



Community Development Department



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

Year 5 Investment Report *July 1, 2025 - June 30, 2026*



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 resilient neighborhoods
- Improve community safety
- Improve economic opportunity
- Enhance neighborhood infrastructure

This document summarizes program and project accomplishments for the fifth and final year of the FFY 2021 - 2025 Housing and Community Development Plan, covering the period of July 1, 2025 through June 30, 2026. 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 Michigan opioid settlement funds.

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

Total Expended: FFY 2025: \$1,194,361
FFY 2021 - 2025: \$7,033,109

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 2025	FFY 2021 - 2025
Rapid Rehousing (HOME, ESG, HOME-ARP, ARPA SLFRF)		
Community Rebuilders, The Salvation Army, & Degage Ministries		
Total Expended: FFY 2025: \$213,203 FFY 2021 - 2025: \$2,680,062		
Housing relocation and stabilization services and short- and/or medium-term rental assistance as necessary to help homeless households move as quickly as possible into permanent housing and achieve stability in that housing.		
Number of households served with Rapid Rehousing Assistance	37	637
Tenant-Based Rental Assistance (HOME)		
Community Rebuilders		
Total Expended: FFY 2025: \$406,793 FFY 2021 - 2025: \$1,872,476		
This program provides rental assistance to income-eligible households experiencing or at risk of homelessness for up to eighteen (18) months.		
Households served with assistance up to eighteen (18) months	62	300
Eviction and Homelessness Prevention (ESG-CV, ESG, and HOME-ARP)		
The Salvation Army, Grand Rapids Urban League		
Total Expended: FFY 2025: \$302,365 FFY 2021 - 2025: \$1,365,612		
Housing relocation and stabilization services and financial assistance to help individuals or families at risk of homelessness to avert eviction.		
Households who received prevention financial assistance to avert homelessness	100	424
Housing Assessment Program (CDBG)		
The Salvation Army		
Total Expended: FFY 2025: 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 and ARPA SLFRF)		
Pine Rest Christian Mental Health Services & Community Rebuilders		
Total Expended: FFY 2025: N/A FFY 2021 - 2024: \$799,130		
The program provides street outreach services to persons experiencing homelessness.		
Number of unsheltered persons contacted in street outreach	113	197

NI Plan Outcome 1: Prevent and resolve homelessness, continued

PROGRAM	FFY 2025	FFY 2021 - 2025
Day Center Operations (ARPA SLFRF and Opioid Settlement Funds)		
Degage Ministries		
Total Expended: FFY 2025: \$40,000		
FFY 2024 - 2025: \$60,000		
The program provides day center operations.		
Number of individuals who accessed day center space	1,193	2,339
Complex Care Transitional Housing (ARPA SLFRF and Opioid Settlement Funds)		
Degage Ministries		
Total Expended: FFY 2025: \$232,000		
FFY 2024 - 2025: \$464,000		
The program provides transitional housing for individuals with complex needs experiencing homelessness.		
Number of individuals served through transitional housing	25	48

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

Total Expended: FFY 2025: \$236,064
FFY 2021 - 2025: \$1,016,222

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	FFY 2025	FFY 2021 - 2025
Homebuyer Assistance Fund (CDBG)		
City of Grand Rapids Community Development Department		
Total Expended: FFY 2025: \$19,357		
FFY 2021 - 2025: \$161,762		
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	24
Fair Housing Services (CDBG Public Services)		
Fair Housing Center of West Michigan		
Total Expended: FFY 2025: \$80,311		
FFY 2021 - 2025: \$380,311		
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	188.25	966
Housing tests conducted to determine compliance with fair housing laws	52	248
Number of people who received fair housing education and outreach	31,665	55,656
Housing units opened up from discrimination	1,420	8,070

NI Plan Outcome 2: Access and stability of affordable housing, continued

PROGRAM	FFY 2025	FFY 2021 - 2025
Housing Counseling (CDBG)		
ICCF Nonprofit Housing Corporation		
Total Expended: FFY 2025: \$70,000		
FFY 2024 - 2025: \$117,551		
This program provides group and one-on-one education and support to low- and moderate-income first-time homebuyers.		
Households that received pre-purchase housing counseling	68	190
Households that engaged in pre-purchase housing counseling based on one or more of the following benefits:		
1) Increased knowledge of homeownership,	68	190
2) Increased knowledge of financial literacy,		
3) Receive personalized support to prepare for homeownership, or		
4) Receive access to down payment assistance.		
Housing Legal Assistance (CDBG Public Services)		
Legal Aid of Western Michigan		
Total Expended: FFY 2025: \$66,396		
FFY 2021 - 2025: \$356,598		
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	45	1,486
People who resolved their housing-related legal matter	46	1,460

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

Total Expended: FFY 2025: \$2,550,955
(includes funding from past fiscal years spent in FFY 2025)
FFY 2021 - 2025: \$5,708,408
(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 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	FFY 2025	FFY 2021 - 2025
Single-Family Development Projects (HOME)		
Various Development Partners		
Total Expended: FFY 2025: \$1,069,045		
FFY 2021 - 2025: \$3,677,000		
These projects supported the new construction or significant rehabilitation of homes for sale to income qualified households.		
Affordable homeowner units created	32	55
Affordable homeowner units underway		30

NI Plan Outcome 3: Increase the supply of affordable housing, continued

PROGRAM		FFY 2025	FFY 2021 - 2025		
Multi-Family Rental Projects (HOME and HOME-ARP)					
Various Development Partners					
Total Expended:	FFY 2025: \$313,333				
	FFY 2021 - 2025: \$2,929,972				
These projects supported the new construction or significant rehabilitation of multi-family rental developments.					
Affordable rental units created		101	331		
Affordable rental units underway			38		
Summary by Development Partners, FFY 2021 - 2025					
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	7	21	0	0	28
ICCF Nonprofit Housing Corporation	34	2	130	0	166
LINC Up Nonprofit Housing Corporation	7	2	54	0	63
Mel Trotter Ministries	1	2	0	0	3
New Development Corporation	6	1	0	0	7
PK Companies LLC	0	0	97	0	97
Well House	0	0	8	2	10
Total	55	30	331	38	454

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

Total Expended: FFY 2025: \$2,765,584
FFY 2021 - 2025: \$14,413,125

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 2025	FFY 2021 - 2025
Housing Rehabilitation Program (CDBG)				
City of Grand Rapids Community Development Department				
Total Expended: FFY 2025: \$850,000				
FFY 2021 - 2025: \$3,800,889				
This program provides financial assistance to low- and moderate-income homeowners to rehabilitate and repair their homes.				
Units repaired or rehabilitated			46	266
Number of qualifying units where exterior code violations were corrected			9	114
Number of qualifying units made lead safe			15	85
Number of qualifying units in which home health and safety hazards other than lead-based paint hazards were remediated			40	229
Average cost savings to homeowners compared to a market rate loan			\$22,250	\$23,047

NI Plan Outcome 4:

Improve the condition of existing housing, continued

PROGRAM	FFY 2025	FFY 2021 - 2025
Housing Code Enforcement (CDBG)		
City of Grand Rapids Community Development Department		
Total Expended: FFY 2025: \$1,368,688		
FFY 2021 - 2025: \$6,843,440		
Enforcement of the City Property Maintenance Code, Nuisance Code, and Zoning Ordinance.		
Number of code violation cases continued or initiated	4,689	24,650
Housing units brought into compliance with Code(s)	3,429	17,816
Residential blight monitoring cases closed	55	321
Historic Preservation Code Enforcement (CDBG)		
City of Grand Rapids Planning Department		
Total Expended: FFY 2025: 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
Accessible Housing Services (CDBG)		
Disability Advocates of Kent County		
Total Expended: FFY 2025: \$36,504		
FFY 2021 - 2025: \$140,803		
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	52	258
Minor Home Repair (CDBG)		
Grand Rapids Nehemiah Project		
Total Expended: FFY 2025: \$216,952		
FFY 2021 - 2025: \$781,817		
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	82	306
(FFY 2025 performance period continues until September 30, 2026)		
Access Modification Program (CDBG)		
Home Repair Services of Kent County		
Total Expended: FFY 2025: \$120,000		
FFY 2021 - 2025: \$449,319		
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	31	134
Minor Home Repair Program (CDBG)		
Home Repair Services of Kent County		
Total Expended: FFY 2025: \$449,163		
FFY 2021 - 2025: \$2,424,665		
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	372	2,058
(FFY 2025 performance period continues until September 30, 2026)		

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

PROGRAM	FFY 2025	FFY 2021 - 2025
Neighborhood Impact Program (CDBG)		
Seeds of Promise		
Total Expended:	FFY 2025: N/A	
	FFY 2021: \$25,000	
This program connected homeowners to housing rehabilitation resources.		
Number of homeowner units that received repairs	N/A	9
577 Grandville (ARPA SLFRF)		
Dwelling Place of Grand Rapids Nonprofit Housing Corporation		
Total Expended:	FFY 2025: N/A	
	FFY 2024: \$60,182	
Rehabilitation of one homeowner unit.		
Number of homeowner units that received home repairs	0	1

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

Total Expended: **FFY 2025: \$253,039**
FFY 2021 - 2025: \$1,344,888

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 2025	FFY 2021 - 2025
Neighborhood Leadership and Civic Engagement (CDBG Public Services)		
Neighborhood Associations		
Total Expended:	FFY 2025: \$253,039	
	FFY 2021 - 2025: \$1,344,888	
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	1,934	18,323
People who indicated the neighborhood leadership or civic engagement information was beneficial	1,311	12,721
People who became actively involved in a neighborhood, community, or City board or committee	697	6,445

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

Total Expended: **FFY 2025: \$778,226**
FFY 2021 - 2025: \$3,379,799

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.

NI Plan Outcome 6:

Improve community safety, continued

PROGRAM	FFY 2025	FFY 2021 - 2025
Public Safety (CDBG Public Services and JAG)		
Neighborhood Associations		
Total Expended: FFY 2025: \$273,510		
FFY 2021 - 2025: \$1,478,224		
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	2,467	19,378
People who indicated the public safety information was beneficial	1,733	11,207
Housing units or public spaces that received safety improvements	772	4,832
SUD Outreach Medicine (ARPA SLFRF and Opioid Settlement Funds)		
Catherine's Health Center		
Total Expended: FFY 2025: \$240,000		
FFY 2024 - 2025: \$480,000		
This program provides outreach medicine and opioid use disorder services to persons experiencing homelessness.		
Number of people who received care through outreach and place-based medicine	703	1,038
Number of unhoused people screened for substance use disorder	358	489
Community Recover Center Expansion/Renovation (Opioid)		
Cherry Health		
Total Expended: FFY 2025: \$19,505		
FFY 2024 - 2025: \$500,000		
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.		
Number of people who received substance use disorder treatment through the center	1,014	1,014
Expanded Outpatient Program (CDBG Public Service)		
Family Outreach Center		
Total Expended: FFY 2025: \$79,991		
FFY 2021 - 2025: \$394,515		
This program provides outpatient mental health counseling services to uninsured and underinsured individuals with an emphasis on Adverse Childhood Event Scores (ACES).		
Number of people who received mental health services	79	416
Community Treatment Team (Opioid)		
Family Outreach Center		
Total Expended: FFY 2025: \$95,999		
FFY 2024 - 2025: \$191,999		
This program provides substance use treatment services to uninsured and underinsured individuals using evidence based motivational interviewing approaches.		
Number of people who received therapy, case management, and recovery coaching to address substance use	36	73
SUD Education to Community Providers (Opioid)		
Pine Rest Christian Mental Health Services		
Total Expended: FFY 2025: N/A		
FFY 2024: \$37,000		
This program provides substance use treatment services to uninsured and underinsured individuals using evidence based motivational interviewing approaches.		
Number of people who received training	N/A	502
Number of people who indicated the information received was beneficial	N/A	336

NI Plan Outcome 6

Improve community safety, continued

PROGRAM	FFY 2025	FFY 2021 - 2025
Clean Works Program (Opioid)		
The Grand Rapids Red Project		
Total Expended: FFY 2025: \$69,221		
FFY 2024 - 2025: \$235,077		
This program includes the procurement and distribution of program supplies in the city of Grand Rapids.		
Number of people who received program supplies	7,729	15,434
Number of people referred for one or more of the following services: HIV or Hepatitis C testing, recovery coaching, or other basic needs	2,075	4,618

NI Plan Outcome 7:

Improve economic opportunity

City Strategic Priority:

Economic prosperity and affordability

Total Expended: FFY 2024: \$208,696
FFY 2021 - 2024: \$1,022,247

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	FFY 2025	FFY 2021 - 2025
Youth Employment Programs (CDBG Public Services)		
Hispanic Center of Western Michigan & AYA Youth Collective		
Total Expended: FFY 2025: \$57,175		
FFY 2021 - 2025: \$282,175		
This program provides youth with job training, job readiness, and employment education.		
People who received job training or job readiness training/services	280	547
People who successfully completed the training program	151	378
JobStart (CDBG-CV and CDBG Public Services)		
Steepletown Neighborhood Services		
Total Expended: FFY 2025: \$46,525		
FFY 2021 - 2025: \$246,500		
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	33	146
People who successfully completed the training program	19	76
Strong Roots Workforce Program (CDBG Public Services)		
Puertas Abiertas		
Total Expended: FFY 2025: \$14,996		
FFY 2024 - 2025: \$44,996		
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	44	184
People who successfully completed the training program	29	64

NI Plan Outcome 7: Improve economic opportunity, continued

PROGRAM	FFY 2025	FFY 2021 - 2025
New Beginnings (CDBG PS)		
Women's Resource Center		
Total Expended: FFY 2025: N/A		
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	N/A	247
People who successfully completed the training program	N/A	112
Housing and Economic Opportunity (CDBG PS)		
Grand Rapids Urban League		
Total Expended: FFY 2025: \$45,000		
FFY 2023 - 2025: \$180,000		
This program provides job training and placement into apprenticeship and pre-apprenticeship programs.		
People who received job training or job readiness services	157	673
People who successfully completed the training program	131	591
People placed in employment or apprenticeship programs	81	462
People who completed apprenticeship or pre-apprenticeship programs	81	429
Drive for Success (CDBG-CV)		
Boys and Girls Club of Grand Rapids Youth Commonwealth		
Total Expended: FFY 2025: 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 2025: \$45,000		
FFY 2021 - 2025: \$165,000		
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	26	118
People who successfully completed the training program	19	71

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

Total Expended: FFY 2025: \$0
FFY 2021 - 2025: \$0

This outcome supports the improvement of publicly-owned facilities and infrastructure such as parks, streets, sidewalks, and streetscapes, which improves neighborhoods.

There were no projects recommended for funding under this outcome for the period July 1, 2021 - June 30, 2026.

