Center for Integrative Medicine (CIM). The CIM is designed to provide comprehensive evaluation, intervention and stabilization of physical and behavioral health issues for Spectrum patients who have frequented the emergency room ten or more times in the prior twelve months. Network180 has two staff at the CIM. Program evaluation includes attention to social determinants of health, which includes housing.

The State Mental Health Code (Section 330.1209b) requires each community mental health program to produce written plans for community placement and aftercare services, ensuring patients are not discharged into homelessness. The written plan must identify strategies for assuring recipients have access to needed and available supports identified through a needs assessment. Service providers adhere to state and local requirements. The Michigan Department of Corrections (MDOC) identifies stable housing as a critical need for the successful re-entry of released prisoners. In 2015, the agency contracted with MDOC transitioned away from using motel placements to more permanent housing, integrated into the community for returning citizens. Staff from the county correctional facility and the CoC's coordinated entry created a protocol for homeless persons who enter and exit the corrections system.

Discussion

The CoC has worked diligently to increase service providers' capacity to link households to mainstream benefits, utilize strengths-based case management, and increase the community's use of progressive engagement. Rapid re-housing and homeless prevention continue to be priorities for Emergency Solutions Grants Program funds, with emergency shelter, transitional housing, and permanent supportive housing supported with Continuum of Care Program and other sources of funds.

Barriers to Affordable Housing

Introduction

Certain factors barring affordable housing can be removed or improved through activities within local government control.

Actions planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

During the next year, the City intends to undertake the following activities to address barriers to affordable housing.

- Continue implementation of strategies identified in the report *“Housing Needs and Opportunities, 2020”*, prepared by Housing Next, including:
 - Support housing affordable to lower income households
 - Support the preservation of housing and invest in the remediation of substandard housing
- Continue support for the following activities:
 - Tenant-based rental assistance
 - Eviction prevention measures
 - Review and consider applications for tax exemption and Payment in Lieu of Taxes (PILOT)
- Continue to partner in the 61st District Court Eviction Prevention Program and community efforts to prevent homelessness and evictions.
- Continue work to implement the new Community Master Plan (CMP). Zoning ordinance changes are anticipated to be developed and finalized by mid-2027.
- Community Development Department staff will continue to evaluate internal policies and procedures affecting the implementation of federally funded housing programs and projects.
- The Community Development Department will continue to pursue other sources of funds, both public and private, to address barriers to affordable housing.
- The Community Development Department will continue to implement, evaluate, and fund programs that promote affordable housing and strive to end homelessness.

Discussion

The City is committed to improving or removing activities that are perceived as barriers to affordable housing. City permitting processes are frequently reviewed and simplified to reduce duplicative or unnecessary steps that increase affordable housing costs. Staff regularly evaluates internal procedures and reviews potential impacts to affordable housing programs before implementing policies.

Other Actions

Introduction

Following is an overview of actions the City employs or will employ to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

The Community Development Department prepared its Consolidated Housing and Community Development Plan (HCD Plan), which is a five-year strategy that provides the basis for assessing performance and tracking results in meeting HUD's three fundamental goals of decent housing, a suitable living environment, and expanded economic opportunities. In the course of developing this Plan, the Community Development Department conducted extensive research to identify priorities for allocating funds and obstacles to addressing underserved needs. Housing priority needs and obstacles to meeting those needs are covered in the Housing Needs Assessment section of the HCD Plan. Non-housing community development priorities, strategies, goals, and obstacles can be reviewed in the Non-Housing Community Development Needs section of the HCD plan.

Actions planned to foster and maintain affordable housing

The City is committed to maintaining the existing affordable housing stock for low- and moderate-income persons and to expanding the supply of affordable housing. These efforts include activities covered by this Plan including, but not limited to, acquisition and rehabilitation or new construction of single-family homes for resale, construction of new rental units, critical health and safety repairs, accessibility modifications, and homebuyer down payment and closing cost assistance.

Actions planned to reduce lead-based paint hazards

The City intends to participate in a variety of activities to reduce lead paint hazards during FFY 2026.

Lead Hazard Control Program. Since September of 2003, the City received nine competitive grants from HUD's Office of Lead Hazard Control and Healthy Homes totaling approximately \$29,900,000. During this time, the program has comprehensively controlled lead hazards in 1,973 homes. This has been accomplished in partnership with the Kent County Health Department (KCHD) and nonprofit agencies, the Healthy Homes Coalition of West Michigan, LINC Up Nonprofit Housing Corporation, and the Rental Property Owners Association. Program activities have included landlord, homeowner, and contractor training with totals through December 31, 2025, listed below.

- Certified Renovator/Lead-safe Work Practices: 3,260
- Lead-safe Cleaning Practices: 3,333
- Abatement Professionals: 297

The program has been recognized by HUD's Office of Lead Hazard Control and Healthy Homes as a model for other communities. The most recent grant began in December 2023 and continues through November 2027. The terms of this grant call for 180 homes to be made lead-safe and 1,064 individuals to be trained in lead-safe work practices, lead-safe cleaning practices, or as Lead Abatement Supervisors or Workers. HUD lead grants have been coordinated with Michigan Medicaid CHIP Lead Hazard Control Community Development program resources since 2018, allowing the City to deliver lead hazard controls to an additional 89 housing units where Medicaid-enrolled children with elevated blood lead levels reside.

Kent County Lead Action Team. The City is an active member of the Kent County Lead Action Team, facilitated by the Kent County Health Department to reduce the number of children county-wide exposed to lead. With more than 80% of lead-exposed children residing in pre-1978 housing in the city of Grand Rapids, participation

in this effort is critical to coordinate home repair and lead hazard control strategies with local efforts to build community awareness, provide education, and test children. This network also facilitates coordination with area healthcare providers, non-profits, grassroots organizations and others working to curb lead exposure.

Lead-Based Paint and Rental Certification Inspections. The City of Grand Rapids continues to explore a strategy of requiring lead-dust screening for all pre-1978 properties undergoing inspection as part of the City's rental certification program. An ordinance was passed in June 2023 to be effective in January 2024, but implementation has been on hold while agreement on permissible and reasonable inspections standards is being worked out with the Michigan Department of Health and Human Services (MDHHS is responsible for regulating lead abatement professionals and work practices standards in Michigan).

Plan to Eliminate Childhood Lead Poisoning. As a recipient of HUD Lead Hazard Reduction Demonstration and Lead Based Paint Hazard Control grants, the City is required to maintain a plan to eliminate childhood lead poisoning in the Grand Rapids area. In 2001, there were 465 children under six years of age with blood lead levels greater than or equal to 10 µg/dL in the City of Grand Rapids (7.0% of children tested). Through the efforts of community partners, the City's Lead Hazard Control Program, KCHD surveillance, and federal bans on the use of lead in paint and gasoline, that number dropped significantly through 2014 when 48 or 0.5% of all children tested had such elevated blood lead levels. This reflects a reduction of more than 90% over fourteen years. The City now follows a reduced definition of elevated blood lead level of ≥ 3.5 µg/dL. In 2012, 878 (or 19.1%) of all children tested at or above this level. In 2023, the number of children under the age of six that tested ≥ 3.5 µg/dL was reduced to 313 (or 8.1%). In 2023, the State of Michigan passed legislation mandating that all children in Michigan be tested for lead at one and two years of age beginning in 2024.

Actions planned to reduce the number of poverty-level families

The City itself is limited in the amount of support it can provide for anti-poverty efforts. This is primarily due to the fact that the majority of Annual Action Plan funds are largely restricted to certain types of activities such as housing rehabilitation, homeownership, infrastructure, and code enforcement. Funding for social service activities is extremely limited. Furthermore, the City's General Fund is stressed providing basic health and safety services and is not in a position to support other activities. While the City is not the lead agency in broad-based anti-poverty efforts, it still has a role in reducing poverty through support and collaboration with community efforts (e.g. Continuum of Care).

Anti-poverty efforts within the Grand Rapids community come in a number of forms, but the focus of this discussion will be on 1) efforts to meet the basic needs of people living in poverty, and 2) efforts to increase the income of those in poverty.

Basic Needs of People Living in Poverty. The basic needs of people living in poverty are food and housing. The community provides a well-coordinated food bank system as well as hot meal programs for the homeless and the home-bound. Housing for people in poverty is available, albeit in very short supply. Following is a partial list of the organizations and food/housing services they fund, coordinate, or provide directly. Due to the number of organizations performing these services, it is not possible to name them all.

General:

- Heart of West Michigan United Way
- Kent County Department of Health and Human Services
- Kent County Essential Needs Task Force

Food:

- Access of West Michigan
- Food Pantries
- God's Kitchen
- Second Harvest Gleaners
- Senior Meals Program, Inc.

Housing:

- Dwelling Place of Grand Rapids Nonprofit Housing Corporation
- Genesis Nonprofit Housing Corporation
- Grand Rapids Housing Commission
- Grand Rapids Housing Rehabilitation and Lead Remediation Programs
- Habitat for Humanity of Kent County
- Home Repair Services of Kent County, Inc.
- Grand Rapids Nehemiah Project
- Hope Network
- ICCF Nonprofit Housing Corporation
- LINC Up Nonprofit Housing Corporation
- New Development Corporation

Increase Income of People Living in Poverty. The Grand Rapids community has an extensive array of programs and services designed to assist people in leaving poverty. These include education, employment skills, job training, microenterprise development, and job placement. Following is a partial list of the organizations and training/employment services they fund, coordinate, or provide directly. Due to the number of organizations performing these services, it is not possible to name them all.

- Area Community Services Employment Training Council
- Goodwill Industries
- Grand Rapids Community College Training Solutions
- Grand Rapids Nehemiah Project
- Grand Rapids Urban League
- Grand Rapids Opportunities for Women
- Grand Rapids Housing Commission
- Hope Network
- Hispanic Center of Western Michigan
- Kent County Tax Credit Coalition
- Mel Trotter Ministries
- Puertas Abiertas
- Steepletown Neighborhood Services
- West Michigan Center for Arts and Technology
- Women's Resource Center

Housing and Community Development Plan. As indicated above, the CDBG program is not an anti-poverty program, and the City has few resources to directly assist people out of poverty. To the extent however, that

CDBG funds are used to support certain housing services it is contributing indirectly to reducing poverty.

Actions planned to develop institutional structure

The local governmental structure encourages citizen involvement and supports cooperative ventures. The HCD Plan is carried out through collaborations and partnerships with neighborhoods, businesses, investors, non-profit organizations, and private and public institutions. Ad hoc coalitions are formed to address specific needs or issues when needed. Coordination and collaboration among housing providers, social service agencies, and local government is expected to continue during FFY 2025. A detailed list is available in the HCD Plan.

Actions planned to enhance coordination between public and private housing and social service agencies

Once a year, the City Commission holds a public hearing on general housing and community development needs within Grand Rapids. This hearing is held prior to the start of the annual funding process and allows for public input to the Annual Plan and the Five-Year HCD Plan (as applicable). In addition, the City may periodically seek input on housing and community development needs via other methods, including but not limited to surveys, outreach meetings, special study groups, and community reports and plans.

Discussion

The City will continue to initiate, facilitate, and participate in coordination efforts between housing providers, social service agencies, and other local funders. Endeavors include those described in the Citizen Participation Plan as well as other collaboration and coordination opportunities, as necessary.

Program Specific Requirements

Introduction

Following is an overview of specific requirements of the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) and Emergency Solutions Grants (ESG) programs.

The City has procedures in place to monitor compliance with CDBG, HOME, and ESG program requirements, including requirements for timeliness of expenditure. The City’s Monitoring Plan is included as Attachment C.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220.(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$ 250,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	-
3. The amount of surplus funds from urban renewal settlements	-
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	-
5. The amount of income from float-funded activities	-
Total Program Income:	\$ 250,000

Other CDBG Requirements

1. The amount of urgent need activities	-
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

**HOME Investment Partnerships Program (HOME)
Reference 24 CFR 91.220(I)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Forms of investment beyond those identified in 24 CFR 92.205 will not be utilized under this Plan.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The HOME Investment Partnerships Program (HOME) permits the use of funds to assist the City and housing developers to acquire property and rehabilitate/build homes for income-eligible homebuyers. HOME funds may be provided in one or more of three forms of assistance: 1) a development subsidy to the housing developer, 2) a sales price reduction below appraised value, and 3) down payment and closing costs.

The HOME program requires that all assisted properties remain affordable for a specified period of time, referred to as the “affordability period.” To accomplish this, homebuyer programs and projects must comply with resale or recapture provisions, per 24 CFR 92.254. The City of Grand Rapids uses the recapture provision for all homebuyer programs. The City uses a recapture provision model that reduces the Recapture Amount on a pro-rata basis. In the event a homebuyer sells a HOME-assisted property during the affordability period, the Net Proceeds of Sale are calculated to determine the amount due to the City. If the Net Proceeds of Sale are less than the pro-rated Recapture Amount, the homebuyer is required to pay the amount of net proceeds to the City, with such payment considered payment in full. If there are no Net Proceeds of Sale, then no repayment is required.

Definitions:

Development Subsidy. HOME funds used to support the costs of acquisition and rehabilitation/construction in excess of the appraised or market value (sales price) is known as the development subsidy. (Example: If a unit costs \$300,000 to develop and the appraised value/sales price is \$260,000, the development subsidy is \$40,000.) Under normal circumstances, a development subsidy is not subject to HOME recapture requirements. It may become subject to recapture if the project is determined to be HOME-ineligible during the period of affordability.

Sales Price Reduction. HOME funds used to assist homebuyers by reducing the sales price below the appraised or market value is known as the sales price reduction. (Example: The appraised value/sales price is \$260,000, but the homebuyer can only afford to purchase the home at \$250,000, the sales price reduction is \$10,000.) A sales price reduction is subject to HOME recapture requirements.

Down Payment Assistance. HOME funds used to provide part or all of the required down payment and eligible closing costs on behalf of the homebuyer. (Example: The down payment and closing costs total \$4,500 and the homebuyer meets the eligibility requirements. HOME funds are used to pay those costs.) Homebuyer assistance for down payment and closing costs is subject to HOME recapture requirements. A minimum of \$1,000 in HOME funds must remain in the property (after the development subsidy, if any, is extinguished.)

Recapture Amount. The total amount of HOME funds provided to the homebuyer in the form of a Sales Price Reduction and/or Down Payment Assistance.

Net Proceeds of Sale. Net proceeds of sale are the amount remaining after the payoff of the senior mortgage loan(s) and ordinary closing costs, and after the homebuyer retains his or her contribution to the

down payment (if any).

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The City of Grand Rapids uses the recapture provision to ensure the affordability of single-family units acquired with HOME funds. Rental properties assisted with HOME funds are not subject to recapture requirements. Long-term affordability requirements are addressed through a covenant running with the land.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Activities in this Annual Action Plan do not include refinancing of existing debt secured by multifamily housing rehabilitated with HOME funds.

The policy and procedures the jurisdiction will follow to affirmatively market housing containing five or more HOME-assisted units.

Owners of HOME-assisted rental projects with five (5) or more HOME-assisted units and Tenant-Based Rental Assistance programs are required to adopt and utilize an Affirmative Marketing Plan which complies with all procedures and requirements identified in 24 CFR 92.351. Affirmative marketing steps consist of actions to provide information and otherwise attract eligible persons to available housing without regard to race, color, national origin, gender, religion, familial status, sexual orientation, gender identity or disability. The City requires that special outreach efforts be made to potentially eligible households that are least likely to apply for assistance through display of fair housing information, solicitation to appropriate organizations, and public notices. Owners of projects with five (5) or more assisted units must adhere to initial lease up and vacancy requirements and maintain records of all affirmative marketing actions. The Community Development Department continues to assess these affirmative marketing actions on an annual basis.

Emergency Solutions Grants (ESG)

1. Include written standards for providing ESG assistance (may include as attachment) ESG written standards are prepared in accordance with 24 CFR 576.400 (e)(2) and (e)(3).

Written standards for providing ESG assistance are provided in Attachment B - Financial Assistance Guidelines.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

ESG-funded subrecipients must utilize the Coordinated Entry process for referrals. This system provides connection to resources for households experiencing literal homelessness and those who are at imminent risk of homelessness. The Continuum of Care (CoC) provides advisory, oversight and guidance to the Coordinated Entry function through the Coordinated Entry Committee.

The key components of the system are:

Access – Community Housing Connect is the designated access tool for all populations. The tool can be completed online or consumers can call the Housing Assessment Program or 2-1-1 to walk through the tool over the telephone. In addition, Outreach teams from multiple agencies are available in the community and connect with individuals and families experiencing unsheltered homelessness. These teams provide supplies, case management, and complete assessments. The results from an assessment

are shared with the Coordinated Entry system. Outreach efforts are coordinated by the CTEH's Outreach Workgroup.

Assessment – A simple assessment allows for identification of those conditions that require immediate attention (those that pose the greatest danger or threat), while also supporting the development of a long-term housing plan.

Emergency and urgent concerns identified by the family or individual are prioritized first through the provision of housing and services. Fundamental needs and the overall health of the household is assessed and prioritized for non-urgent community-based services. Assessments are completed to identify the most vulnerable households based on the number of anticipated housing placements across all resources occurring within the next sixty (60) days.

Prioritization – Once an assessment is complete, the Coordinated Entry process moves on to determine the priority for housing and supportive services. The level of vulnerability and need is determined by analyzing the information obtained from the initial assessment as well as an ongoing evaluation of risk during the case management process.

Risk factors utilized for prioritization of housing services through Coordinated Entry are categorized as emergencies and urgent needs. Additional information obtained on semi-urgent and non-urgent chronic needs is utilized to make additional referrals to community partners. All families and individuals having identified emergent or urgent needs are prioritized for services. In times of an emergency or disaster declaration prioritization standards may be adjusted accordingly and approved by the CE and Steering Committees. Emergency services are a critical crisis response resource, and access to such services are not prioritized.

Dynamic Prioritization is used to identify the person with the highest needs at that point in time in the prioritized group(s), determine if referral is appropriate based on household needs and preferences, and considers their eligibility for the program(s).

Referral – Once the prioritization process results in a household being matched to an open permanent housing program, Coordinated Entry completes a referral to the appropriate service. One of the guiding principles of CE is consumer choice. Consumers can reject service strategies and housing options offered to them, without repercussion. Consumers are not steered toward any particular housing program, facility, or neighborhood, but are matched based on eligibility, prioritization, and consumer choice.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations) will be allocated.

The City of Grand Rapids participates in the community planning process for homeless issues and services, known as the Grand Rapids Area Coalition to End Homelessness (CTEH). The CTEH serves as the Continuum of Care planning body for the Grand Rapids/Kent County area. The CTEH assists in determining unmet needs, developing strategies, and recommending goals and activities, while providing guidance on funding priorities for federal, state, and local homelessness resources. The City of Grand Rapids is actively involved with the CTEH and has representatives on the Steering Committee and other committees.

Homeless Management Information System (HMIS) and other local data was analyzed to determine activities, performance standards and funding allocations based on current levels and/or gaps in service for persons who are homeless or at risk of homelessness.

The CTEH appoints a Funding Review Committee comprised of persons knowledgeable about community homeless needs to develop funding recommendations for various community funding sources. The

Funding Review Committee reviewed funding applications under NI Plan *Outcome 1: Prevent and resolve episodes of homelessness*. The Committee’s feedback informed the funding allocations included in this Plan.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

All ESG subrecipients are required to develop a plan to consult with homeless or formerly homeless individuals in considering and making policies and decisions regarding facilities, services, or other assistance that receive ESG funding. The CoC Steering Committee and Action Boards include persons with lived experience of homelessness.

5. Describe performance standards for evaluating ESG.

The following performance will be tracked for the ESG program:

Prevention Activities

- Number of households exited to permanent housing destinations
- Percentage of households exited to permanent housing destinations

Re-housing Activities

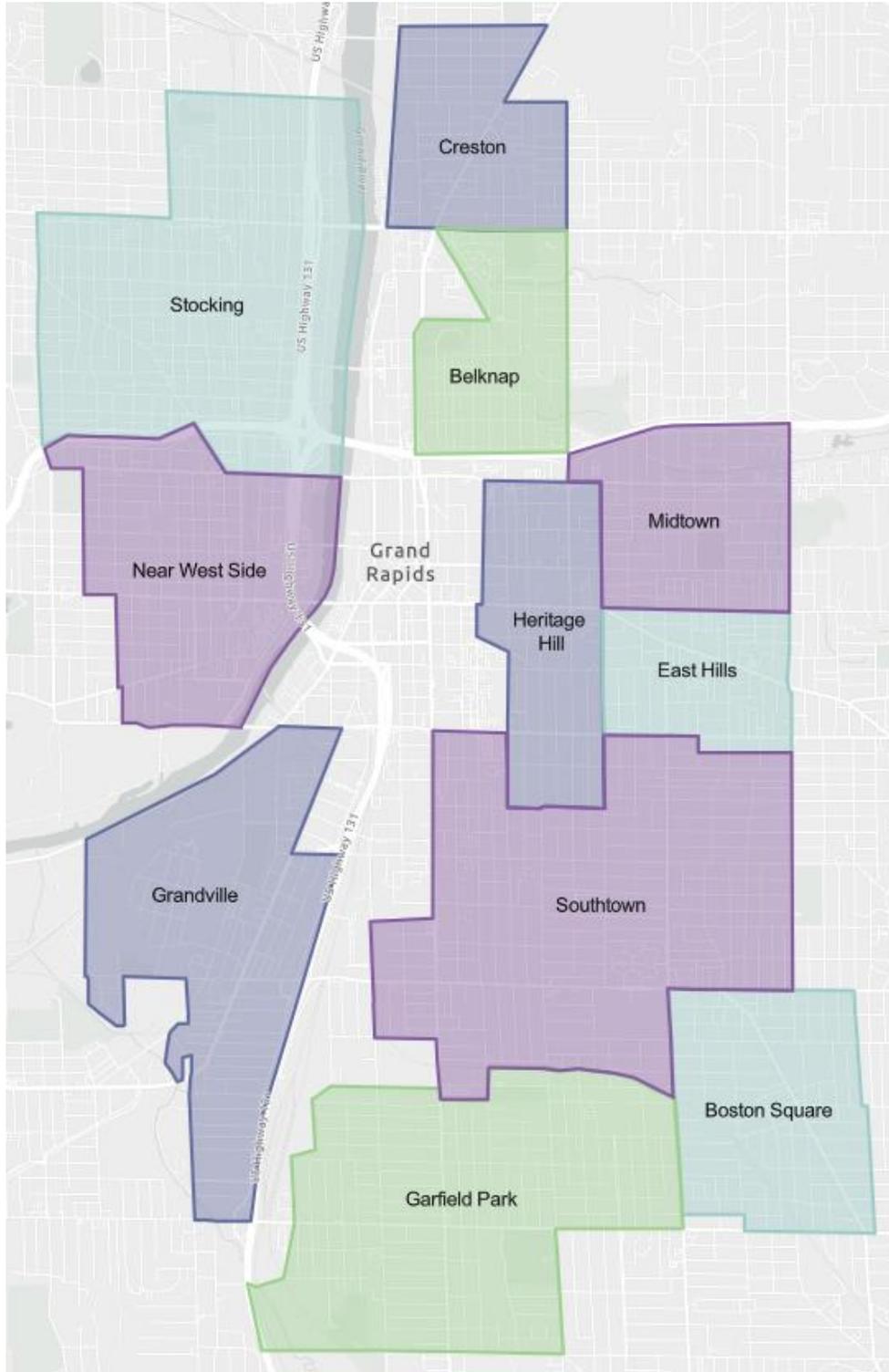
- Number of households exited to permanent housing destinations
- Percentage of households exited to permanent housing destinations

Discussion:

The following assurances are made with regard to the implementation of the federal CDBG, HOME, and ESG programs:

- 1) The City of Grand Rapids agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Government’s payment decisions for purposes of section 3729(b)(4) of title 31, United States Code, and
- 2) The City of Grand Rapids will not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.

Attachment A
City of Grand Rapids Community Development Target Area Map



Attachment B
Emergency Solutions Grants Program
Financial Assistance Guidelines

These Financial Assistance Guidelines are the only guidelines to be used to administer City ESG financial assistance. Agencies may not impose any additional eligibility criteria. Failure to comply with these guidelines may result in revocation and repayment of awarded funds. Guidelines are subject to revision based on changes in state and/or federal requirements.

1. **Coordinated Entry.** Providers shall only accept referrals from the community’s coordinated entry and will refer all households seeking assistance to the coordinated entry for initial assessment (domestic violence agencies shall use local crisis assessment protocol). Providers must comply with all applicable requirements of the CoC’s Coordinated Entry Policy.
2. **Rent Reasonableness.** Rent for the assisted unit must not exceed the lesser of Fair Market Rent (FMR) or HUD’s rent reasonableness standard. If the gross rent for the unit exceeds either the rent reasonableness standard or FMR, ESG may not be used for any portion of the rent, even if the household is willing and/or able to pay the difference. Rent reasonableness is determined by considering the location, quality, size, type, and age of the unit, and any amenities, maintenance, and utilities provided by the owner. Comparable rents can be checked by using a market study of rents charged for units of different sizes in different locations or by reviewing advertisements for comparable rental units.
3. **Habitability Standards.** ESG funds cannot be used to help a participant remain in or move into housing that does not meet the minimum habitability standards at 24 CFR 576.403(c). Habitability standards must be verified for participants receiving any combination of rental assistance, financial assistance, and/or services.
4. **Lead-Based Paint Inspections.** Lead-based paint inspections are required for all ESG-assisted units constructed before 1978 that are or will be occupied by a child under the age of six (6). For lead-based paint requirements, see 24 CFR part 35, subparts A, B, H, J, K, M, and R, which apply to all housing occupied by ESG program participants.
5. **Housing Stability Case Management.** While providing homelessness prevention or rapid re-housing assistance, the program participant must meet with a case manager not less than once per month to assist the participant in ensuring long-term housing stability. A housing stabilization plan must be developed to assist the participant in retaining housing after ESG assistance ends.
6. **Rental Assistance Agreement.** Assistance may only be provided in cases where a rental assistance agreement is in place between the provider and property owner. The agreement must include provisions required at 24 CFR 576.106(e).
7. **Lease Agreement.** Each participant receiving rental assistance must have a legally binding, written lease for the rental unit. The lease must be between the owner and participant and include provisions required at 24 CFR 576.106(g).
8. **Unallowable Costs.** City ESG funds may not be used for the following:
 - Mortgage payments
 - Mortgage arrearages including land contracts
 - Hotel/motel vouchers
 - Direct payments to program participants

		Prevention <i>Homeless Categories 2-4, At Risk of Homeless Categories 1-3</i>	Rapid Re-Housing <i>Homeless Category 1</i>	Guidance <i>Payments issued to a third party</i>	
Rental Assistance	<i>Total rental assistance cannot exceed 12 months</i>				
	Rental Arrearages	<ul style="list-style-type: none"> ▪ One-time payment ▪ Not to exceed six (6) months ▪ May include late fees 	Not available	<ul style="list-style-type: none"> ▪ Households shall have an annual income <30% AMI ▪ Lease and rental assistance agreements required ▪ Units cannot exceed HUD Fair Market Rent and must comply with HUD’s standard of rent reasonableness ▪ Habitability inspection in accordance with 24 CFR 576.403 required before assistance is provided 	
	Short-Term Rental Assistance	<ul style="list-style-type: none"> ▪ Not to exceed three (3) months ▪ Households must have an annual income below 30% of the median family income at intake and re-evaluation (every three (3) months) 	<ul style="list-style-type: none"> • Not to exceed three (3) months 	<ul style="list-style-type: none"> ▪ Cannot be used with other subsidies ▪ Lease and rental assistance agreements required ▪ Units cannot exceed HUD Fair Market Rent and must comply with HUD’s standard of rent reasonableness ▪ Habitability inspection in accordance with 24 CFR 576.403 required before assistance is provided ▪ Monthly case management provided by qualified staff required ▪ Housing stabilization plan must be developed and entered in HMIS 	
	Medium-Term Rental Assistance	<ul style="list-style-type: none"> ▪ Not to exceed 12 months ▪ Households must have an annual income below 30% of the median family income at intake and re-evaluation (every three (3) months) 	<ul style="list-style-type: none"> • Not to exceed 12 months 	<ul style="list-style-type: none"> ▪ Cannot be used with other subsidies. ▪ Lease and rental assistance agreements required ▪ Units cannot exceed HUD Fair Market Rent and must comply with HUD’s standard of rent reasonableness ▪ Habitability inspection in accordance with 24 CFR 576.403 required before assistance is provided ▪ Monthly case management provided by qualified staff required ▪ Housing stabilization plan must be developed and entered into HMIS 	
Housing Relocation and Stabilization	Financial Assistance	Security Deposit	Available	Available	<ul style="list-style-type: none"> ▪ Not to exceed one and a half (1.5) times the monthly rent
		Utilities	Arrearage requires shut off notice	Arrearage available if enabling utilities to be turned on at new address	<ul style="list-style-type: none"> ▪ No more than 12 months of utility payments is allowed, including any arrearages ▪ Eligible services are gas, electric, water, and sewage
	Services	Housing Search and Placement	Available	Available	<ul style="list-style-type: none"> ▪ Assisting participants in locating, obtaining, and retaining permanent housing ▪ Assessment of housing for compliance with habitability, lead-based paint, and rent reasonableness
		Strengths-Based Housing Stability Case Management	Required for all prevention services except for arrearages	Required for all rapid re-housing services	<ul style="list-style-type: none"> ▪ Strengths-based approach to enhance a participant’s housing stability, promote linkages to community resources, and assist the household with the development of a homeless risk prevention plan ▪ Cannot exceed 30 days during the period the participant is seeking permanent housing

Attachment C
CDBG, HOME, ESG, and JAG Program
Monitoring Plan

Monitoring of Federal Programs

The Community Development Department (CDD) monitors the City's performance in meeting goals and objectives set forth in the Consolidated Housing and Community Development Plan. In particular, performance measurement indicators supporting outcomes under the Neighborhood Investment Plan are tracked. Results are reported in the Consolidated Annual Performance and Evaluation Report (CAPER) due each September, 90 days from the start of the fiscal year (July 1).

Internal fiscal controls are in place and generate accounting system reports that are regularly reviewed by CDD staff. These reports identify the dollar amount allocated for each federal grant-funded activity, the amount obligated, and the amount expended. Timeliness of expenditures is monitored regularly to ensure compliance with HUD requirements.

CDD staff review expenditures of federal grant funds for eligibility and adequate source documentation. All expenditures of federal funds, once approved by the CDD, are sent to the City's Comptroller's Office for processing and further oversight. A single audit of the City's federal grants is performed annually by an independent auditor. Additionally, a physical inventory of all fixed assets acquired with federal funds is conducted every two years.

Subrecipient Project Monitoring Standards

The CDD monitors all Subrecipient projects receiving Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) Program, Emergency Solutions Grants (ESG), and Justice Assistance Grant (JAG) funds. Subrecipients are certified annually including review of articles of incorporation, tax and insurance certifications, and bylaws. When an organization has expended more than \$750,000 in federal funds during a fiscal year, an agency single audit is required. Written agreements between the City and Subrecipients identify activities to be performed and measures of success, as well as specific federal and local program requirements.

Subrecipient Monitoring Procedures

Program/Project monitoring is composed of three components: financial reporting, performance reporting and on-site monitoring review.

- **Financial Reporting.** Financial reports are submitted on a monthly or quarterly basis. The financial reports provide information regarding actual program expenditures. These expenditures are reviewed by CDD staff to determine if the expenditures are within the approved budget, if they support contractual activities, and if costs are eligible.
- **Performance Reporting.** Performance reports are submitted to the CDD on an annual, semi-annual, or quarterly basis and are used to provide the CDD with a tool to measure a program's progress in providing contracted services.
- **On-Site Monitoring.** Staff conduct ongoing desk audits of subrecipient contract files. Annually, a risk assessment is completed to determine whether an expanded monitoring review is necessary. This determination is based on prior findings that remain open, closed findings that need to be verified, outstanding independent audit, performance reporting issues, fiscal issues, and/or other appropriate areas that warrant additional monitoring. If it is determined that an expanded monitoring review is necessary, staff will conduct an on-site review. An on-site monitoring review may include examination of subrecipient programmatic records to validate information reported on performance and financial reports. A review of financial records may include an in-depth examination of invoices, time sheets and

other documentation to support expenses charged to the contractual budget. Documentation for program activities is reviewed to corroborate performance reports and to verify that program activity costs allocated to the contractual budget are eligible.

After completing the on-site monitoring review, results are provided in writing to the Subrecipient within 30 days. If concerns and/or findings are identified during the review, the monitoring letter will outline the identified issues and include recommendations and/or corrective actions for resolving issues. If there were no findings or concerns identified during the monitoring visit, the Subrecipient is provided with a letter stating such.

If findings are identified, the Subrecipient is instructed to submit a written response within 30 days of the date of the City's monitoring letter. The response is reviewed by staff to determine if information submitted and/or actions taken are adequate to clear monitoring concerns and/or findings. Staff continues to work with the Subrecipient until all issues are resolved. At such time, the Subrecipient receives written notification that concerns or findings identified during the monitoring have been satisfied and the case is closed.

Grantee (City) Project Monitoring Standards

The Community Development Department monitors all activities using federal grant funds, including those implemented by the Community Development Department and other City departments. Internal "contracts" called Intra- and Inter-Departmental Agreements are used to establish responsibilities and performance expectations. As with Subrecipient contracts, these agreements are monitored by Community Development Department staff and performance data is tracked and reported in the CAPER.

HOME Rental Project Monitoring

The HOME Investment Partnerships (HOME) Program requires long-term monitoring of rental projects to ensure compliance with HOME regulations throughout the HOME affordability period. The period of affordability is between 5 and 20 years for most HOME rental projects. The primary factors used to determine the affordability period are the project type and the amount of HOME dollars invested in each unit.

The Community Development Department (CDD) uses multiple mechanisms to ensure compliance with HOME rules and regulations during a project's period of affordability. Property owners are required to maintain records that demonstrate compliance through submission of various reports to the CDD. The following information is collected on an annual basis:

- Tenant and Income Rental Report (TIRR) is used to verify compliance with income limits and rent rates.
- Financial reports are used to assess the financial condition of projects with HOME units.
- Rent/utility allowances are provided for City review and approval.
- Certification is provided that verifies HOME units are suitable for occupancy.

HOME rental projects are also subject to on-site monitoring for the duration of the affordability period. During the monitoring, tenant files are reviewed to verify information submitted by property owners regarding rent, occupancy, and unit mix.

HOME rental projects also require on-going City inspections to ensure properties are in compliance with the City Property Maintenance Code. Inspections are conducted within 12 months following project completion and at least once every three years thereafter.