



CITY OF
GRAND
RAPIDS

Community Development Department



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

Year 4 Investment Report
July 1, 2024 - June 30, 2025



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 fourth year of the FFY 2021 - 2025 Housing and Community Development Plan, covering the period of July 1, 2024 through June 30, 2025. Also included are project accomplishments for investments using HOME Investment Partnerships American Rescue Plan (HOME-ARP), American Rescue Plan State and Local Fiscal Recovery funds (ARPA SLFRF), and Opioid Settlement Funds (OSF).

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

Total Expended: FFY 2024: \$2,018,204
 FFY 2021 - 2024: \$5,898,748

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	FFY 2024	FFY 2021 - 2024
Rapid Rehousing (ESG, HOME-ARP, ARPA SLFRF)		
Community Rebuilders, The Salvation Army, and Degage Ministries		
Total Expended: FFY 2024: \$463,131 FFY 2021 - 2024: \$2,466,859		
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	95	600
Tenant-Based Rental Assistance (HOME)		
Community Rebuilders		
Total Expended: FFY 2024: \$438,515 FFY 2021 - 2024: \$1,465,683		
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	60	238
Eviction and Homelessness Prevention (ESG-CV, ESG, and HOME-ARP)		
The Salvation Army, Grand Rapids Urban League, and Family Promise		
Total Expended: FFY 2024: \$493,558 FFY 2021 - 2024: \$1,123,247		
Housing relocation and stabilization services and financial assistance to help individuals or families at risk of homelessness to avert eviction.		
Households who receive prevention financial assistance to avert homelessness	128	324
Housing Assessment Program (CDBG)		
The Salvation Army		
Total Expended: FFY 2024: 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	N/A	4,183
Street Outreach (HOME-ARP and ARPA SLFRF)		
Pine Rest Christian Mental Health Services and Community Rebuilders		
Total Expended: FFY 2024: \$603,000 FFY 2021 - 2024: \$799,130		
The program provides street outreach services to people experiencing homelessness.		
Number of unsheltered people contacted in street outreach	113	197

NI Plan Outcome 1: Prevent and resolve episodes of homelessness, *continued*

PROGRAM	FFY 2024	FFY 2021 - 2024
Day Center Operations (ARPA SLFRF)		
Degage Ministries		
Total Expended:	FFY 2024: \$20,000	
	FFY 2021 - 2024: \$20,000	
The program provides day center space for people experiencing homelessness.		
Number of individuals who accessed day center space	1,146	1,146

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

Total Expended: **FFY 2024: \$209,510**
 FFY 2021 - 2024: \$780,158

This outcome supports efforts to increase household stability and 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	FFY 2024	FFY 2021 - 2024
Homebuyer Assistance Fund (CDBG)		
City of Grand Rapids Community Development Department		
Total Expended:	FFY 2024: \$21,757	
	FFY 2021 - 2024: \$142,405	
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	21
Fair Housing Services (CDBG Public Services)		
Fair Housing Center of West Michigan		
Total Expended:	FFY 2024: \$75,000	
	FFY 2021 - 2024: \$300,000	
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	196.5	777.75
Housing tests conducted to determine compliance with fair housing laws	50	196
Number of people who received fair housing education and outreach	3,766	23,991
Housing units opened up from discrimination	1,365	6,650
Housing Counseling (CDBG)		
ICCF Nonprofit Housing Corporation		
Total Expended:	FFY 2024: \$47,551	
	FFY 2021 - 2024: \$47,551	
This program provides group and one-on-one education and support to low- and moderate-income first-time homebuyers.		
Households that receive pre-purchase housing counseling	122	122

NI Plan Outcome 2: Improve access to and stability of affordable housing, *continued*

PROGRAM	FFY 2024	FFY 2021 - 2024
Housing Legal Assistance (CDBG Public Services)		
Legal Aid of Western Michigan		
Total Expended:	FFY 2024: \$65,202	
	FFY 2021 - 2024: \$290,202	
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	52	1,441
People who resolved their housing-related legal matter	46	1,420

NI Plan Outcome 3: Increase the supply of affordable housing

City Strategic Priority: Economic prosperity and affordability

Total Expended: FFY 2024: \$1,697,391
 (Includes \$1,210,183 in funding from past years expended in FFY 2024)
 FFY 2021 - 2024: \$4,326,030
 (Includes CHDO Operating Support from past years)

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 into 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	FFY 2024	FFY 2021 - 2024
Single-Family Development Projects (HOME)		
Various Development Partners		
Total Expended:	FFY 2024: \$1,086,441	
	FFY 2021 - 2024: \$2,422,941	
These projects supported the new construction or significant rehabilitation of homes for sale to income qualified households.		
Affordable homeowner units created	8	23
Affordable homeowner units underway		39
Multi-Family Rental Projects (HOME and HOME-ARP)		
Various Development Partners		
Total Expended:	FFY 2024: \$610,950	
	FFY 2021 - 2024: \$1,856,089	
These projects supported the new construction or significant rehabilitation of multi-family rental developments.		
Affordable rental units created	142	230
Affordable rental units underway		137

Summary by Development Partners, FFY 2021 - 2024					
Developer	Homeowner Units Created	Homeowner Units Underway	Rental Units Created	Rental Units Underway	Total
Amplify GR/Brinshore	0	0	0	36	36
Commonwealth Development Corporation	0	0	39	0	39
Community Rebuilders	0	0	3	0	3
Dwelling Place of Grand Rapids Nonprofit Housing Corporation	0	2	0	0	2
Habitat for Humanity of Kent County	5	7	0	0	12
ICCF Nonprofit Housing Corporation	7	27	85	45	164
LINC Up Nonprofit Housing Corporation	6	1	0	54	61
Mel Trotter Ministries	0	1	0	0	1
New Development Corporation	5	1	0	0	6
PK Companies LLC	0	0	97	0	97
Well House	0	0	6	2	8
Total	23	39	230	137	429

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

Total Expended: FFY 2024: \$2,875,862
FFY 2021 - 2024: \$11,647,541

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	FFY 2024	FFY 2021 - 2024
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Housing Rehabilitation Program (CDBG)

City of Grand Rapids Community Development Department

Total Expended: FFY 2024: \$650,586
FFY 2021 - 2024: \$2,950,889

This program provides financial assistance to low- and moderate-income homeowners to rehabilitate and repair their homes.

Units repaired or rehabilitated	50	220
Number of qualifying units where exterior code violations were corrected	13	105
Number of qualifying units made lead safe	14	70
Number of qualifying units in which home health and safety hazards other than lead-based paint hazards were remediated	44	189
Average cost savings to homeowners compared to a market rate home improvement loan	\$26,842	\$92,986

Housing Code Enforcement (CDBG)

City of Grand Rapids Community Development Department

Total Expended: FFY 2024: \$1,368,688
FFY 2021 - 2024: \$5,474,752

Enforcement of the City Property Maintenance Code, Nuisance Code, and Zoning Ordinance.

Number of code violation cases continued or initiated	4,578	19,961
Housing units brought into compliance with Code(s)	3,317	14,387
Residential blight monitoring cases closed	53	266

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

PROGRAM	FFY 2024	FFY 2021 - 2024
Historic Preservation Code Enforcement (CDBG)		
City of Grand Rapids Planning Department		
Total Expended:	FFY 2024: N/A	
	FFY 2021 - 2024: \$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
Accessible Housing Services (CDBG)		
Disability Advocates of Kent County		
Total Expended:	FFY 2024: \$29,299	
	FFY 2021 - 2024: \$104,299	
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	55	206
Minor Home Repair (CDBG)		
Grand Rapids Nehemiah Project		
Total Expended:	FFY 2024: \$153,604	
	FFY 2021 - 2024: \$564,865	
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 <i>(FFY 2024 performance period continues until September 30, 2025)</i>	64	224
Access Modification Program (CDBG)		
Home Repair Services of Kent County		
Total Expended:	FFY 2024: \$99,319	
	FFY 2021 - 2024: \$329,319	
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 <i>(FFY 2024 performance period continues until September 30, 2025)</i>	19	103
Minor Home Repair Program (CDBG)		
Home Repair Services of Kent County		
Total Expended:	FFY 2024: \$514,184	
	FFY 2021 - 2024: \$1,975,502	
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 <i>(FFY 2024 performance period continues until September 30, 2025)</i>	379	1,686
Neighborhood Impact Program (CDBG)		
Seeds of Promise		
Total Expended:	FFY 2024: N/A	
	FFY 2021 - 2024: \$25,000	
This program connected homeowners to housing rehabilitation resources.		
Number of homeowner units that received repairs	N/A	9

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

PROGRAM	FFY 2024	FFY 2021 - 2024
577 Grandville (ARPA SLFRF)		
Dwelling Place of Grand Rapids Nonprofit Housing Corporation		
Total Expended:	FFY 2024: \$60,182	
	FFY 2021 - 2024: \$60,182	
Rehabilitation of one homeowner unit.		
Number of homeowner units that received home repairs	1	1

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

Total Expended: **FFY 2024: \$254,838**
 FFY 2021 - 2024: \$1,091,849

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	FFY 2024	FFY 2021 - 2024
Neighborhood Leadership and Civic Engagement (CDBG Public Services)		
Neighborhood Associations		
Total Expended:	FFY 2024: \$254,838	
	FFY 2021 - 2024: \$1,091,849	
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	2,937	16,389
People who indicated the neighborhood leadership or civic engagement information was beneficial	2,317	11,410
People who became actively involved in a leadership role in their neighborhood	1,364	5,748

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

Total Expended: **FFY 2024: \$1,387,054**
 FFY 2021 - 2024: \$2,601,573

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	FFY 2024	FFY 2021 - 2024
Public Safety (CDBG Public Services and JAG)		
Neighborhood Associations		
Total Expended:	FFY 2024: \$367,703	
	FFY 2021 - 2024: \$1,204,714	
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	3,739	16,911
People who indicated the public safety information was beneficial	2,711	9,474
Housing units or public spaces that received safety improvements	970	4,060

NI Plan Outcome 6: Improve community safety, *continued*

PROGRAM

FFY 2024

FFY 2021 - 2024

Outreach Medicine (ARPA SLFRF)

Catherine’s Health Center

Total Expended: FFY 2024: \$240,000
FFY 2021 - 2024: \$240,000

This program provides outreach medicine and opioid use disorder services to persons experiencing homelessness.

Number of people receiving care through outreach and place-based medicine	335	335
Number of unhoused people who are screened for substance abuse disorder	131	131

Community Recover Center Expansion/Renovation (Opioid)

Cherry Health

Total Expended: FFY 2024: \$480,495
FFY 2021 - 2024: \$480,495

The renovation of the Cherry Health Southside Health Center expands office-based opioid treatment services and increases capacity to serve more clients with opioid use disorder.

Renovation and expansion of the Southside Health Center	1	1
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Community Treatment Team (Opioid)

Family Outreach Center

Total Expended: FFY 2024: \$96,000
FFY 2021 - 2024: \$96,000

This program provides substance use treatment services to uninsured and underinsured individuals using evidence-based motivational interviewing approaches.

Number of people receiving therapy, case management, and recovery coaching to address substance use	37	37
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SUD Education to Community Providers (Opioid)

Pine Rest Christian Mental Health Services

Total Expended: FFY 2024: \$37,000
FFY 2021 - 2024: \$37,000

This program provides substance use treatment services to uninsured and underinsured individuals using evidence-based motivational interviewing approaches.

Number of people receiving training	502	502
Number of people indicating the information received was beneficial	336	336

Clean Works Harm Reduction Program (Opioid)

The Grand Rapids Red Project

Total Expended: FFY 2024: \$165,856
FFY 2021 - 2024: \$165,856

This program includes the procurement and distribution of harm reduction supplies in the city of Grand Rapids.

Number of people who received harm reduction supplies	7,705	7,705
Number of people referred for one or more of the following services: HIV or Hepatitis C testing, recovery coaching, drug checking services, or other basic needs	2,543	2,543

NI Plan Outcome 7: Improve economic opportunity

City Strategic Priority: Economic prosperity and affordability

Total Expended: FFY 2024: \$258,331
FFY 2021 - 2024: \$813,551

This outcome supports 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.

NI Plan Outcome 7: Improve economic opportunity, *continued*

PROGRAM	FFY 2024	FFY 2021 - 2024
Youth Employment Initiative (CDBG Public Services)		
Hispanic Center of Western Michigan and AYA Youth Collective		
Total Expended:	FFY 2024: \$75,000	
	FFY 2021 - 2024: \$225,000	
This program provides youth with job training, job readiness, and employment education.		
People who received job training or job readiness training/services	212	267
People who successfully completed the training program	176	227
JobStart (CDBG-CV)		
Steepletown Neighborhood Services		
Total Expended:	FFY 2024: \$50,000	
	FFY 2021 - 2024: \$199,975	
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	31	113
People who successfully completed the training program	13	57
Empower Latinx Survivors to Independence (CDBG Public Services)		
Puertas Abiertas		
Total Expended:	FFY 2024: \$30,000	
	FFY 2021 - 2024: \$30,000	
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	140	140
People who successfully completed the training program	35	35
New Beginnings (CDBG PS)		
Women's Resource Center		
Total Expended:	FFY 2024: \$13,331	
	FFY 2021 - 2024: \$81,001	
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	54	247
People who successfully completed the training program	23	112
Housing and Economic Development (CDBG PS)		
Grand Rapids Urban League		
Total Expended:	FFY 2024: \$45,000	
	FFY 2021 - 2024: \$135,000	
This program provides job training and placement into apprenticeship and pre-apprenticeship programs.		
People who received job training or job readiness services	129	516
People who successfully completed the training program	211	460
People placed in employment or apprenticeship programs	129	381
People successfully completing apprenticeship or pre-apprenticeship programs	139	348

NI Plan Outcome 7: Improve economic opportunity, *continued*

PROGRAM

FFY 2024

FFY 2021 - 2024

Drive for Success (CDBG-CV)

Boys and Girls Club of Grand Rapids Youth Commonwealth

Total Expended: FFY 2024: 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

Adult Career Training (CDBG PS)

West Michigan Center of Arts and Technology

Total Expended: FFY 2024: \$45,000
FFY 2021 - 2024: \$120,000

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	23	92
People who successfully completed the training program	7	52

NI Plan Outcome 8: Enhance neighborhood infrastructure

City Strategic Priority: Mobility, health, and environment

Total Expended: FFY 2024: \$0
FFY 2021 - 2024: \$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.

No projects have been planned in this area due to availability of other resources.