



CITY OF
GRAND
RAPIDS

Community Development Department



**Housing and Community
Development Consolidated Plan**
FFY 2021 - FFY 2025 (July 1, 2021 - June 30, 2026)

Year 3 Investment Report
July 1, 2023 - June 30, 2024



Introduction

The City of Grand Rapids, through its Community Development Department, administers federal funds primarily from the U.S. Department of Housing and Urban Development (HUD) for housing and community development activities that principally support low- and moderate-income residents and neighborhoods.

Actions and funding priorities related to the federal Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grants (ESG) programs are identified in the Consolidated Housing and Community Development (HCD) Plan. This five-year strategic plan is also used to guide the Justice Assistance Grant (JAG) program from the U.S. Department of Justice.

Activities identified in the HCD Plan support 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 resident neighborhoods
- Improve community safety
- Improve economic opportunity
- Enhance neighborhood infrastructure

This document summarizes program and project accomplishments for the third year of the FFY 2021 - 2025 Housing and Community Development Plan. It covers the period of July 1, 2023, through June 30, 2024, which represents the City fiscal year 2024 (FY 2024). Also included are project accomplishments for investments using Emergency Solutions Grants Coronavirus (ESG-CV) and HOME Investment Partnerships American Rescue Plan (HOME-ARP) funds.

NI Plan Outcome 1: Prevent and resolve episodes of homelessness
City Strategic Priority: Safe community

Total Expended: FFY 2023: \$1,802,358
 FFY 2021 - 2023: \$3,880,544

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 rehousing.

PROGRAM	FY 2024	FFY 2021 - 2023
Rapid Rehousing (ESG and HOME-ARP)		
Community Rebuilders & The Salvation Army		
Total Expended: FFY 2023: \$1,022,165 FFY 2021 - 2023: \$2,003,728		
Housing relocation and stabilization services and short- and/or medium-term rental assistance as necessary to help homeless individuals or families move as quickly as possible into permanent housing and achieve stability in that housing.		
Number of households served with Rapid Rehousing Assistance	234	505
Tenant-Based Rental Assistance (HOME)		
Community Rebuilders		
Total Expended: FFY 2023: \$403,545 FFY 2021 - 2023: \$1,027,168		
This program provides rental assistance to income-eligible individuals and households for up to eighteen (18) months.		
Households served with assistance up to eighteen (18) months	64	178
Eviction and Homelessness Prevention (ESG-CV and HOME-ARP)		
The Salvation Army & Grand Rapids Urban League		
Total Expended: FFY 2023: \$276,689 FFY 2021 - 2023: \$629,689		
Housing relocation and stabilization services and financial assistance to help individuals or families at risk of homelessness to avert eviction.		
Number of households who receive prevention financial assistance to avert homelessness	92	196
Housing Assessment Program (CDBG)		
The Salvation Army		
Total Expended: FFY 2023: N/A FFY 2021 - 2022: \$120,000		
The program provides households experiencing a housing crisis with a comprehensive intake assessment, utilizing a strengths-based, housing-focused tool to determine risk for homelessness and vulnerability and begin the process of identifying or maintaining permanent housing.		
Number of people who completed an Intake Assessment as the first step to creating a plan to resolve homelessness	N/A	4,183
Street Outreach (HOME-ARP)		
Pine Rest Christian Mental Health Services		
Total Expended: FFY 2023: \$99,959 FFY 2021 - 2023: \$196,130		
The program provides street outreach services to persons experiencing homelessness.		
Number of unsheltered persons contacted in street outreach	56	84

NI Plan Outcome 2: Improve access to and stability of affordable housing
City Strategic Priority: Economic prosperity and affordability

Total Expended: FFY 2023: \$170,948
 FFY 2021 - 2023: \$536,588

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, and foreclosure intervention.

PROGRAM	FY 2024	FFY 2021 - 2023
Homebuyer Assistance Fund (CDBG)		
City of Grand Rapids Community Development Department		
Total Expended: FFY 2023: \$20,948 FFY 2021 - 2023: \$86,588		
This program provides financial assistance to low- and moderate-income homebuyers for down payment, closing costs, and prepaid expenses. Funds may not be spent in the same year they were allocated.		
Number of homes purchased with homebuyer assistance	3	13
Fair Housing Services (CDBG Public Services)		
Fair Housing Center of West Michigan		
Total Expended: FFY 2023: \$75,000 FFY 2021 - 2023: \$225,000		
This program provides access to fair housing services and assists the City of Grand Rapids in affirmatively furthering fair housing. Activities include conducting housing tests to determine compliance with fair housing laws and developing and conducting educational and outreach activities with groups such as housing industry professionals and consumers to promote equal access to housing opportunities.		
Number of hours of fair housing education and outreach activities	180.5	581.25
Housing tests conducted to determine compliance with fair housing laws	48	146
Number of people who received fair housing education and outreach	4,420	20,225
Housing units opened up from discrimination	1,879	5,285
Housing Legal Assistance (CDBG Public Services)		
Legal Aid of Western Michigan		
Total Expended: FFY 2023: \$75,000 FFY 2021 - 2023: \$225,000		
This program provides free housing-related legal counseling and/or representation to low- and moderate-income people residing in the General Target Area.		
People who received free legal counseling and/or representation	365	1,389
People who resolved their housing-related legal matter	363	1,374

NI Plan Outcome 3: Increase the supply of affordable housing
City Strategic Priority: Economic prosperity and affordability

Total Expended: FFY 2023: \$1,830,480
 (Includes \$1,808,480 in funding from past years expended in FFY 2023 and CHDO Operating Support)
 FFY 2021 - 2023: \$2,628,639

This outcome supports the development of newly constructed and rehabilitated affordable rental and homeownership units available to low- and moderate-income households. Activities include infill new construction; conversion of vacant non-residential buildings to rental housing; rehabilitation and sale of single-family homes; and development of permanent supportive housing for persons with disabilities, the homeless, or other underserved populations.

PROGRAM	FY 2024	FFY 2021 - 2023
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Single-Family Development Projects (HOME)

Various Development Partners (see table below)

Total Expended: FFY 2023: \$811,538
 FFY 2021 - 2023: \$1,336,500

These projects supported the new construction or significant rehabilitation of homes for sale to income qualified households.

Affordable homeowner units created	12	15
Affordable homeowner units underway		36

Multi-Family Rental Projects (HOME and HOME-ARP)

Various Development Partners (see table below)

Total Expended: FFY 2023: \$996,942
 FFY 2021 - 2023: \$1,245,139

These projects supported the new construction or significant rehabilitation of multi-family rental developments.

Affordable rental units created	3	88
Affordable rental units underway		232

Summary by Development Partners, FFY 2021 - 2023

Developer	Homeowner Units Created	Homeowner Units Underway	Rental Units Created	Rental Units Underway	Total
Commonwealth Development Corporation	0	0	0	39	39
Community Rebuilders	0	0	3	0	3
Habitat for Humanity of Kent County	3	2	0	0	5
ICCF Nonprofit Housing Corporation	5	29	85	0	119
LINC Up Nonprofit Housing Corporation	4	2	0	54	60
New Development Corporation	3	3	0	0	6
PK Companies LLC	0	0	0	97	97
Well House	0	0	0	6	6
Amplify GR/Brinshore	0	0	0	36	36
Total	15	36	88	232	371

NI Plan Outcome 4: Improve the condition of existing housing
City Strategic Priority: Safe community

Total Expended: FFY 2023: \$2,926,799
 FFY 2021 - 2023: \$8,771,679

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.

PROGRAM	FY 2024	FFY 2021 - 2023
Housing Rehabilitation Program (CDBG)		
City of Grand Rapids Community Development Department		
Total Expended: FFY 2023: \$698,785 FFY 2021 - 2023: \$2,300,303		
This program provides financial assistance to low- and moderate-income homeowners to rehabilitate and repair their homes.		
Units repaired or rehabilitated	66	170
Number of qualifying units where exterior code violations were corrected	22	92
Number of qualifying units made lead safe	19	56
Number of qualifying units in which home health and safety hazards other than lead-based paint hazards were remediated	62	145
Average cost savings to homeowners compared to a market rate home improvement loan	\$27,814	\$22,048
Housing Code Enforcement (CDBG)		
City of Grand Rapids Community Development Department		
Total Expended: FFY 2023: \$1,368,688 FFY 2021 - 2023: \$4,106,064		
Enforcement of the City Property Maintenance Code, Nuisance Code, and Zoning Ordinance.		
Number of code violation cases continued or initiated	5,224	15,383
Housing units brought into compliance with Code(s)	3,894	11,070
Vacant and/or abandoned housing units returned to productive use	59	213
Historic Preservation Code Enforcement (CDBG)		
City of Grand Rapids Planning Department		
Total Expended: FFY 2023: N/A FFY 2021 - 2022: \$110,000		
This program provides education and enforcement of the historic preservation code within targeted neighborhoods.		
Number of code violation cases continued or initiated	N/A	648
Housing units brought into compliance with Code(s)	N/A	633

NI Plan Outcome 4: Improve the condition of existing housing, continued

Accessible Housing Services (CDBG)

Disability Advocates of Kent County

Total Expended: FFY 2023: \$25,000
FFY 2021 - 2023: \$75,000

This program conducts assessments of individual's mobility impairments and their housing environment and makes specific recommendations for access modifications. Properties suitable for modification into accessible units are referred to Home Repair Services for inclusion in the Access Modification Program.

Housing units provided with environmental assessment **57** **151**

Improving Home Condition (CDBG)

Grand Rapids Nehemiah Project

Total Expended: FFY 2023: \$167,505
FFY 2021 - 2023: \$411,261

This program supports repairs to income-eligible homeowner units to promote health, safety, economical utility consumption, and protection of properties.

**Homeowner units in which minor home repairs were completed
(FFY 2023 performance period continues until September 30, 2024)** **68** **160**

Access Modification Program (CDBG)

Home Repair Services of Kent County

Total Expended: FFY 2023: \$100,000
FFY 2021 - 2023: \$230,000

This program provides access modifications that improve the accessibility of homes for people with significant mobility impairments. Modifications can include ramps, doorway widening, handrails, and bathroom grab bars.

Housing units made accessible for people with disabilities **25** **84**

Minor Home Repair Program (CDBG)

Home Repair Services of Kent County

Total Expended: FFY 2023: \$514,088
FFY 2021 - 2023: \$1,461,318

This program supports repairs to income-eligible homeowner units to promote health, safety, economical utility consumption, and protection of properties.

Homeowner units in which minor home repairs were completed **413** **1,307**

Neighborhood Impact Program (CDBG)

Seeds of Promise

Total Expended: FFY 2023: N/A
FFY 2021 - 2022: \$25,000

This program connected homeowners to housing rehabilitation resources.

Number of homeowner units that received repairs **N/A** **9**

NI Plan Outcome 5: Foster engaged, connected, and resilient neighborhoods
City Strategic Priority: Engaged and connected community

Total Expended: FFY 2023: \$262,971
 FFY 2021 - 2023: \$837,011

This outcome supports neighborhood leadership and civic engagement as the means to build great neighborhoods. It supports actions to counteract threats to neighborhood stability, promote choice and opportunity, and encourage sustainable change. Programs and services may include but are not limited to community organizing, leadership development, referral services, beautification projects, and neighborhood promotion.

PROGRAM	FY 2024	FFY 2021 - 2023
Neighborhood Leadership and Civic Engagement (CDBG Public Services)		
Neighborhood Associations		
Total Expended: FFY 2023: \$262,971 FFY 2021 - 2023: \$837,011		
This program provides a range of activities, including outreach and education, resident leadership training, resolution of housing and neighborhood issues, and continued involvement of residents in neighborhood issues and activities.		
People informed or educated on neighborhood leadership or civic engagement opportunities	5,289	13,452
People who indicated the neighborhood leadership or civic engagement information was beneficial	2,895	9,093
People who became actively involved in a neighborhood, community, or City board or committee	1,545	4,384

NI Plan Outcome 6: Improve community safety
City Strategic Priority: Safe community

Total Expended: FFY 2023: \$401,312
 FFY 2021 - 2023: \$1,214,519

This outcome supports quality of life and sense of community by reducing or preventing crime. It also supports neighborhood collaborations and use of Crime Prevention Through Environmental Design (CPTED) principles and practices. Services might include crime prevention education and organizing, home security surveys, and other services to ensure health and safety.

PROGRAM	FY 2024	FFY 2021 - 2023
Public Safety (CDBG Public Services and JAG)		
Neighborhood Associations		
Total Expended: FFY 2023: \$321,327 FFY 2021 - 2023: \$978,675		
This program provides a range of activities, including outreach and education efforts and the resolution of neighborhood public safety issues.		
People informed or educated on public safety topics	4,911	13,172
People who indicated the public safety information was beneficial	2,715	6,763
Housing units or public spaces that received safety improvements	1,141	3,090

NI Plan Outcome 6: Improve community safety, continued

Expanded Outpatient Program (CDBG Public Services)

Family Outreach Center

Total Expended: FFY 2023: \$79,985
FFY 2021 - 2023: \$235,844

This program provides mental health services to uninsured and underinsured individuals. Activities include intake, assessment, treatment, and in therapy.

People who received mental health services	82	254
Participants with increased functioning across life domains	71	219

NI Plan Outcome 7: Improve economic opportunity City Strategic Priority: Economic prosperity and affordability

Total Expended: FFY 2023: \$187,645
FFY 2021 - 2023: \$555,220

This outcome supports equitable economic prosperity with an emphasis on reducing barriers to 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.

PROGRAM	FY 2024	FFY 2021 - 2023
Youth Employment Initiative (CDBG Public Services)		
Hispanic Center of Western Michigan		
Total Expended: FFY 2023: \$50,000 FFY 2021 - 2023: \$150,000		
This program provides job training, job readiness, and employment education. Participants are engaged in activities including paid work experience and employability skills training which increases preparedness to enter the workforce.		
People who received job training or job readiness training/services	19	55
People who successfully completed the training program	16	51
JobStart (CDBG-CV)		
Steepletown Neighborhood Services		
Total Expended: FFY 2023: \$49,975 FFY 2021 - 2023: \$149,975		
This program provides job training, job readiness, and employment education. Participants are engaged in activities to resolve barriers to employment, complete workforce development credentials, and achieve economic security.		
People who received job training or job readiness training/services	21	82
People who successfully completed the training program	13	44

NI Plan Outcome 7: Improve economic opportunity, continued

Adult Career Training (CDBG PS)

West Michigan Center of Arts and Technology

Total Expended: FFY 2023: \$25,000
FFY 2021 - 2023: \$75,000

This program provides job training, job readiness, and education for unemployed and underemployed persons. Participants engage in activities to gain self-sufficiency through career training in the areas of medical billing, medical coding, or pharmacy technician.

People who received job training or job readiness training/services 29 69

People who successfully completed the training program 12 45

New Beginnings (CDBG PS)

Women's Resource Center

Total Expended: FFY 2023: \$17,670
FFY 2021 - 2023: \$67,670

This program provides job training, life development services, mentoring, and other wraparound support to women returning to the community after incarceration. Participants engage in activities to resolve barriers to employment, complete workforce development credentials, and achieve economic security.

People who received job training or job readiness training/services 60 193

People who successfully completed the training program 34 89

Housing and Economic Development

Grand Rapids Urban League

Total Expended: FFY 2023: \$45,000
FFY 2021 - 2023: \$90,000

This program provides job training and placement into apprenticeship and pre-apprenticeship programs.

People who received job training or job readiness services 156 387

People who successfully completed the training program 119 249

People placed in apprenticeship or pre-apprenticeship programs 119 252

People successfully completing apprenticeship or pre-apprenticeship programs 119 209

Drive for Success (CDBG-CV)

Boys and Girls Club of Grand Rapids Youth Commonwealth

Total Expended: FFY 2023: N/A
FFY 2022: \$22,575

This program provides driver's training education.

People who received driver's training education N/A 29

People who reported feeling more confident in their driving skills N/A 29

People who passed the state test and obtained their learner's permit or driver's license N/A 28

NI Plan Outcome 8: Enhance neighborhood infrastructure
City Strategic Priority: Mobility, health, and environment

Total Expended: **FFY 2023: \$0**
 FFY 2021 - 2023: \$0

This outcome supports the improvement of publicly-owned facilities and infrastructure such as parks, streets, sidewalks, and streetscapes, which improves neighborhoods. It also includes accessibility improvements to meet Americans with Disabilities Act (ADA) standards. N/A N/A

No project investments were made for funding under this outcome for the period July 1, 2021, through June 30, 2024. Other sources of funds supported public facility and infrastructure improvements.