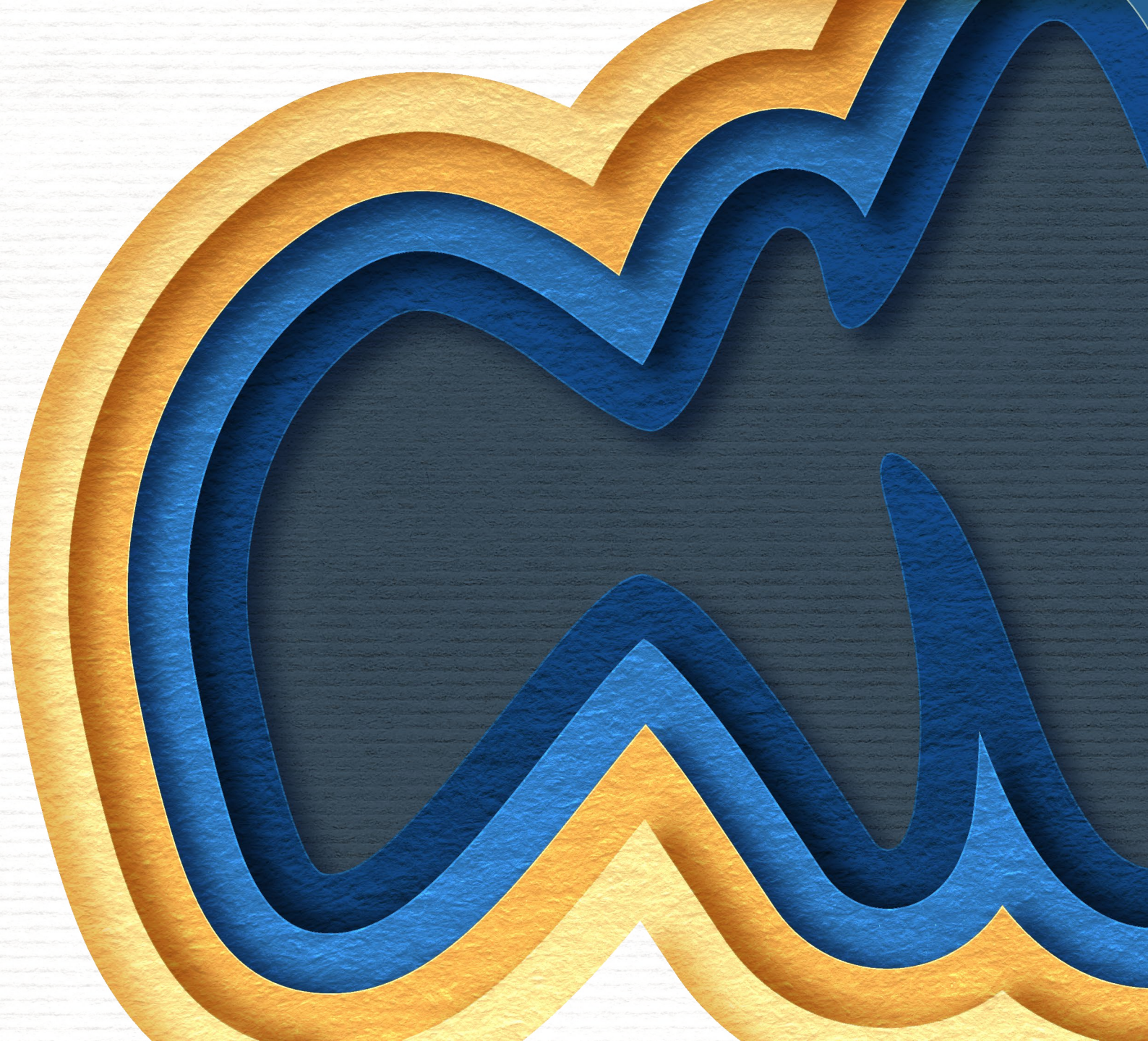


# Emerging Developer Grant

Program Update  
EDPT Meeting  
February 10, 2026





# Program Overview & Goals

Since 2023, the Emerging Developer Grant (EDG) program has focused on providing support to new and emerging developers for predevelopment expenses necessary to obtain site plan approval for a future project.

Proposed mixed-use and multi-family housing projects have been considered a high priority for grant funding.

The Grand Rapids Brownfield Redevelopment Authority (BRA) supports the program as part of its efforts to redevelop blighted, contaminated or functionally obsolete properties.

The EDG program also aims to address the Bridge to Our Future Master Plan and the Economic Development & Mobility Strategic Plan by making economic development services available to first-time real estate developers, supporting brownfield remediation and redevelopment efforts broadly, and helping support small-scale developers through their training and mentorship activities.



# What can the grant be used for?

## EDG Program Can Fund

- Site Planning
- Environmental Site Assessments
- Survey
- Architectural Services
- Engineering (Geotechnical, Mechanical, Electrical, Plumbing, Civil)

## EDG Can NOT Fund

- Legal fees, financing fees, or market studies
- Application fees, including fees associated with obtaining Site Plan approval
- Predevelopment expenses that were incurred one year or more prior to the submission of the grant request



# Eligibility & Application Process

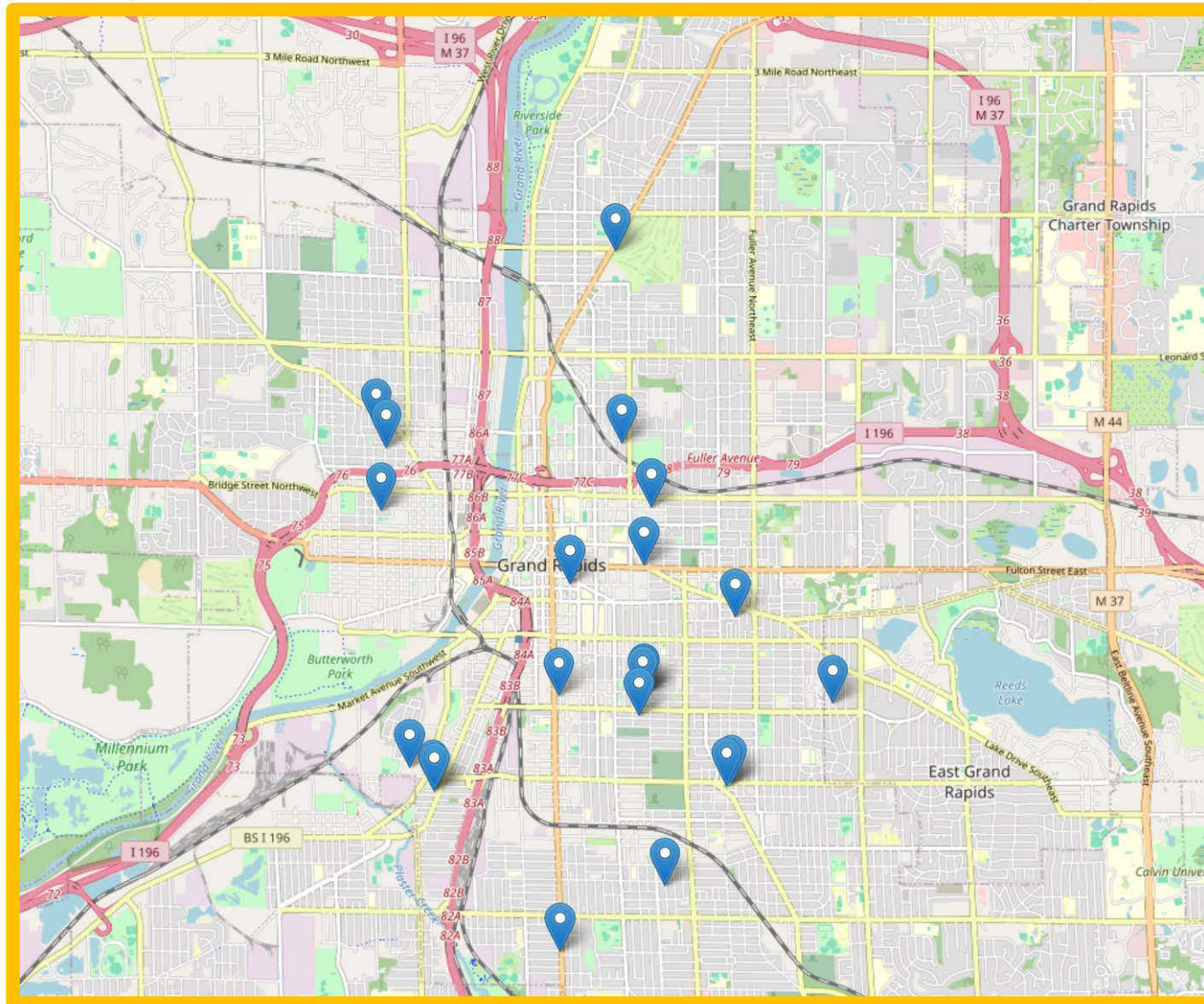
**An eligible Emerging Developer (ED)** is a person with limited experience in the development and redevelopment of real estate who may be supported by a network of more experienced development professionals, or an organized program designed to support first time and less experienced developers.

An ED can be supported by a more experienced developer or development company.

**The application requires applicants to:**

- Provide a description of the proposed future project.
- Submit a scope of work outlining the predevelopment expenses requested to be funded by the grant.

# EDG Projects approved to date



# Investments + Potential

- **22** total approved grant awards since the start of the program - **\$3,114,118** (FY24, FY25 and half of FY26)
  - 10 in Ward 1 = \$1,638,330
  - 4 in Ward 2 = \$560,500
  - 8 in Ward 3 = \$1,086,513
- **Potential End Results:**
  - **Over 211,000** approximate square footage of potential redevelopment
  - **335** potential residential units
  - **\$4,763,181** Average Total Project Cost



86% in  
Neighborhoods of  
Focus

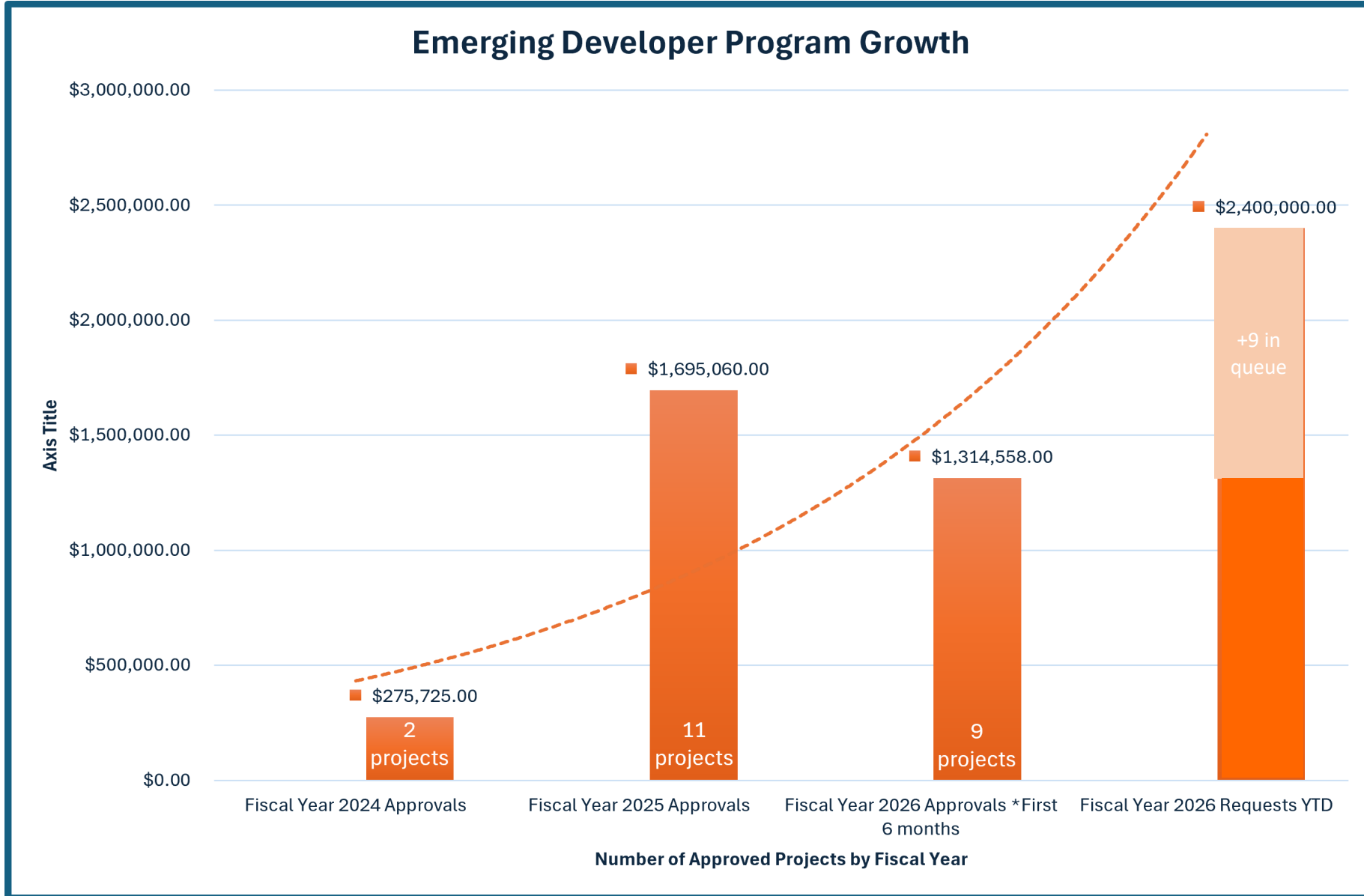
# Post-Grant Development Activity

(since inception)

- 10 projects approved for additional BRA incentive and/or under active construction\*
- 10 projects have been approved for other incentives and working through local and state approvals
- 2 projects stalled due to unforeseen circumstances

\*3 <sup>3</sup>/<sub>4</sub> projects completed

# Program Pipeline Growth



# Recommended Next Steps

- **Further evaluate the approved projects** to validate assumptions that the program is cultivating more deals with more developers and understand barriers
- **Refine program guidelines**
  - Retain existing applications while evaluating best method(s) to achieve goals of equitable access and improved conversion to active development projects.
- **Evaluate potential future funding** during upcoming budget cycle, as well as other potential partners like the state, Affordable Housing Fund and private investors
- **Develop a timeline/process** for releasing future application announcement