



CITY OF  
GRAND  
RAPIDS

# The Consolidated Housing and Community Development Annual Action Plan

**July 1, 2022 - June 30, 2023**

Federal Fiscal Year 2022 • City of Grand Rapids Fiscal Year 2023

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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 explains activities to be carried out July 1, 2022 through June 30, 2023. 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, 2021, 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](http://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 episodes of homelessness	Availability/accessibility for the purpose of creating suitable living environments	Safe Community
2. Improve access to and stability of 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 the supply of affordable housing	Affordability for the purpose of providing decent affordable housing; affordability for the purpose of creating a suitable living environment	Economic Prosperity and Affordability

<b>Neighborhood Investment Plan Outcome</b>	<b>HUD Performance Measurement Framework</b>	<b>City Strategic Plan Strategy Area</b>
4. Improve the condition of existing housing	Availability/accessibility for the purpose of providing decent affordable housing	Safe Community
5. Foster engaged, connected, and resilient neighborhoods	Sustainability for the purpose of creating suitable living environments	Engaged and Connected Community
6. Improve community safety	Sustainability for the purpose of creating suitable living environments	Safe Community
7. Improve economic opportunity	Availability/accessibility for the purpose of creating suitable living environments	Economic Prosperity and Affordability
8. Enhance neighborhood infrastructure	Availability/accessibility for the purpose of creating economic opportunities	Mobility; Health and Environment

### **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 Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grants (ESG) programs. The Citizen Participation Plan is found at [www.grcd.info](http://www.grcd.info).

**Housing and Community Development Needs.** 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 citizen 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.

**Annual Action Plan.** The Community Development Department reviews annual funding requests and makes specific funding recommendations to the City Commission. 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 two 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](http://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 days 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, will be 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. A minimum 5-day public comment period shall be provided to allow for public input. At a minimum, opportunity for public review and comment shall be published on the City's website.

**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 2023 Annual Action Plan.

On March 24, 2022, a notice regarding the availability of the draft Annual Action Plan was published in *The Grand Rapids Press*. Notification was also published March 25, 2022 in two minority community newspapers, *The Grand Rapids Times* and *El Vocero Hispano*. The draft Plan was available for public comment from March 25, 2022 through April 25, 2022. A public hearing before the Grand Rapids City Commission was held on April 12, 2022.

### Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of Response/ Attendance	Summary of Comments Received	Summary of Comments Not Accepted and Reasons	URL (If applicable)
Public Meeting	1) Minorities 2) Non-English Speaking: Spanish 3) Persons with disabilities 4) Non-targeted/broad community	A public hearing before the Grand Rapids City Commission was held on April 12, 2022. Four (4) people addressed the Commission.	Three (3) commenters expressed support for a job training project application. One (1) commenter voiced support for funding programs related to trauma care and housing.	All comments were accepted.	N/A
Newspaper Ad	1) Minorities 2) Non-English Speaking: Spanish 3) Persons with disabilities 4) Non-targeted/broad community	No written comments were received.	No written comments were received.	N/A	N/A
Internet Outreach	Non-targeted/broad community	One (1) written comment was received.	One (1) commenter expressed support for public services, summer employment, and crime prevention activities.	All comments were accepted.	<a href="http://www.grcd.info">www.grcd.info</a>
Email Outreach	Organizations that submitted an FY 2023 NI Plan funding application	Two (2) written comments were received.	One (1) commenter noted a need for neighborhood infrastructure improvements. Another commenter described the accomplishments of a community-wide collaborative network to end homelessness and requested additional funding for support services.	All comments were accepted.	N/A

## Lead and Responsible Agency

Following is the entity responsible for preparing the Consolidated Plan.

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

### Consolidated Plan Public Contact Information

Connie M. Bohatch, Managing Director of Community Services  
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## Expected Resources

### Introduction

Following are allocations from federal funding sources covered under this Plan. FFY 2022 entitlement award levels include small decreases to the CDBG and ESG programs and small increases to the HOME and JAG programs over the prior year.

### Anticipated Resources

Community Development Block Grant (CDBG)		\$4,973,759
FFY 2022 Entitlement	\$3,724,007	
Program Income	350,000	
Reprogrammed	899,752	
HOME Investment Partnerships Program (HOME)		\$1,641,360
FFY 2022 Entitlement	\$1,379,669	
Program Income	224,548	
Reprogrammed	37,143	
Emergency Solutions Grants (ESG)		\$319,893
FFY 2022 Entitlement	\$319,893	
Justice Assistance Grant (JAG)		\$143,884
FFY 2021 Award	\$143,884	

### 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 the Grand Rapids Area Coalition to End Homelessness (CTEH) Strategic Plan. 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.

**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 2021 HOME entitlement, excluding 10% for administration and 5% for Community Housing Development Organization (CHDO) operating support. The estimated FFY 2022 HOME match is \$354,912.78 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 2022.

**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 FY 2023 Annual Action Plan and identifies implementing organizations. These organizations will have formal agreements with the City to carry out projects from July 1, 2022 through June 30, 2023, 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 for homelessness. Please note “planned units” represent a good faith estimate of performance and are subject to change.

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

- Prevent and resolve episodes of homelessness
- Improve access to and stability of affordable housing
- Increase the supply of affordable housing
- Improve the condition of existing housing
- Foster engaged, connected and resilient neighborhoods
- Improve community safety
- Improve economic opportunity
- Enhance neighborhood infrastructure

## 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
<b>Prevent and resolve episodes of homelessness</b>	2022	2023	Affordable Housing	City of Grand Rapids Cities of Grand Rapids, Kentwood, and Wyoming	Homelessness - Rapid re-housing and prevention  Affordable housing - Rental assistance	CDBG PS: \$60,000  HOME: \$345,939  ESG: \$295,901	Public service activities: 4,500 Persons Assisted  Tenant-based Rental Assistance: 70 Households Assisted  Rapid Re-housing: 40 Households Assisted
<b>Improve access to and stability of affordable housing</b>	2022	2023	Affordable Housing	Citywide General Target Area	Non-housing - Public services	CDBG PS: \$150,000	Public service activities other than Low/Moderate Income Housing Benefit: 455 Persons Assisted
<b>Increase the supply of affordable housing</b>	2022	2024	Affordable Housing	Citywide General Target Area Near West Side, Southtown, Creston, Belknap, Stocking	Affordable housing - Rental and Homeowner constructed	HOME: \$1,110,000 CHDO Operating: \$25,000	Rental Housing Developed: 93 Housing Units  Homeowner Housing Developed: 4 Housing Units
<b>Improve the condition of existing housing</b>	2022	2023	Non-Housing Community Development	Citywide General Target Area Southtown STA	Non-housing - Public services	CDBG: \$3,085,581	Homeowner Housing Rehabilitated: 690 Housing Units  Housing Code Enforcement: 3,500 Housing Units

<b>Goal Name</b>	<b>Start Year</b>	<b>End Year</b>	<b>Category</b>	<b>Geographic Area</b>	<b>Needs Addressed</b>	<b>Funding</b>	<b>Goal Outcome Indicator</b>
<b>Foster engaged, connected and resilient neighborhoods</b>	2022	2023	Non-Housing Community Development	All STAs	Non-housing - Public services	CDBG PS: \$335,750	Public service activities other than Low/Moderate Income Housing Benefit: 99,145 Persons Assisted
<b>Improve community safety</b>	2022	2023	Non-Housing Community Development	All STAs Citywide	Non-housing - Public services	CDBG PS: \$427,627 JAG: \$64,748	Public service activities other than Low/Moderate Income Housing Benefit: 99,145 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 the FY 2023 funding year. Projects supported with Justice Assistance Grant (JAG) funds in Outcome 6 are included as they support the Neighborhood Investment Plan but are not under HUD jurisdiction.

### Outcome 1: Prevent and resolve episodes of homelessness

This outcome supports efforts to obtain or retain housing stability for individuals and families experiencing homelessness or at risk of homelessness. Activities include, but are not limited to, homelessness prevention and rapid re-housing.

1-1 Tenant Based Rental Assistance Community Rebuilders	Target Area Cities of Grand Rapids, Kentwood, and Wyoming	Total Funding \$345,939	Funding Source HOME
<b>Description:</b> Provides rental assistance to income-eligible individuals and households.			
			<b>Planned Units</b>
<b>Output:</b> Number of households served with Tenant-Based Rental Assistance up to eighteen (18) months. <sup>GOI</sup>			70
<b>Indicator 1:</b> Number of households who have increased accessibility to affordable housing.			70
<b>Indicator 2:</b> Percent of households exited to positive/permanent destinations.			90%
<b>Target Completion Date:</b> 6/30/23		<b>Activity Category:</b> HOME; Tenant-Based Rental Assistance (92.209)	
<b>Priority Needs Addressed:</b> Poverty reduction activities; Prevention of Homelessness		<b>Performance Objective:</b> Provide decent affordable housing	
<b>Goal Outcome Indicator; Accomplishment Type:</b> 12. Tenant-based rental assistance/Rapid Re-housing; Beneficiary Units		<b>Performance Outcome:</b> Affordability	
<b>Subject to Section 3:</b> No			

1-2 Housing Assessment Program The Salvation Army	Target Area Citywide	Total Funding \$60,000	Funding Source CDBG PS
<b>Description:</b> The program provides households experiencing a housing crisis with a comprehensive intake assessment, utilizing a strengths-based, housing-focused tool to determine risk of homelessness and vulnerability and begin the process of identifying or maintaining permanent housing.			
			<b>Planned Units</b>
<b>Output:</b> Number of people who complete an Intake Assessment as the first step to creating a plan to prevent or resolve homelessness. <sup>GOI</sup>			4,500
<b>Indicator:</b> Of the 4,500 people assessed, 1,000 will be referred to permanent housing.			1,000
<b>Target Completion Date:</b> 6/30/23		<b>Activity Category:</b> 05Z – Other Public Services (570.201(e))	
<b>Priority Needs Addressed:</b> Poverty reduction activities; Prevention of Homelessness		<b>National Objective:</b> LMC – Low/Mod Limited Clientele Benefit	
<b>Goal Outcome Indicator; Accomplishment Type:</b> 3. Public service activities other than low/moderate income housing benefit; 01 - People		<b>Performance Objective:</b> Provide decent affordable housing	
<b>Performance Outcome:</b> Availability/accessibility			
<b>Subject to Section 3:</b> No			

1-3 <b>Long Term Rental Assistance</b> The Salvation Army	<b>Target Area</b> Citywide	<b>Total Funding</b> \$295,901	<b>Funding Source</b> ESG
<b>Description:</b> Provides rental assistance to individuals and households experiencing homelessness.			
			<b>Planned Units</b>
<b>Output:</b> Number of households who receive rapid re-housing financial assistance. <sup>GOI</sup>			40
<b>Indicator 1:</b> Average number of days from program entry to move in date.			30
<b>Indicator 2:</b> Percent of households exited to positive/permanent destinations.			95%
<b>Target Completion Date:</b> 6/30/23		<b>Activity Category:</b> ESG; Rapid Rehousing	
<b>Priority Needs Addressed:</b> Poverty reduction activities		<b>Performance Objective:</b> Provide decent affordable housing	
<b>Goal Outcome Indicator; Accomplishment Type:</b> 12. Tenant-based rental assistance/Rapid Re-housing; Beneficiary Units		<b>Performance Outcome:</b> Affordability	
		<b>Subject to Section 3:</b> No	

## Outcome 2: Improve access to and stability of affordable housing

This outcome supports efforts to increase household stability and equitable access to housing. Activities include, but are not limited to, fair housing education and enforcement, housing-related legal assistance, down payment assistance, foreclosure intervention, and tenant-based rental assistance.

2-1 <b>Fair Housing Services</b> Fair Housing Center of West Michigan	<b>Target Area</b> Citywide	<b>Total Funding</b> \$75,000	<b>Funding Source</b> CDBG PS
<b>Description:</b> This program provides fair housing services consisting of complaint investigation, housing testing, and educational activities.			
			<b>Planned Units</b>
<b>Output 1:</b> Number of hours of education and outreach services.			155
<b>Indicator 1:</b> Number of people who received fair housing education and outreach. <sup>GOI</sup>			4,700
<b>Indicator 2:</b> Number of housing industry professionals who indicated they would modify business practices following training.			30
<b>Output 2:</b> Number of housing tests conducted to determine compliance with fair housing laws.			50
<b>Target Completion Date:</b> 6/30/23		<b>Activity Category:</b> 05J – Fair Housing Activities (570.201(e))	
<b>Priority Needs Addressed:</b> 17. Fair housing and legal counseling activities		<b>National Objective:</b> LMA – Low/Mod Area Benefit	
<b>Goal Outcome Indicator; Accomplishment Type:</b> 3. Public service activities other than low-moderate income housing benefit; 01 - People		<b>Performance Objective:</b> Create suitable living environments	
		<b>Performance Outcome:</b> Availability/accessibility	
		<b>Subject to Section 3:</b> No	

<b>2-2</b> <b>Housing Legal Assistance</b> Legal Aid of Western Michigan	<b>Target Area</b> GTA	<b>Total Funding</b> \$75,000	<b>Funding Source</b> CDBG PS
<b>Description:</b> This program provides free legal assistance to low- and moderate-income people in housing related matters such as eviction and foreclosure.			
<b>Output:</b> Number of people receiving legal counseling and/or representation on a housing-related legal matter. <sup>GOI</sup>			<b>Planned Units</b> 300
<b>Indicator:</b> Number of people who resolve their housing-related legal matter based on one of the following main benefits: <ul style="list-style-type: none"> <li>▪ Avoidance of a housing crisis.</li> <li>▪ Improvement in the quality of the person’s housing.</li> <li>▪ Removal of barriers to obtaining or retaining housing.</li> <li>▪ Increased knowledge of the legal system.</li> </ul>			270
<b>Target Completion Date:</b> 6/30/23 <b>Priority Needs Addressed:</b> 17. Fair housing and legal counseling activities <b>Goal Outcome Indicator; Accomplishment Type:</b> 3. Public service activities other than low-moderate income housing benefit; 01 - People		<b>Activity Category:</b> 05C – Legal Services (570.201(e)) <b>National Objective:</b> LMC – Low/Mod Limited Clientele Benefit <b>Performance Objective:</b> Provide decent affordable housing <b>Performance Outcome:</b> Sustainability <b>Subject to Section 3:</b> No	

### Outcome 3: Increase the supply of affordable housing

Increase the number of newly constructed and rehabilitated affordable rental and homeownership units available to low- and moderate-income households. Activities include, but are not limited to, infill new construction; conversion of vacant non-residential buildings to rental housing; rehabilitation and sale of single-family homes for first-time homebuyers; and development of permanent supportive housing for persons with disabilities, the chronically homeless, or other underserved populations.

<b>3-1</b> <b>Lexington School Apartments</b> Commonwealth Development Corp of America	<b>Target Area</b> Near West Side	<b>Total Funding</b> \$400,000	<b>Funding Source</b> HOME
<b>Description:</b> Development of rental units for occupancy by income-eligible households.			
<b>Output:</b> Number of new affordable rental units created. <sup>GOI</sup>			<b>Planned Units</b> 39
<b>Indicator 1:</b> Number of rental units constructed to applicable building code standards.			39
<b>Indicator 2:</b> Number of homeowner units that remain affordable for lower-income families for 5, 10, 15, or 20 years.			39
<b>Target Completion Date:</b> 6/30/24 <b>Priority Needs Addressed:</b> 1. Develop new affordable rental units <b>Goal Outcome Indicator; Accomplishment Type:</b> 7. Rental units constructed; HOME-Assisted Units		<b>Activity Category:</b> HOME; Rental (92.205) <b>Performance Objective:</b> Provide decent affordable housing <b>Performance Outcome:</b> Affordability <b>Subject to Section 3:</b> Yes	

3-2 <b>Southtown 3</b> Habitat for Humanity of Kent County	<b>Target Area</b> Southtown	<b>Total Funding</b> \$210,000	<b>Funding Source</b> HOME
<b>Description:</b> New construction of three (3) homes for sale to income-qualified households.			
			<b>Planned Units</b>
<b>Output:</b> Number of affordable homeowner units created. <sup>GOI</sup>			3
<b>Indicator 1:</b> Number of units newly constructed to applicable building code standards.			3
<b>Indicator 2:</b> Number of housing units that meet one or more of the following standards: 1) air infiltration rates were reduced by 20%, 2) eligibility for LEED certification, 3) attained a HERS rating of 4 stars (rehabilitation) or 5 stars (new construction), 4) Michigan Energy Code Compliance.			3
<b>Indicator 3:</b> Number of homeowner units that remain affordable for lower-income families for 5, 10, 15, or 20 years.			3
<b>Target Completion Date:</b> 6/30/23		<b>Activity Category:</b> HOME; Homebuyer (92.205)	
<b>Priority Needs Addressed:</b> 2. Develop new affordable for-sale homes		<b>Performance Objective:</b> Provide decent affordable housing	
<b>Goal Outcome Indicator; Accomplishment Type:</b> 9. Homeowner housing added; HOME-Assisted Units		<b>Performance Outcome:</b> Affordability	
<b>Subject to Section 3:</b> No			

3-3 <b>MoTown Square Affordable Assisted Living</b> LINC Up Nonprofit Housing Corporation	<b>Target Area</b> Southtown	<b>Total Funding</b> \$400,000	<b>Funding Source</b> HOME
<b>Description:</b> Development of rental units for occupancy by income-eligible households.			
			<b>Planned Units</b>
<b>Output:</b> Number of new affordable rental units created. <sup>GOI</sup>			54
<b>Indicator 1:</b> Number of rental units constructed to applicable building code standards.			54
<b>Indicator 2:</b> Number of homeowner units that remain affordable for lower-income families for 5, 10, 15, or 20 years.			54
<b>Indicator 3:</b> Number of rental units that provide supportive housing for seniors.			54
<b>Target Completion Date:</b> 6/30/24		<b>Activity Category:</b> HOME; Rental (92.205)	
<b>Priority Needs Addressed:</b> 1. Develop new affordable rental units		<b>Performance Objective:</b> Provide decent affordable housing	
<b>Goal Outcome Indicator; Accomplishment Type:</b> 7. Rental units constructed; HOME-Assisted Units		<b>Performance Outcome:</b> Affordability	
<b>Subject to Section 3:</b> Yes			

3-4 <b>CHDO Operating Support</b> New Development Corporation	<b>Target Area</b> GTA	<b>Total Funding</b> \$25,000	<b>Funding Source</b> HOME CHDO
<b>Description:</b> Funding will be used to support HOME-assisted housing development activities.			
			<b>Planned Units</b>
<b>Output:</b> N/A			N/A
<b>Target Completion Date:</b> 6/30/23		<b>Activity Category:</b> HOME; AD/CO/CC Only (92.208)	
<b>Priority Needs Addressed:</b> N/A		<b>Performance Objective:</b> N/A	
<b>Goal Outcome Indicator; Accomplishment Type:</b> N/A		<b>Performance Outcome:</b> N/A	
<b>Subject to Section 3:</b> No			

3-5 <b>North End Affordable Housing</b> New Development Corporation	<b>Target Area</b> Belknap, Creston, or Stocking	<b>Total Funding</b> \$100,000	<b>Funding Source</b> HOME
<b>Description:</b> New construction or rehabilitation of one (1) home for sale to an income-eligible household.			
			<b>Planned Units</b>
<b>Output:</b> Number of affordable homeowner units created. <sup>GOI</sup>			1
<b>Indicator 1:</b> Number of units newly constructed to applicable building code standards.			1
<b>Indicator 2:</b> Number of housing units that meet one or more of the following standards: 1) air infiltration rates were reduced by 20%, 2) eligibility for LEED certification, 3) attained a HERS rating of 4 stars (rehabilitation) or 5 stars (new construction), 4) Michigan Energy Code Compliance.			1
<b>Indicator 3:</b> Number of homeowner units that remain affordable for lower-income families for 5, 10, 15, or 20 years.			1
<b>Target Completion Date:</b> 6/30/23		<b>Activity Category:</b> HOME; Homebuyer (92.205)	
<b>Priority Needs Addressed:</b> 2. Develop new affordable for-sale homes		<b>Performance Objective:</b> Provide decent affordable housing	
<b>Goal Outcome Indicator; Accomplishment Type:</b> 9. Homeowner housing added; HOME-Assisted Units		<b>Performance Outcome:</b> Affordability	
<b>Subject to Section 3:</b> No			

#### Outcome 4: Improve the condition of existing housing

This outcome supports 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 and energy efficiency improvements.

4-1 <b>Housing Code Enforcement</b> City of Grand Rapids Community Development Department	<b>Target Area</b> Targeted Neighborhoods	<b>Total Funding</b> \$1,368,688	<b>Funding Source</b> CDBG
<b>Description:</b> Enforcement of the City Property Maintenance Code, Nuisance Code, and Zoning Ordinance.			
			<b>Planned Units</b>
<b>Output:</b> Number of code violation cases continued or initiated.			5,300
<b>Indicator 1:</b> 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. <sup>GOI</sup>			3,500
<b>Indicator 2:</b> Number of vacant and/or abandoned housing units returned to productive use.			80
<b>Target Completion Date:</b> 6/30/23		<b>Activity Category:</b> 15 – Code Enforcement (570.202(c))	
<b>Priority Needs Addressed:</b> 7. Targeted code enforcement		<b>National Objective:</b> LMA – Low/Mod Area Benefit	
<b>Goal Outcome Indicator; Accomplishment Type:</b> 22. Housing code enforcement/Foreclosed property care; Housing Units		<b>Performance Objective:</b> Provide decent affordable housing	
<b>Performance Outcome:</b> Availability/accessibility			
<b>Subject to Section 3:</b> No			

4-2 <b>Housing Rehabilitation Program</b> City of Grand Rapids Community Development Department	<b>Target Area</b> Citywide	<b>Total Funding</b> \$850,000	<b>Funding Source</b> CDBG
<b>Description:</b> This program provides financial assistance to low- and moderate-income homeowners to rehabilitate their homes and obtain emergency repairs.			
			<b>Planned Units</b>
<b>Output:</b> Number of homeowner units repaired to City Rehabilitation Standards. <sup>GOI</sup>			45
<b>Indicator 1:</b> Number of homeowner units at which an exterior code violation was corrected.			30
<b>Indicator 2:</b> Number of homeowner units made lead safe.			20
<b>Indicator 3:</b> Number of homeowner units in which home health and safety hazards other than lead-based paint hazards were remediated.			30
<b>Indicator 4:</b> Average cost savings to homeowners compared to a market rate home improvement loan.			\$10,000
<b>Target Completion Date:</b> 12/31/23		<b>Activity Category:</b> 14A – Rehab; Single-Unit Residential (570.202)	
<b>Priority Needs Addressed:</b> 3. Rehabilitation of owner-occupied units		<b>National Objective:</b> LMH – Low/Mod Housing Benefit	
<b>Goal Outcome Indicator; Accomplishment Type:</b> 10. Homeowner Housing Rehabilitated; Housing Units		<b>Performance Objective:</b> Provide decent affordable housing	
		<b>Performance Outcome:</b> Availability/accessibility	
		<b>Subject to Section 3:</b> No	

4-3 <b>Historic Preservation Code Enforcement</b> City of Grand Rapids Planning Department	<b>Target Area</b> Targeted Neighborhoods	<b>Total Funding</b> \$55,000	<b>Funding Source</b> CDBG
<b>Description:</b> Education and enforcement of the historic preservation code within targeted neighborhoods.			
			<b>Planned Units</b>
<b>Output:</b> Number of code violation cases continued or initiated.			350
<b>Indicator:</b> Number of housing units brought into compliance with one or more of the following: Housing Code, Nuisance Code, Zoning Ordinance, or Historic Preservation Standards. <sup>GOI</sup>			325
<b>Target Completion Date:</b> 6/30/23		<b>Activity Category:</b> 15 – Code Enforcement (570.202(c))	
<b>Priority Needs Addressed:</b> 7. Targeted code enforcement		<b>National Objective:</b> LMA – Low/Mod Area Benefit	
<b>Goal Outcome Indicator; Accomplishment Type:</b> 22. Housing code enforcement/Foreclosed property care; Housing Units		<b>Performance Objective:</b> Provide decent affordable housing	
		<b>Performance Outcome:</b> Availability/accessibility	
		<b>Subject to Section 3:</b> No	

4-4 <b>Accessible Housing Services</b> Disability Advocates of Kent County	<b>Target Area</b> Citywide	<b>Total Funding</b> \$25,000	<b>Funding Source</b> CDBG
<b>Description:</b> This program provides housing assessments to persons with disabilities with the goal of securing needed housing modifications.			
			<b>Planned Units</b>
<b>Output:</b> Number of housing units provided with an environmental assessment for the purpose of making recommendations for accessibility modifications.			28
<b>Indicator:</b> 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.			15
<b>Target Completion Date:</b> 6/30/23		<b>Activity Category:</b> 14A – Rehab; Single-Unit Residential (570.202)	
<b>Priority Needs Addressed:</b> Minor and emergency housing repairs		<b>National Objective:</b> LMH – Low/Mod Housing Benefit	
<b>Goal Outcome Indicator; Accomplishment Type:</b> Not applicable		<b>Performance Objective:</b> Provide decent affordable housing	
		<b>Performance Outcome:</b> Availability/accessibility	
		<b>Subject to Section 3:</b> No	

4-5 Minor Home Repair Program Grand Rapids Nehemiah Project	Target Area Citywide	Total Funding \$210,000	Funding Source CDBG
<b>Description:</b> This program provides minor home repairs for low- and moderate-income homeowners.			
			<b>Planned Units</b>
<b>Output:</b> Number of homeowner units that receive minor home repairs. <sup>GOI</sup>			95
<b>Indicator:</b> 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.			95
<b>Target Completion Date:</b> 12/31/23 <b>Priority Needs Addressed:</b> 3. Rehabilitation of owner-occupied units <b>Goal Outcome Indicator; Accomplishment Type:</b> 10. Homeowner Housing Rehabilitated; 10. Housing Units		<b>Activity Category:</b> 14A – Rehab; Single-Unit Residential (570.202) <b>National Objective:</b> LMH – Low/Mod Housing Benefit <b>Performance Objective:</b> Provide decent affordable housing <b>Performance Outcome:</b> Availability/accessibility <b>Subject to Section 3:</b> No	

4-6 Access Modification Program Home Repair Services of Kent County, Inc.	Target Area Citywide	Total Funding \$75,000	Funding Source CDBG
<b>Description:</b> This program provides wheelchair ramps and bathroom modifications to improve the accessibility of homes occupied by persons with disabilities.			
			<b>Planned Units</b>
<b>Output:</b> Number of housing units made accessible for people with disabilities. <sup>GOI</sup>			25
<b>Indicator:</b> 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.			25
<b>Target Completion Date:</b> 12/31/23 <b>Priority Needs Addressed:</b> 4. Accessibility modifications <b>Goal Outcome Indicator; Accomplishment Type:</b> 8. Rental units rehabilitated/10. Homeowner housing rehabilitated; 10. Housing Units		<b>Activity Category:</b> 14A – Rehab; Single-Unit Residential (570.202) <b>National Objective:</b> LMH – Low/Mod Housing Benefit <b>Performance Objective:</b> Provide decent affordable housing <b>Performance Outcome:</b> Availability/accessibility <b>Subject to Section 3:</b> No	

4-7 Minor Home Repair Program Home Repair Services of Kent County, Inc.	Target Area Citywide	Total Funding \$501,893	Funding Source CDBG
<b>Description:</b> This program provides critical health, safety, and structural-related repairs for low- and moderate-income homeowners.			
			<b>Planned Units</b>
<b>Output:</b> Number of homeowner units that receive minor home repairs. <sup>GOI</sup>			525
<b>Indicator:</b> 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.			500
<b>Target Completion Date:</b> 12/31/23 <b>Priority Needs Addressed:</b> 3. Rehabilitation of owner-occupied units <b>Goal Outcome Indicator; Accomplishment Type:</b> 10. Homeowner Housing Rehabilitated; 10. Housing Units		<b>Activity Category:</b> 14A – Rehab; Single-Unit Residential (570.202) <b>National Objective:</b> LMH – Low/Mod Housing Benefit <b>Performance Objective:</b> Provide decent affordable housing <b>Performance Outcome:</b> Availability/accessibility <b>Subject to Section 3:</b> No	

### Outcome 5: Foster engaged, connected and resilient neighborhoods

This outcome supports activities that build relationships, lift resident voice, and enhance neighborhood stability. Activities include, but are not limited to, community organizing, education and referral services, and promote equitable development.

5-1 Neighborhood Leadership and Civic Engagement Creston Neighborhood Association	Target Area Creston	Total Funding \$23,500	Funding Source CDBG PS
<b>Description:</b> 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.			
			<b>Planned Units</b>
<b>Output 1:</b> Number of people informed or educated on neighborhood leadership or civic engagement opportunities.			125
<b>Indicator 1a:</b> Number of people who indicated the neighborhood leadership or civic engagement information was beneficial.			94
<b>Indicator 1b:</b> Number of people who became engaged in a leadership role in their neighborhood.			63
<b>Target Completion Date:</b> 6/30/23		<b>Activity Category:</b> 05Z – Other Public Services (570.201(e))	
<b>Priority Needs Addressed:</b> Engaged, Connected, and Resilient Neighborhoods		<b>National Objective:</b> LMA – Low/Mod Area Benefit	
<b>Goal Outcome Indicator; Accomplishment Type:</b> 3. Public service activities other than low/moderate income housing benefit; 01 - People		<b>Performance Objective:</b> Create suitable living environments	
		<b>Performance Outcome:</b> Sustainability	
		<b>Subject to Section 3:</b> No	

5-2 Neighborhood Leadership and Civic Engagement East Hills Council of Neighbors	Target Area East Hills	Total Funding \$22,250	Funding Source CDBG PS
<b>Description:</b> 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.			
			<b>Planned Units</b>
<b>Output 1:</b> Number of people informed or educated on neighborhood leadership or civic engagement opportunities.			69
<b>Indicator 1a:</b> Number of people who indicated the neighborhood leadership or civic engagement information was beneficial.			50
<b>Indicator 1b:</b> Number of people who became engaged in a leadership role in their neighborhood.			31
<b>Target Completion Date:</b> 6/30/23		<b>Activity Category:</b> 05Z – Other Public Services (570.201(e))	
<b>Priority Needs Addressed:</b> Engaged, Connected, and Resilient Neighborhoods		<b>National Objective:</b> LMA – Low/Mod Area Benefit	
<b>Goal Outcome Indicator; Accomplishment Type:</b> 3. Public service activities other than low/moderate income housing benefit; 01 - People		<b>Performance Objective:</b> Create suitable living environments	
		<b>Performance Outcome:</b> Sustainability	
		<b>Subject to Section 3:</b> No	

5-3 <b>Neighborhood Leadership and Civic Engagement</b> Eastown Community Association	<b>Target Area</b> Eastown	<b>Total Funding</b> \$19,750	<b>Funding Source</b> CDBG PS
<b>Description:</b> 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.			
			<b>Planned Units</b>
<b>Output 1:</b> Number of people informed or educated on neighborhood leadership or civic engagement opportunities.			69
<b>Indicator 1a:</b> Number of people who indicated the neighborhood leadership or civic engagement information was beneficial.			51
<b>Indicator 1b:</b> Number of people who became engaged in a leadership role in their neighborhood.			63
<b>Target Completion Date:</b> 6/30/23		<b>Activity Category:</b> 05Z – Other Public Services (570.201(e))	
<b>Priority Needs Addressed:</b> Engaged, Connected, and Resilient Neighborhoods		<b>National Objective:</b> LMA – Low/Mod Area Benefit	
<b>Goal Outcome Indicator; Accomplishment Type:</b> 3. Public service activities other than low/moderate income housing benefit; 01 - People		<b>Performance Objective:</b> Create suitable living environments	
		<b>Performance Outcome:</b> Sustainability	
		<b>Subject to Section 3:</b> No	

5-4 <b>Neighborhood Leadership and Civic Engagement</b> Garfield Park Neighborhoods Association	<b>Target Area</b> Garfield Park	<b>Total Funding</b> \$33,125	<b>Funding Source</b> CDBG PS
<b>Description:</b> 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.			
			<b>Planned Units</b>
<b>Output 1:</b> Number of people informed or educated on neighborhood leadership or civic engagement opportunities.			156
<b>Indicator 1a:</b> Number of people who indicated the neighborhood leadership or civic engagement information was beneficial.			119
<b>Indicator 1b:</b> Number of people who became engaged in a leadership role in their neighborhood.			63
<b>Target Completion Date:</b> 6/30/23		<b>Activity Category:</b> 05Z – Other Public Services (570.201(e))	
<b>Priority Needs Addressed:</b> Engaged, Connected, and Resilient Neighborhoods		<b>National Objective:</b> LMA – Low/Mod Area Benefit	
<b>Goal Outcome Indicator; Accomplishment Type:</b> 3. Public service activities other than low/moderate income housing benefit; 01 - People		<b>Performance Objective:</b> Create suitable living environments	
		<b>Performance Outcome:</b> Sustainability	
		<b>Subject to Section 3:</b> No	

5-5 <b>Neighborhood Leadership and Civic Engagement</b> Heritage Hill Association	<b>Target Area</b> Heritage Hill	<b>Total Funding</b> \$27,750	<b>Funding Source</b> CDBG PS
<b>Description:</b> 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.			
			<b>Planned Units</b>
<b>Output 1:</b> Number of people informed or educated on neighborhood leadership or civic engagement opportunities.			125
<b>Indicator 1a:</b> Number of people who indicated the neighborhood leadership or civic engagement information was beneficial.			94
<b>Indicator 1b:</b> Number of people who became engaged in a leadership role in their neighborhood.			63
<b>Target Completion Date:</b> 6/30/23		<b>Activity Category:</b> 05Z – Other Public Services (570.201(e))	
<b>Priority Needs Addressed:</b> Engaged, Connected, and Resilient Neighborhoods		<b>National Objective:</b> LMA – Low/Mod Area Benefit	
<b>Goal Outcome Indicator; Accomplishment Type:</b> 3. Public service activities other than low/moderate income housing benefit; 01 - People		<b>Performance Objective:</b> Create suitable living environments	
		<b>Performance Outcome:</b> Sustainability	
		<b>Subject to Section 3:</b> No	

5-6 <b>Neighborhood Leadership and Civic Engagement</b> LINC UP Nonprofit Housing Corporation	Target Area Southtown	Total Funding \$67,750	Funding Source CDBG PS
<b>Description:</b> 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.			
			<b><u>Planned Units</u></b>
<b>Output 1:</b> Number of people informed or educated on neighborhood leadership or civic engagement opportunities.			188
<b>Indicator 1a:</b> Number of people who indicated the neighborhood leadership or civic engagement information was beneficial.			188
<b>Indicator 1b:</b> Number of people who became engaged in a leadership role in their neighborhood.			125
<b>Target Completion Date:</b> 6/30/23		<b>Activity Category:</b> 05Z – Other Public Services (570.201(e))	
<b>Priority Needs Addressed:</b> Engaged, Connected, and Resilient Neighborhoods		<b>National Objective:</b> LMA – Low/Mod Area Benefit	
<b>Goal Outcome Indicator; Accomplishment Type:</b> 3. Public service activities other than low/moderate income housing benefit; 01 - People		<b>Performance Objective:</b> Create suitable living environments	
		<b>Performance Outcome:</b> Sustainability	
		<b>Subject to Section 3:</b> No	

5-7 <b>Neighborhood Leadership and Civic Engagement</b> Midtown Neighborhood Association	Target Area Midtown	Total Funding \$24,000	Funding Source CDBG PS
<b>Description:</b> 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.			
			<b><u>Planned Units</u></b>
<b>Output 1:</b> Number of people informed or educated on neighborhood leadership or civic engagement opportunities.			163
<b>Indicator 1a:</b> Number of people who indicated the neighborhood leadership or civic engagement information was beneficial.			125
<b>Indicator 1b:</b> Number of people who became engaged in a leadership role in their neighborhood.			19
<b>Target Completion Date:</b> 6/30/23		<b>Activity Category:</b> 05Z – Other Public Services (570.201(e))	
<b>Priority Needs Addressed:</b> Engaged, Connected, and Resilient Neighborhoods		<b>National Objective:</b> LMA – Low/Mod Area Benefit	
<b>Goal Outcome Indicator; Accomplishment Type:</b> 3. Public service activities other than low/moderate income housing benefit; 01 - People		<b>Performance Objective:</b> Create suitable living environments	
		<b>Performance Outcome:</b> Sustainability	
		<b>Subject to Section 3:</b> No	

5-8 <b>Neighborhood Leadership and Civic Engagement</b> Neighbors of Belknap Lookout	<b>Target Area</b> Belknap	<b>Total Funding</b> \$20,625	<b>Funding Source</b> CDBG PS
<b>Description:</b> 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.			
			<b><u>Planned Units</u></b>
<b>Output 1:</b> Number of people informed or educated on neighborhood leadership or civic engagement opportunities.			63
<b>Indicator 1a:</b> Number of people who indicated the neighborhood leadership or civic engagement information was beneficial.			48
<b>Indicator 1b:</b> Number of people who became engaged in a leadership role in their neighborhood.			19
<b>Target Completion Date:</b> 6/30/23		<b>Activity Category:</b> 05Z – Other Public Services (570.201(e))	
<b>Priority Needs Addressed:</b> Engaged, Connected, and Resilient Neighborhoods		<b>National Objective:</b> LMA – Low/Mod Area Benefit	
<b>Goal Outcome Indicator; Accomplishment Type:</b> 3. Public service activities other than low/moderate income housing benefit; 01 - People		<b>Performance Objective:</b> Create suitable living environments	
		<b>Performance Outcome:</b> Sustainability	
		<b>Subject to Section 3:</b> No	

5-9 <b>Neighborhood Leadership and Civic Engagement</b> Roosevelt Park Neighborhood Association	<b>Target Area</b> Grandville	<b>Total Funding</b> \$32,375	<b>Funding Source</b> CDBG PS
<b>Description:</b> 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.			
			<b><u>Planned Units</u></b>
<b>Output 1:</b> Number of people informed or educated on neighborhood leadership or civic engagement opportunities.			150
<b>Indicator 1a:</b> Number of people who indicated the neighborhood leadership or civic engagement information was beneficial.			113
<b>Indicator 1b:</b> Number of people who became engaged in a leadership role in their neighborhood.			38
<b>Target Completion Date:</b> 6/30/23		<b>Activity Category:</b> 05Z – Other Public Services (570.201(e))	
<b>Priority Needs Addressed:</b> Engaged, Connected, and Resilient Neighborhoods		<b>National Objective:</b> LMA – Low/Mod Area Benefit	
<b>Goal Outcome Indicator; Accomplishment Type:</b> 3. Public service activities other than low/moderate income housing benefit; 01 - People		<b>Performance Objective:</b> Create suitable living environments	
		<b>Performance Outcome:</b> Sustainability	
		<b>Subject to Section 3:</b> No	

5-10 Neighborhood Leadership and Civic Engagement South West Area Neighbors (dba JBAN)	Target Area Near West Side	Total Funding \$30,125	Funding Source CDBG PS
<b>Description:</b> 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.			
			<b>Planned Units</b>
<b>Output 1:</b> Number of people informed or educated on neighborhood leadership or civic engagement opportunities.			113
<b>Indicator 1a:</b> Number of people who indicated the neighborhood leadership or civic engagement information was beneficial.			88
<b>Indicator 1b:</b> Number of people who became engaged in a leadership role in their neighborhood.			75
<b>Target Completion Date:</b> 6/30/23		<b>Activity Category:</b> 05Z – Other Public Services (570.201(e))	
<b>Priority Needs Addressed:</b> Engaged, Connected, and Resilient Neighborhoods		<b>National Objective:</b> LMA – Low/Mod Area Benefit	
<b>Goal Outcome Indicator; Accomplishment Type:</b> 3. Public service activities other than low/moderate income housing benefit; 01 - People		<b>Performance Objective:</b> Create suitable living environments	
		<b>Performance Outcome:</b> Sustainability	
		<b>Subject to Section 3:</b> No	

5-11 Neighborhood Leadership and Civic Engagement West Grand Neighborhood Organization	Target Area Stocking	Total Funding \$34,500	Funding Source CDBG PS
<b>Description:</b> 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.			
			<b>Planned Units</b>
<b>Output 1:</b> Number of people informed or educated on neighborhood leadership or civic engagement opportunities.			235
<b>Indicator 1a:</b> Number of people who indicated the neighborhood leadership or civic engagement information was beneficial.			235
<b>Indicator 1b:</b> Number of people who became engaged in a leadership role in their neighborhood.			125
<b>Target Completion Date:</b> 6/30/23		<b>Activity Category:</b> 05Z – Other Public Services (570.201(e))	
<b>Priority Needs Addressed:</b> Engaged, Connected, and Resilient Neighborhoods		<b>National Objective:</b> LMA – Low/Mod Area Benefit	
<b>Goal Outcome Indicator; Accomplishment Type:</b> 3. Public service activities other than low/moderate income housing benefit; 01 - People		<b>Performance Objective:</b> Create suitable living environments	
		<b>Performance Outcome:</b> Sustainability	
		<b>Subject to Section 3:</b> No	

**Outcome 6: Improve community safety**

This outcome support efforts that enhance resident safety and quality of life in neighborhoods. Activities include, but are not limited to, crime prevention education and organizing, violence reduction strategies, and other services to ensure health and safety.

<p>6-1 <b>Public Safety</b> Baxter Neighborhood Association</p>	<p><b>Target Area</b> Southtown</p>	<p><b>Total Funding</b> \$50,375</p>	<p><b>Funding Source</b> CDBG PS</p>
<p><b>Description:</b> 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.</p> <p style="text-align: right;"><b>Planned Units</b></p> <p><b>Output 1:</b> Number of people informed or educated on public safety topics. 238</p> <p><b>Indicator 1a:</b> Number of people who indicated the public safety information received was beneficial. 181</p> <p><b>Indicator 1b:</b> Number of housing units or public spaces that received safety improvements. 106</p> <p><b>Target Completion Date:</b> 6/30/23      <b>Activity Category:</b> 05I – Crime Awareness (570.201(e))</p> <p><b>Priority Needs Addressed:</b> Community Safety      <b>National Objective:</b> LMA – Low/Mod Area Benefit</p> <p><b>Goal Outcome Indicator; Accomplishment Type:</b> 3. Public service activities other than low/moderate income housing benefit; 01 - People      <b>Performance Objective:</b> Create suitable living environments</p> <p style="text-align: right;"><b>Performance Outcome:</b> Sustainability</p> <p style="text-align: right;"><b>Subject to Section 3:</b> No</p>			
<p>6-2 <b>Public Safety</b> Creston Neighborhood Association</p>	<p><b>Target Area</b> Creston</p>	<p><b>Total Funding</b> \$27,000</p>	<p><b>Funding Source</b> CDBG PS</p>
<p><b>Description:</b> 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.</p> <p style="text-align: right;"><b>Planned Units</b></p> <p><b>Output 1:</b> Number of people informed or educated on public safety topics. 155</p> <p><b>Indicator 1a:</b> Number of people who indicated the public safety information received was beneficial. 113</p> <p><b>Indicator 1b:</b> Number of housing units or public spaces that received safety improvements. 50</p> <p><b>Target Completion Date:</b> 6/30/23      <b>Activity Category:</b> 05I – Crime Awareness (570.201(e))</p> <p><b>Priority Needs Addressed:</b> Community Safety      <b>National Objective:</b> LMA – Low/Mod Area Benefit</p> <p><b>Goal Outcome Indicator; Accomplishment Type:</b> 3. Public service activities other than low/moderate income housing benefit; 01 - People      <b>Performance Objective:</b> Create suitable living environments</p> <p style="text-align: right;"><b>Performance Outcome:</b> Sustainability</p> <p style="text-align: right;"><b>Subject to Section 3:</b> No</p>			
<p>6-3 <b>Public Safety</b> East Hills Council of Neighbors</p>	<p><b>Target Area</b> East Hills</p>	<p><b>Total Funding</b> \$25,500</p>	<p><b>Funding Source</b> CDBG PS</p>
<p><b>Description:</b> 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.</p> <p style="text-align: right;"><b>Planned Units</b></p> <p><b>Output 1:</b> Number of people informed or educated on public safety topics. 108</p> <p><b>Indicator 1a:</b> Number of people who indicated the public safety information received was beneficial. 81</p> <p><b>Indicator 1b:</b> Number of housing units or public spaces that received safety improvements. 31</p> <p><b>Target Completion Date:</b> 6/30/23      <b>Activity Category:</b> 05I – Crime Awareness (570.201(e))</p> <p><b>Priority Needs Addressed:</b> Community Safety      <b>National Objective:</b> LMA – Low/Mod Area Benefit</p> <p><b>Goal Outcome Indicator; Accomplishment Type:</b> 3. Public service activities other than low/moderate income housing benefit; 01 - People      <b>Performance Objective:</b> Create suitable living environments</p> <p style="text-align: right;"><b>Performance Outcome:</b> Sustainability</p> <p style="text-align: right;"><b>Subject to Section 3:</b> No</p>			

6-4 <b>Public Safety</b> Eastown Community Association	Target Area Eastown	Total Funding \$22,500	Funding Source CDBG PS
<b>Description:</b> 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.			
			<b>Planned Units</b>
<b>Output 1:</b> Number of people informed or educated on public safety topics.			125
<b>Indicator 1a:</b> Number of people who indicated the public safety information received was beneficial.			94
<b>Indicator 1b:</b> Number of housing units or public spaces that received safety improvements.			50
<b>Target Completion Date:</b> 6/30/23		<b>Activity Category:</b> 05I – Crime Awareness (570.201(e))	
<b>Priority Needs Addressed:</b> Community Safety		<b>National Objective:</b> LMA – Low/Mod Area Benefit	
<b>Goal Outcome Indicator; Accomplishment Type:</b> 3. Public service activities other than low/moderate income housing benefit; 01 - People		<b>Performance Objective:</b> Create suitable living environments	
		<b>Performance Outcome:</b> Sustainability	
		<b>Subject to Section 3:</b> No	

6-5 <b>Expanded Outpatient Program</b> Family Outreach Center	Target Area Citywide	Total Funding \$80,000	Funding Source CDBG PS
<b>Description:</b> Provides mental health services to uninsured and underinsured individuals.			
			<b>Planned Units</b>
<b>Output:</b> Number of people who received mental health services.			85
<b>Indicator:</b> Number of participants with increased functioning across life domains.			72
<b>Target Completion Date:</b> 6/30/23		<b>Activity Category:</b> 05O – Mental Health Services (570.201(e))	
<b>Priority Needs Addressed:</b> Community Safety		<b>National Objective:</b> LMC - Low/Mod Clientele	
<b>Goal Outcome Indicator; Accomplishment Type:</b> 3. Public service activities other than low/moderate income housing benefit; 01 - People		<b>Performance Objective:</b> Create suitable living environments	
		<b>Performance Outcome:</b> Sustainability	
		<b>Subject to Section 3:</b> No	

6-6 <b>Public Safety</b> Garfield Park Neighborhood Association	Target Area Garfield Park	Total Funding \$38,125	Funding Source CDBG PS
<b>Description:</b> 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.			
			<b>Planned Units</b>
<b>Output 1:</b> Number of people informed or educated on public safety topics.			250
<b>Indicator 1a:</b> Number of people who indicated the public safety information received was beneficial.			188
<b>Indicator 1b:</b> Number of housing units or public spaces that received safety improvements.			44
<b>Target Completion Date:</b> 6/30/23		<b>Activity Category:</b> 05I – Crime Awareness (570.201(e))	
<b>Priority Needs Addressed:</b> Community Safety		<b>National Objective:</b> LMA – Low/Mod Area Benefit	
<b>Goal Outcome Indicator; Accomplishment Type:</b> 3. Public service activities other than low/moderate income housing benefit; 01 - People		<b>Performance Objective:</b> Create suitable living environments	
		<b>Performance Outcome:</b> Sustainability	
		<b>Subject to Section 3:</b> No	

6-7 Public Safety Heritage Hill Association	Target Area Heritage Hill	Total Funding \$1,752 \$30,123	Funding Source CDBG PS JAG
<b>Description:</b> 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.			
			<b>Planned Units</b>
<b>Output 1:</b> Number of people informed or educated on public safety topics.			331
<b>Indicator 1a:</b> Number of people who indicated the public safety information received was beneficial.			250
<b>Indicator 1b:</b> Number of housing units or public spaces that received safety improvements.			50
<b>Target Completion Date:</b> 6/30/23		<b>Activity Category:</b> 05I – Crime Awareness (570.201(e))	
<b>Priority Needs Addressed:</b> Community Safety		<b>National Objective:</b> LMA – Low/Mod Area Benefit	
<b>Goal Outcome Indicator; Accomplishment Type:</b> 3. Public service activities other than low/moderate income housing benefit; 01 - People		<b>Performance Objective:</b> Create suitable living environments	
		<b>Performance Outcome:</b> Sustainability	
		<b>Subject to Section 3:</b> No	

6-8 Public Safety Midtown Neighborhood Association	Target Area Midtown	Total Funding \$27,625	Funding Source CDBG PS
<b>Description:</b> 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.			
			<b>Planned Units</b>
<b>Output 1:</b> Number of people informed or educated on public safety topics.			206
<b>Indicator 1a:</b> Number of people who indicated the public safety information received was beneficial.			156
<b>Indicator 1b:</b> Number of housing units or public spaces that received safety improvements.			31
<b>Target Completion Date:</b> 6/30/23		<b>Activity Category:</b> 05I – Crime Awareness (570.201(e))	
<b>Priority Needs Addressed:</b> Community Safety		<b>National Objective:</b> LMA – Low/Mod Area Benefit	
<b>Goal Outcome Indicator; Accomplishment Type:</b> 3. Public service activities other than low/moderate income housing benefit; 01 - People		<b>Performance Objective:</b> Create suitable living environments	
		<b>Performance Outcome:</b> Sustainability	
		<b>Subject to Section 3:</b> No	

6-9 Public Safety Neighbors of Belknap Lookout	Target Area Belknap	Total Funding \$23,750	Funding Source CDBG PS
<b>Description:</b> 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.			
			<b>Planned Units</b>
<b>Output 1:</b> Number of people informed or educated on public safety topics.			125
<b>Indicator 1a:</b> Number of people who indicated the public safety information received was beneficial.			94
<b>Indicator 1b:</b> Number of housing units or public spaces that received safety improvements.			15
<b>Target Completion Date:</b> 6/30/23		<b>Activity Category:</b> 05I – Crime Awareness (570.201(e))	
<b>Priority Needs Addressed:</b> Community Safety		<b>National Objective:</b> LMA – Low/Mod Area Benefit	
<b>Goal Outcome Indicator; Accomplishment Type:</b> 3. Public service activities other than low/moderate income housing benefit; 01 - People		<b>Performance Objective:</b> Create suitable living environments	
		<b>Performance Outcome:</b> Sustainability	
		<b>Subject to Section 3:</b> No	

6-10 Public Safety Roosevelt Park Neighborhood Association	Target Area Grandville	Total Funding \$37,250	Funding Source CDBG PS
<b>Description:</b> 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.			
			<b>Planned Units</b>
<b>Output 1:</b> Number of people informed or educated on public safety topics.			188
<b>Indicator 1a:</b> Number of people who indicated the public safety information received was beneficial.			144
<b>Indicator 1b:</b> Number of housing units or public spaces that received safety improvements.			58
<b>Target Completion Date:</b> 6/30/23		<b>Activity Category:</b> 05I – Crime Awareness (570.201(e))	
<b>Priority Needs Addressed:</b> Community Safety		<b>National Objective:</b> LMA – Low/Mod Area Benefit	
<b>Goal Outcome Indicator; Accomplishment Type:</b> 3. Public service activities other than low/moderate income housing benefit; 01 - People		<b>Performance Objective:</b> Create suitable living environments	
		<b>Performance Outcome:</b> Sustainability	
		<b>Subject to Section 3:</b> No	

6-11 Public Safety Seeds of Promise	Target Area Southtown	Total Funding \$59,250	Funding Source CDBG PS
<b>Description:</b> 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.			
			<b>Planned Units</b>
<b>Output 1:</b> Number of people informed or educated on public safety topics.			325
<b>Indicator 1a:</b> Number of people who indicated the public safety information received was beneficial.			244
<b>Indicator 1b:</b> Number of housing units or public spaces that received safety improvements.			38
<b>Target Completion Date:</b> 6/30/23		<b>Activity Category:</b> 05I – Crime Awareness (570.201(e))	
<b>Priority Needs Addressed:</b> Community Safety		<b>National Objective:</b> LMA – Low/Mod Area Benefit	
<b>Goal Outcome Indicator; Accomplishment Type:</b> 3. Public service activities other than low/moderate income housing benefit; 01 - People		<b>Performance Objective:</b> Create suitable living environments	
		<b>Performance Outcome:</b> Sustainability	
		<b>Subject to Section 3:</b> No	

6-12 Public Safety South West Area Neighbors (dba JBAN)	Target Area Near West Side	Total Funding \$34,625	Funding Source JAG
<b>Description:</b> 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.			
			<b>Planned Units</b>
<b>Output 1:</b> Number of people informed or educated on public safety topics.			199
<b>Indicator 1a:</b> Number of people who indicated the public safety information received was beneficial.			148
<b>Indicator 1b:</b> Number of housing units or public spaces that received safety improvements.			19
<b>Target Completion Date:</b> 6/30/23		<b>Activity Category:</b> 05I – Crime Awareness (570.201(e))	
<b>Priority Needs Addressed:</b> Community Safety		<b>National Objective:</b> LMA – Low/Mod Area Benefit	
<b>Goal Outcome Indicator; Accomplishment Type:</b> 3. Public service activities other than low/moderate income housing benefit; 01 - People		<b>Performance Objective:</b> Create suitable living environments	
		<b>Performance Outcome:</b> Sustainability	
		<b>Subject to Section 3:</b> No	

6-13 <b>Public Safety</b> West Grand Neighborhood Organization	<b>Target Area</b> Stocking	<b>Total Funding</b> \$34,500	<b>Funding Source</b> CDBG PS
<b>Description:</b> 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.			
			<b>Planned Units</b>
<b>Output 1:</b> Number of people informed or educated on public safety topics.			375
<b>Indicator 1a:</b> Number of people who indicated the public safety information received was beneficial.			281
<b>Indicator 1b:</b> Number of housing units or public spaces that received safety improvements.			81
<b>Target Completion Date:</b> 6/30/23		<b>Activity Category:</b> 05I – Crime Awareness (570.201(e))	
<b>Priority Needs Addressed:</b> Community Safety		<b>National Objective:</b> LMA – Low/Mod Area Benefit	
<b>Goal Outcome Indicator; Accomplishment Type:</b> 3. Public service activities other than low/moderate income housing benefit; 01 - People		<b>Performance Objective:</b> Create suitable living environments	
		<b>Performance Outcome:</b> Sustainability	
		<b>Subject to Section 3:</b> No	

### Outcome 7: Improve economic opportunity

This outcome supports equitable economic prosperity with an emphasis on improving financial and social capital. Activities include, but are not limited to, job readiness, skill development, training, and technical assistance for existing and new microenterprises, and supporting dedicated facilities and services for small business and entrepreneurial opportunities.

There are no projects recommended for funding under this outcome for the period July 1, 2022 – June 30, 2023.

### Outcome 8: Enhance neighborhood infrastructure

This outcome supports the improvement of physical infrastructure and creating a sense of place in neighborhoods and neighborhood business corridors. Projects include, but are not limited to, parks and open space, streets and streetscapes, sidewalks, tree planting, and façade improvements.

There are no projects recommended for funding under this outcome for the period July 1, 2022 – June 30, 2023.

## Grants Administration and Contract Compliance

<b>Grants Administration and Contract Compliance</b> City of Grand Rapids Community Development Department	<b>Target Area</b> Not Applicable	<b>Total Funding</b> \$1,083,602	<b>Funding Source</b> CDBG, HOME, ESG, and JAG
<p>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 \$884,801 for CDBG administration, \$160,421 for HOME administration, \$23,992 for ESG Administration and \$14,388 for JAG administration.</p>			
<p><b>Activity Category:</b> 21A – General Program Administration</p>			

<b>Grand Rapids Area Coalition to End Homelessness</b> Heart of West Michigan United Way	<b>Target Area</b> Not Applicable	<b>Total Funding</b> \$20,000	<b>Funding Source</b> CDBG
<p>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.</p>			
<p><b>Target Completion Date:</b> 6/30/23 <b>Priority Needs Addressed:</b> 22. Improve homeless outreach and outcomes</p>		<p><b>Activity Category:</b> 21A – General Program Administration <b>Subject to Section 3:</b> No</p>	

<b>Essential Needs Task Force</b> Heart of West Michigan United Way	<b>Target Area</b> Not Applicable	<b>Total Funding</b> \$10,000	<b>Funding Source</b> CDBG
<p>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: housing, transportation, energy, workforce development, and food/nutrition.</p>			
<p><b>Target Completion Date:</b> 6/30/23 <b>Priority Needs Addressed:</b> 22. Improve homeless outreach and outcomes</p>		<p><b>Activity Category:</b> 21A – General Program Administration <b>Subject to Section 3:</b> No</p>	

## 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 City implements many community development activities in target areas. The General Target Area (GTA) includes the largest geographic area with access to a broad range of services, including code enforcement and legal assistance. Within the GTA are eleven (11) areas known as Specific Target Areas (STAs), which include concentrations of low-income populations. STAs have access to public safety and neighborhood leadership/civic engagement activities.

Target Area	Percentage of Funds
City of Grand Rapids (Citywide)	36.8%
General Target Area	25.4%
Southtown STA	13.3%
Near West Side STA	7.9%
Cities of Grand Rapids, Kentwood, and Wyoming	5.9%
Stocking STA	1.9%
Creston STA	1.6%
Belknap STA	1.4%
Garfield Park STA	1.2%
Grandville STA	1.2%
Heritage Hill STA	1.0%
Midtown STA	0.9%
East Hills STA	0.8%
Eastown STA	0.7%

## **Rationale for the priorities for allocating investments geographically**

**General Target Area (GTA).** The GTA identified using income and housing data, and the boundaries have been adjusted over time as decennial Census data at the block group level becomes available. Within the GTA, at least 51% of the residents have low and moderate incomes. Residents of the GTA have access to a broad range of services, including major housing rehabilitation programs and legal assistance.

**Specific Target Area (STA).** Within the GTA are eleven Specific Target Areas. The STAs are residential neighborhoods where at least 55% of the residents are low and moderate income. Residents of the STAs have access to major housing rehabilitation programs, concentrated code enforcement, and support for neighborhood associations. The majority of housing and community development program funds are spent in these neighborhoods.

**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.

### **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, 2022 – June 30, 2023. Funding allocations in this Annual Plan specifically address the following Neighborhood Investment (NI) Plan outcomes: 1) Prevent and resolve episodes of homelessness; 2) Improve access to and stability of affordable housing; 3) Increase the supply of affordable housing; and 4) Improve the condition of existing housing.

- NI Plan outcome “Prevent and resolve episodes of homeless” supports projects that contribute to the community-wide goal of ending homelessness.
- NI Plan outcome “Improve access to and stability of affordable housing” supports projects that provide housing counseling, legal advice, and mitigate housing crises such as unfair housing practices.
- NI Plan outcome “Increase the supply of 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 “Improve the condition of 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, 2022 – June 30, 2023.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	167
Special-Needs	0
<b>Total</b>	<b>167</b>

One Year Goals for the Number of Households by Activity	
Rental Assistance	70
Production of New Units	97
Rehab of Existing Units	0
Acquisition of Existing Units	0
<b>Total</b>	<b>167</b>

## Discussion

Specific affordable housing efforts to be undertaken with HOME funds include development of 93 affordable rental units and four (4) homebuyer units and tenant-based rental assistance for approximately 70 households. CDBG funds support affordable housing through access modifications to 25 homes and repairs to approximately 665 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). The Housing Commission was established in 1966 as a special purpose body authorized to purchase, acquire, construct, maintain, operate, improve, repair or extend housing facilities and eliminate adverse housing conditions. Funded primarily by the U.S. Department of Housing and Urban Development (HUD), the GRHC is independently administered and governed by a five-member board appointed by the City Manager and approved by the City Commission. The GRHC serves lower-income residents through a diverse portfolio of housing programs.

## Actions planned during the next year to address the needs of public housing

For the period July 1, 2022 through June 30, 2023, the GRHC will apply for grants and leverage other public funds to provide housing assistance and services for the low-income disabled, elderly, and families of our community. Following is a description of activities planned by the GRHC during the Plan period.

## Public Housing Improvements Supported through the Capital Fund Program

The GRHC is participating in HUD's Asset Repositioning program that enables conversion of housing units under the Public Housing Program to the Section 8 Program. For FFY 2023, the Housing Commission will continue to explore the conversion of 188 units at the Adams Park Apartments. Capital Funds will be used to make capital improvements to the interior and exterior of this property.

## Homeownership Activities

Through collaborations with the Inner City Christian Federation and Home Repair Services, the GRHC offers home maintenance classes and credit repair/budgeting sessions to improve the ability of low-income families to purchase a home. Section 8 Vouchers may be used for home purchases with the exception of Scattered Site properties that are part of the Public Housing program. Fifteen (15) units of Scattered Site Public Housing properties will be available for sale to households at or below 80% of AMI.

## Actions to encourage public housing residents to become more involved in management and participate in homeownership

The Grand Rapids Housing Commission hosts homeownership orientations on a quarterly basis. The orientations provide information on eligibility, requirements for purchase, purchase options (low-income Public Housing and Housing Choice Voucher) and introductions to local lenders. Periodically, letters are sent to households advising of homeownership opportunities.

## Resident Participation

Resident Advisory Board members will continue to meet and advise the GRHC on matters pertaining to administration of various housing programs, capital needs, and necessary resident services.

## Resident Initiatives

The GRHC provides numerous services and activities to support and encourage public housing residents to age-in-place, live independently, and gain economic self-sufficiency. These activities, include, but are not limited to, initiatives that promote wellness (food pantries, exercise programs, nutritious meal preparation, on-site health services and wellness classes), education and literacy (collaborations with elementary schools, computer classes, and scholarship initiatives), and employment and income stability (Family Self-Sufficiency program, skill development, employment counseling, homeownership, childcare,

transportation, individual development accounts, and improving families' access to mainstream benefits. The U.S. Department of Housing and Urban Development (HUD) designated the Campau Commons Community Center as an EnVision Center. The EnVision Center Demonstration Program seeks to help participants in HUD-assisted programs work toward self-sufficiency by establishing central hubs that offer support in the areas of economic empowerment, educational advancement, health and wellness, and character and leadership.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

The GRHC is not designated as troubled. The GRHC is designated as a high performer for the Section 8 Voucher program.

**Discussion**

The GRHC provides housing assistance and affordable housing opportunities to lower-income families, the disabled, and senior citizens in a manner that is fiscally sound and in ways that support families, neighborhoods, and economic self-sufficiency.

# 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:

- Meet national goals for reaching functional zero for chronic and family homeless by 2024 and make significant progress in reaching functional zero for youth homelessness;
- Lay the pathway to reach functional zero for all populations across Kent County;
- Position the Grand Rapids/Wyoming/Kent County Continuum of Care as a nationally competitive community;
- Ensure adequate supply of permanent housing resources for targeted populations;
- Ensure high performing programming to support successful exits from homelessness; and
- Support efforts in the community to maintain and increase affordable housing.

### **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 designated access tool for families. The tool can be completed online or consumers can call the Housing Assessment Program or 2-1-1 to complete the tool over the telephone. Access for individuals is currently through the Housing Assessment Program.

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 have the option to schedule an appointment with a Community Solutions Specialist when resources are available.

The CTEH is working with community partners to develop a plan to expand the Community Housing Connect tool to include all populations. Implementation will be phased over the next two years. Once fully implemented, the tool will be accessible online or over the phone as well as through community organizations including 2-1-1, the Housing Assessment Program, emergency shelters, outreach teams, and housing providers.

### **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. Employing the housing first approach, 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 through rapid re-housing, permanent supportive housing, and prevention and diversion resources.

**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 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 with dependent children are aware of community resources to prevent or end homelessness.

CoC Coordinated Entry will continue to assess at-risk households with children 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. When resources are available, households will be referred to a Housing Resource Specialist who assists the family in implementing their plan and linking them to appropriate resources for long-term housing stability. The CoC will work collaboratively with mainstream systems (e.g. schools, child protective services and mental health systems) to identify at-risk households and connect them to appropriate prevention resources.

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 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 change the work of homeless response systems using real-time homelessness data.

**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 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 in order to sustain housing on a long-term basis.

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 and are available 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 (approximately 950 patients). 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 the community mental health program produce a written plan for community placement and aftercare services, ensuring patients are not discharged into homelessness, including McKinney-Vento programs. 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. The CoC is also engaging in statewide advocacy efforts related to homelessness including raising awareness for source of income protections. 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**

An Affordable Housing Advisory Committee, appointed by the Mayor, recommended strategies to support affordable housing. To date, the City Commission has taken the following actions on these Housing NOW! recommendations.

- ✓ Authorized a Management Agreement between the City, the Grand Rapids Housing Commission, and the Affordable Housing Fund, a 501 (c)(3) non-profit, for the administration and management of the City of Grand Rapids Affordable Housing Fund.
- ✓ Reduced the Payment in Lieu of Taxes (PILOT) fee from 4% to 1% with a 2% contribution to the Affordable Housing Fund.
- ✓ Revised the Homebuyer Assistance Fund policy to provide additional incentives for homeownership.
- ✓ Revised the Neighborhood Enterprise Zone Policy to incentivize affordable housing.
- ✓ Adopted a Voluntary Equitable Development Agreements policy that provides opportunity for an investor, a community-based organization, and the City to commit to goals and joint interests.
- ✓ Adopted a Property Acquisition and Management policy that allows the City to acquire property interests in order to expand the availability of diverse and affordable housing.
- ✓ Adopted a Residential Rental Application Fees Ordinance that establishes rules and regulations for the collection and return of rental application fees.
- ✓ Adopted an amendment to the Zoning Ordinance that modified attached single-family residential dwelling unit requirements to allow non-condo zero lot line development within residential districts.
- ✓ Adopted an amendment to the Zoning Ordinance that reduced the lot width and area requirements for two-family dwellings on corner lots.
- ✓ Adopted an amendment to the Zoning Ordinance to award density bonuses for the development of affordable housing.
- ✓ Adopted an amendment to the Zoning Ordinance to modify the approval process for accessory dwelling units (ADUs), allowing for staff review when there are no objections from neighbors. ADUs were previously a special land use and required a public hearing.
- ✓ Established an Affordable Housing Fund as a non-endowed designated fund at the Grand Rapids Community Foundation.

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.
- Continue to partner in the 61<sup>st</sup> District Court Eviction Prevention Pilot Program. The program has been developed and implemented by the City, the 61<sup>st</sup> District Court, the Kent County office of the Michigan Department of Health and Human Services (MDHHS), and The Salvation Army Social Services. Households receive financial assistance and case management services including setting housing goals, establishing budgets, and providing referrals to general community services.
- Community Development Department staff, along with representatives of other agencies partnering in the 61<sup>st</sup> District Court Eviction Prevention Program, will continue participation in an 18-month Eviction Prevention Learning Lab facilitated by the National League of Cities.
- 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.
- The City will continue implementation of strategies identified in the plan *“Great Housing Strategies: Addressing Current and Future Housing Needs.”*

## **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 2022. For a local needs assessment, a summary of state and local programs, and hazard reduction strategies, see the Consolidated Housing and Community Development Plan (FFY 2021-2025).

**Lead Hazard Control Program.** Since September of 2003, the City received eight competitive grants from HUD's Office of Healthy Homes and Lead Hazard Control totaling approximately \$23,000,000. During this time, the program made more than 1,700 homes lead safe. This has been accomplished in partnership with the Kent County Health Department (KCHD) and nonprofit agencies, the Healthy Homes Coalition, the Rental Property Owners Association, and LINC Up Nonprofit Housing Corporation (formerly LINC Community Revitalization, Inc.). Program activities have included landlord, homeowner, and contractor training with totals listed below.

▪ Certified Renovator/Lead-safe Work Practices	1,392
▪ Lead-safe Cleaning Practices	1,826
▪ Abatement Professionals	125
▪ Healthy Homes Rating System Practitioners	14

The program has been recognized by HUD's Office of Healthy Homes and Lead Hazard Control as a model for other communities. The most recent grant was awarded in August 2019 and continues

through June 2023. The terms of this grant call for an additional 140 homes to be made lead safe and an additional 1,200 individuals to be trained in lead-safe cleaning practices or lead-safe work practices.

**Get the Lead Out! Collaborative.** The City will continue to be an active member of the Get the Lead Out! (GTLO!) Collaborative. GTLO!, a multi-agency collaborative, seeks to end childhood lead poisoning in Kent County. Its purpose is to coordinate new and existing activities around the prevention of childhood lead poisoning.

**Plan to Eliminate Childhood Lead Poisoning.** As a recipient of 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 the GTLO! Collaborative, 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  $\geq 5$  µg/dL. In 2016, over 617 (or 6.2%) of all children tested at or above this level. In 2019, the number of children under the age of six that tested  $\geq 5$  µg/dL was reduced to 187 (or 3.2%). Data for 2020 shows a continued reduction in the number of children tested with elevated blood lead levels (126), but a slight increase in the percent of children tested with elevated blood lead levels (3.7%). Fewer children have received blood tests to check for elevated lead levels during the COVID-19 pandemic. Many families are skipping or delaying doctor appointments and routine checkups for their young children. The drop in blood tests means fewer families are being referred for critical home inspections and supportive services.

### **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.
- Hope Network
- ICCF Nonprofit Housing Corporation
- LINC Up Nonprofit Housing 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 Opportunities for Women
- Grand Rapids Housing Commission
- Hope Network
- Kent County Tax Credit Coalition
- Mel Trotter Ministries
- 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 2021. 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.

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.

## **Discussion**

### **Fair Housing**

It is anticipated the following issues identified in the City's current Analysis of Impediments to Fair Housing (AI) study will be addressed during the period July 1, 2022 – June 30, 2023.

Impediment: Disparity in access to affordable housing throughout Kent County

Activities:

- Support housing repairs to address lead-based paint and other health and safety hazards.
- Support and advocate for initiatives that provide access to housing for persons with disabilities.
- Encourage implementation of Universal Design standards for housing units built or substantially rehabilitated.

Impediment: Unequal access to opportunity

Activities: Support workforce development programs for people of color, women, and youth to address high unemployment.

Impediment: Civil rights and fair housing violations

Activities:

- Provide education and outreach to landlords with a focus on protected classes.
- Conduct testing for discrimination related to disabilities, race, and familial status.
- Provide fair housing education for realtors, lenders, and landlords.

The City will continue to make information available on housing rights and organizations that can provide assistance with areas of fair housing at [www.grcd.info](http://www.grcd.info).

**Procedures to encourage use of minority and women’s business enterprises (MBE/WBE)**

Invitation to submit Requests for Proposals for eligible HOME projects will be published in local minority publications, in addition to the newspaper of general circulation.

All development agreements include a provision pertaining to the inclusion of small businesses. It is anticipated Assisted Entities will seek bids from and use where possible small businesses, including but not limited to, micro local business enterprises (Micro-LBE), veteran owned small businesses (VOSB), minority business enterprises (MBE), and women-owned business enterprises (WBE). A list of businesses certified as Micro-LBE and/or VOSB is available from the City’s Office of Diversity and Inclusion. For construction projects, Assisted Entities shall provide information on the actual use of small businesses, as indicated above, on the Contractor and Subcontractor Activity Report submitted after completion of construction or rehabilitation of the property.

## 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	\$ 350,000
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	-
<b>Total Program Income:</b>	<b>\$ 350,000</b>

### 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 Partnership Program (HOME)  
Reference 24 CFR 91.220(1)(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. 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 specific model used is a recapture provision model that reduces the amount of direct HOME subsidy on a pro-rata basis.

**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 \$100,000 to develop and the appraised value/sales price is \$80,000, the development subsidy is \$20,000.) 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 \$80,000, but the homebuyer can only afford to purchase the home at \$70,000, 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 \$3,500 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.)

**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.

In the event a homebuyer sells a HOME-assisted property during the period of affordability, the net proceeds of sale are calculated to determine the amount due to the City. Net proceeds of sale are the amount remaining after the payoff of the purchase mortgage and closing costs, and after the homebuyer retains his or her contribution to the down payment (if any) and any capital investment in the property after acquisition (if any). The amount owed to the City is calculated using a recapture provision model that reduces the amount of direct HOME subsidy on a pro-rata basis. If the net proceeds of sale are less than the amount owed to the City, the homebuyer is required to pay the amount of net proceeds to the City, with such payment considered payment in full.

**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 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 families. 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. Access for individuals is currently through the Housing Assessment Program. 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 Workgroups.

**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. Upon review of available services and completion of the Coordinated Entry assessment, families have the option of scheduling an appointment with a Community Solutions Specialist.

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 family 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).

- Housing placement occurs within 60 days or as quickly as possible.
- All available CoC resources are leveraged in the most flexible manner possible.
- Project is working towards and contributes to continuous improvement of system measurements.

**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 standards will be tracked for the ESG program:

**Prevention Activities**

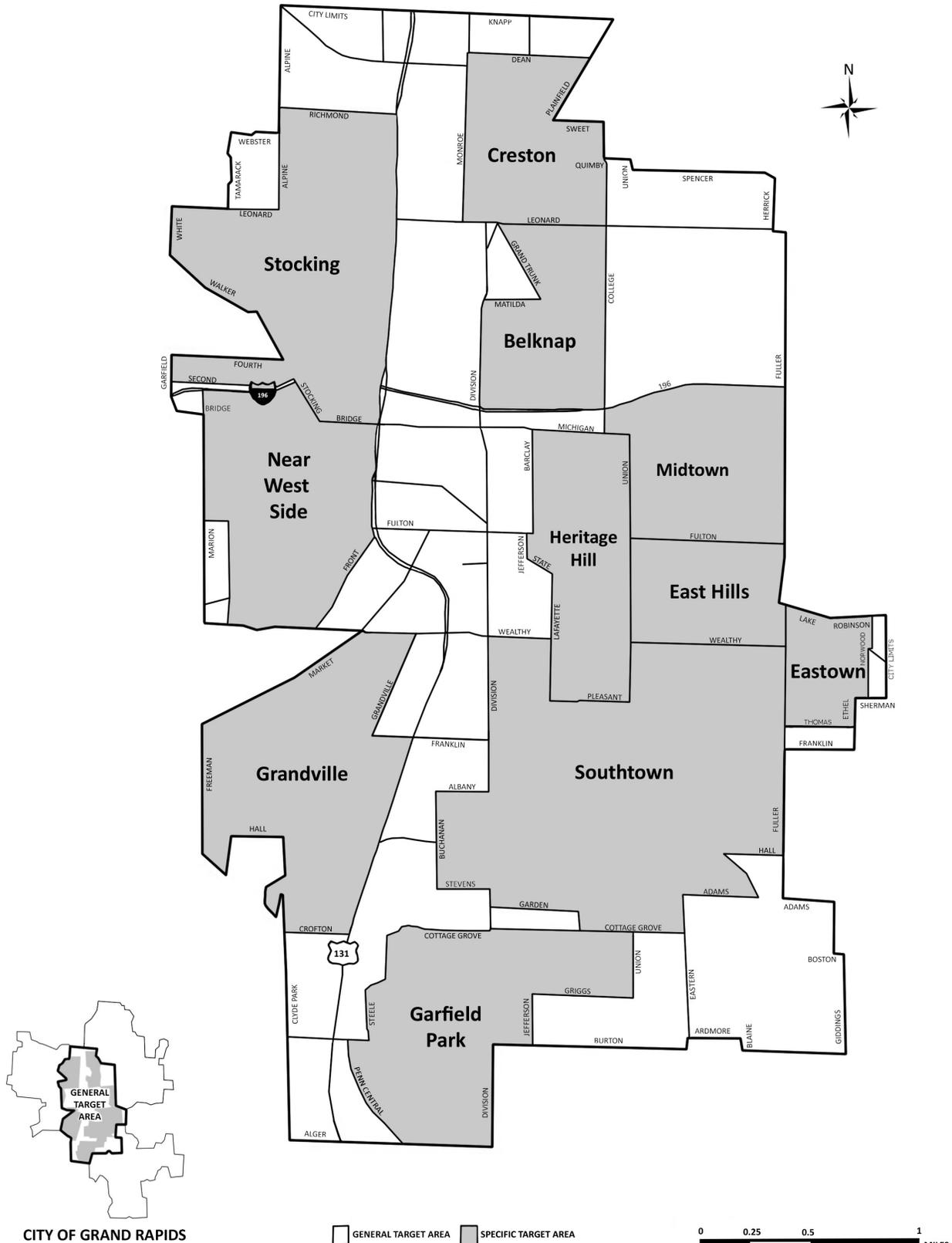
- 100% of households served exit to permanent housing destinations
- 95% of households served are permanently housed twelve months post-exit

**Re-housing Activities**

- The average number of days from program entry to move in date is 30 days or less
- 80% of households served exit to permanent housing destinations
- 85% of households are permanently housed twelve months post-exit

# 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

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

# 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 concerns and/or 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 10 or more 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.