

FY 2027 Neighborhood Investment Plan Funding Recommendations

City Commission
March 31, 2026



Presented by
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FEDERAL PLANS AND FUNDING APPLICATION



- ❑ FFY 2026-2030 Housing and Community Development (HCD) Plan
 - Strategic planning tool required by the U.S. Department of Housing and Urban Development (HUD) for the:
 - Community Development Block Grant (CDBG)
 - HOME Investment Partnerships (HOME)
 - Emergency Solutions Grants (ESG)
 - Identifies housing and community development needs and priorities
 - Identifies goals and objectives that guide investment of funds
 - Covers July 1, 2026 – June 30, 2031
- ❑ Annual Action Plan
 - Serves as the application to receive CDBG, HOME and ESG awards
 - Identifies investments/projects to be carried out from July 1 to June 30 each year

NEIGHBORHOOD INVESTMENT (NI) PLAN

- ❑ Framework for allocating various funding sources with unique purposes and eligibility requirements - **FY 2027 Estimated Total \$8.2M**
 - U.S. Department of Housing and Urban Development (HUD)
 - CDBG - \$3.9 M
 - HOME - \$2.4M
 - ESG - \$302K
 - Other Funds
 - Opioid Settlement Funds (OSF) - \$730K
 - Affordable Housing Fund (AHF) - \$700K
 - Justice Assistance Grant (JAG) - \$88K
- ❑ Eight (8) outcome areas
 - Address community needs in the City's HCD Plan
 - Advances City's Strategic Plan



FY 2027 NI PLAN FUNDING PROCESS EDUCATION AND NOTIFICATION

- ❑ **Hosted virtual information sessions** (October 12 and 22, 2025)
 - Invited 542 interested parties/community organizations
 - 84 participants
- ❑ **Notice of funding availability and application workshops** (December 19, 2025)
 - Communication sent to 579 interested parties/community organizations
- ❑ **Released Notice of Intent to Apply (NOI)** (January 6, 2026)
 - Communication sent to 584 interested parties
 - Published in The Grand Rapids Press, The Grand Rapids Times, and El Vocero
 - Posted on the City website, Community Development homepage, and social media
- ❑ **Hosted virtual NOI workshops** (January 9 and 12, 2026)
 - 121 participants
- ❑ **Hosted virtual RFP workshops** (February 10 and 11, 2026)
 - 48 participants
- ❑ **Provided technical assistance**
 - Over 40 organizations received one-on-one assistance



APPLICATIONS AND RECOMMENDATIONS

- ❑ One application for all available funds
 - 120 organizations submitted a Notice of Intent to Apply
 - 180 project applications reviewed requesting more than \$58 million
- ❑ Proposal review/recommendations – RFP Workgroup
 - (1) City Commissioner from each ward – Commissioners Belchak, Kilgore, and Ysasi
 - Consultation(s) for certain outcomes inform recommendations
 - Outcome 1 - The Grand Rapids Area Coalition to End Homelessness (CTEH) Funding Review Committee
 - Outcome 2 - AHF Board subcommittee
 - AHF Board affirmed recommendations for AHF resources on March 19, 2026
- ❑ Projects recommended for funding
 - Address needs in the Housing and Community Development Consolidated Plan
 - Advance the City’s Strategic Plan
 - Seek to maximize available resources

NI PLAN OUTCOME 1: Prevent and resolve homelessness

CITY STRATEGIC PRIORITY: Economic Prosperity and Affordability – \$1,239,209

Support efforts to obtain or retain housing for individuals and families experiencing homelessness or at risk of homelessness

- Funding is recommended for the following projects that will provide financial assistance and supportive services for 163 households to prevent or resolve homelessness and provide access to safe space during winter days:
 - \$407,000 Community Rebuilders – Tenant Based Rental Assistance (1-2) *HOME*
 - \$60,725 Degage Ministries – Day Center (1-3) *Opioid Settlement*
 - \$250,000 Degage Ministries – Complex Care Transitional Housing Services (1-4) *Opioid Settlement*
 - \$129,489 Grand Rapids Urban League – Homelessness Prevention (1-5) *ESG*
 - \$172,876 The Salvation Army – Eviction Prevention Program (1-9) *ESG*
 - \$219,119 The Salvation Army – Long Term Rental Assistance (1-10) *HOME*

NI PLAN OUTCOME 2: Create and preserve affordable housing CITY STRATEGIC PRIORITY: Economic Prosperity and Affordability – \$2,510,954

Support efforts to increase the number of new affordable rental and homeownership units available to low- and moderate-income households

- ❑ Funding is recommended for the following projects to develop affordable homes for sale to 26 households:
 - \$480,000 ICCF Nonprofit Housing Corp – Lafayette Homes (2-3) *HOME*
 - \$120,000 LINC UP Nonprofit Housing Corp – Single Family Homeownership (2-4) *HOME*
 - \$580,954 MVillage – Duplex Homes (2-6) *AHF*
 - \$120,000 New Development Corporation – Single Family Homeownership (3-5) *AHF*

- ❑ Funding is recommended for the following projects that will create 107 new affordable rental units:
 - \$500,000 Union Suites Development LLC – Union Suites on Coit II (2-9) *HOME*
 - \$500,000 Volker Development Inc. – Alpine Senior Apartments (2-12) *HOME*
 - \$210,000 Well House – Building Community, Scaling to Sustainability IV (2-13) *HOME*

NI PLAN OUTCOME 3: Increase homeownership and housing stability CITY STRATEGIC PRIORITY: Economic Prosperity and Affordability – \$360,543

Support efforts to increase access to homeownership and provide housing stability services

- Funding is recommended for the following projects that will provide 3,000 people with fair housing education, 120 people with legal assistance, and 60 households with pre-purchase housing counseling:
 - \$50,000 City of Grand Rapids – Homebuyer Assistance Fund (3-1) *CDBG General*
 - \$90,000 Fair Housing Center of West Michigan – Fair Housing Services (3-3) *CDBG Public Service*
 - \$70,000 ICCF Nonprofit Housing Corporation – Pre-Purchase Housing Counseling (3-5) *CDBG Public Service*
 - \$120,543 Legal Aid of Western Michigan – Housing Legal Assistance (3-6) *CDBG Public Service*
 - \$30,000 Heart of West Michigan United Way – ENTF and CoC *CDBG Admin*

NI PLAN OUTCOME 4: Improve existing housing CITY STRATEGIC PRIORITY: Economic Prosperity and Affordability – \$2,822,553

Support the maintenance, repair, and improvement of existing housing

- Funding is recommended for the following projects that will support the rehabilitation or repair of 376 housing units:
 - \$ 850,000 GR Community Development Department – Housing Rehabilitation Program (4-1) *CDBG General*
 - \$1,368,688 GR Code Compliance – Housing Code Enforcement (4-2) *CDBG General*
 - \$ 40,000 Disability Advocates of Kent County – Accessible Housing Services (4-3) *CDBG General*
 - \$ 150,000 Grand Rapids Nehemiah Project – Minor Home Repair (4-4) *CDBG General*
 - \$ 350,000 Home Repair Services of Kent County – Minor Home Repair (4-5) *CDBG General*
 - \$ 63,865 Home Repair Services of Kent County – Access Modification (4-6) *CDBG General*

NI PLAN OUTCOME 5: Improve behavioral health CITY STRATEGIC PRIORITY: Health and Environment – \$499,275

Support efforts to prevent and mitigate the effects of opioid and substance use disorders as well as expand access to mental health services for uninsured and underinsured individuals

- ❑ Funding is recommended for the following projects:
 - \$240,000 Catherine’s Health Center – SUD Outreach Medicine (5-4) *Opioid Settlement*
 - \$80,000 Family Outreach Center – Expanded Outpatient Program (5-6) *CDBG Public Service*
 - \$96,000 Family Outreach Center – Community Treatment Team (5-7) *Opioid Settlement*
 - \$83,275 Family Outreach Center – Seeking Safety (5-8) *Opioid Settlement*

NI PLAN OUTCOME 6: Increase wages and economic opportunity
CITY STRATEGIC PRIORITY: Economic Prosperity and Affordability – \$149,000

Support economic prosperity with an emphasis on increasing income and overcoming barriers to employment

- Funding is recommended for the following projects that will assist 137 people with job training and employment services:
 - \$45,000 Grand Rapids Urban League - Housing and Economic Opportunity (6-4) *CDBG Public Service*
 - \$59,000 Literacy Center of West Michigan – Integrated English and Carpentry Training (6-5) *CDBG Public Service*
 - \$45,000 West Michigan Center for Arts and Technology - Adult Career Training (6-7) *CDBG Public Service*

NI PLAN OUTCOME 7: Improve neighborhood safety CITY STRATEGIC PRIORITY: Safe Community – \$314,500

Support efforts that enhance resident safety and quality of life in neighborhoods. Activities include crime prevention education and organizing, violence reduction strategies, and other services to ensure health and safety.

- ❑ Funding is recommended for the following neighborhood organizations to support organizing and educating residents on safety issues:
 - \$45,300 Baxter Neighborhood Association (7-1)
 - \$26,600 Creston Neighborhood Association (7-2)
 - \$25,400 East Hills Council of Neighbors (7-3)
 - \$35,500 Garfield Park Neighborhoods Association (7-4)
 - \$30,500 Heritage Hill Association (7-5)
 - \$27,100 Midtown Neighborhood Association (7-6)
 - \$24,000 Neighbors of Belknap Lookout (7-7)
 - \$34,800 Roosevelt Park Neighborhood Association (7-9)
 - \$32,700 South West Area Neighbors dba JBAN (7-10)
 - \$32,600 West Grand Neighborhood Organization (7-11)

NI PLAN OUTCOME 8: Foster engaged, connected and resilient neighborhoods CITY STRATEGIC PRIORITY: Engaged and Connected Community – \$319,100

Support activities that build relationships and enhance neighborhood stability

- ❑ Funding is recommended for the following neighborhood organizations to support resident leadership training and the resolution of housing and neighborhood issues:
 - \$35,500 Baxter Neighborhood Association (8-1)
 - \$23,800 Creston Neighborhood Association (8-2)
 - \$22,800 East Hills Council of Neighbors (8-3)
 - \$31,500 Garfield Park Neighborhoods Association (8-4)
 - \$27,200 Heritage Hill Association (8-5)
 - \$40,000 LINC Up Nonprofit Housing Corporation (8-6)
 - \$24,200 Midtown Neighborhood Association (8-7)
 - \$21,500 Neighbors of Belknap Lookout (8-8)
 - \$30,900 Roosevelt Park Neighborhood Association (8-9)
 - \$29,100 South West Area Neighbors dba JBAN (8-10)
 - \$32,600 West Grand Neighborhood Organization (8-11)

To address changes between planning estimates and final appropriation levels

CONTINGENCY PROVISIONS

❑ If CDBG increases:

Award increased CDBG funding proportionally to Home Repair Services – Minor Home Repair (4-5) and Access Modification (4-6) Programs.

❑ If CDBG decreases:

Apply decreased CDBG funding to Legal Aid of Western Michigan – Housing Legal Assistance (3-6), so the award amount is no less than \$90,000, then apply any further decrease proportionately to the Fair Housing Center of West Michigan – Fair Housing Services (3-3), Legal Aid of Western Michigan – Housing Legal Assistance (3-6), and the Literacy Center of West Michigan – Integrated English and Carpentry Training (6-5).

❑ If HOME increases or decreases:

Apply proportionally to Community Rebuilders – Tenant Based Rental Assistance (1-2) and The Salvation Army – Long Term Rental Assistance (1-10). The minimum award amount shall be no less than \$175,000.

❑ If ESG increases or decreases:

Apply proportionately to The Salvation Army – Eviction Prevention Program (1-9) and Grand Rapids Urban League – Homelessness Prevention (1-5). The minimum award amount shall be no less than \$100,000.

PUBLIC COMMENT OPPORTUNITY / APPROVAL AND SUBMISSION

Public Comment Opportunities

- Funding recommendations publicly available March 27, 2026
 - 30-day comment period required
- Citizens invited to provide input on funding recommendations by:
 - Participating in the public hearing to be held April 14, 2026
 - Submitting written comments to communitydev@grcity.us through April 29, 2026
- Funding recommendations available at: www.grcd.info

Final Awards and Annual Plan Submission to HUD

- Scheduled for City Commission approval on May 12, 2026

