Consolidated Annual Performance and Evaluation Report

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July 1, 2025 – June 30, 2026

CITY OF GRAND RAPIDS

Federal Fiscal Year 2025

City Fiscal Year 2026

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The FFY 2025 Consolidated Annual Performance and Evaluation Report (CAPER) describes the results of activities completed by and through the City of Grand Rapids to accomplish the outcomes identified in the FFY 2025 Annual Action Plan for the period July 1, 2025 to June 30, 2026. This is the final report year of the FFY 2021-2025 Regional Consolidated Housing and Community Development (HCD) Plan. Following are notable highlights of the plan:

Neighborhood Investment Plan

The HCD Plan focuses on the Neighborhood Investment Plan, which is comprised of eight (8) outcomes that guide investment of grant funds. Accomplishment of the FFY 2025 Annual Action Plan's proposed outcomes, outputs, and indicators are listed in this report by outcome area and program.

Funding

Annual entitlement grant funding available to implement the FFY 2025 Annual Action Plan was $83,227 less than the prior year.

Single-Family Housing

The national housing crisis has had a lasting impact on the development of affordable single-family housing. The extensive nature of necessary improvements, due to the age of the existing housing stock, and limitations on the number of available people in skilled trades has further increased construction costs.

At the same time, market value of all homes in Grand Rapids, both existing homes and newly constructed homes, has skyrocketed in recent years. Increases in household income have not kept pace resulting in ever widening affordability gaps. The City and housing developers continue to address these gaps through the use of down payment assistance from government, philanthropic, and lender sources.

The City continues to promote affordable single-family housing by partnering with both Community Housing Development Organizations (CHDOs) and non-CHDOs on single-family acquisition, development, and resale projects. The City's Homebuyer Assistance Fund Program continues to provide financial assistance to low-income families purchasing a home.

Homelessness

Kent Homelessness Coalition, previously referred to as the Grand Rapids Area Coalition to End Homelessness, our local Continuum of Care (CoC), is committed to making homelessness brief, rare, and one-time. The CoC is responsible for system planning and coordination and is dedicated to promoting the use of best practices in programs developed to end homelessness. It has undertaken initiatives to end homelessness and reach functional zero for several populations including veterans, families, chronic, and youth.

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I. Resources and Investments

This section identifies resources the City was successful in procuring to implement the goals and objectives outlined in the FFY 2025 Housing and Community Development Annual Action Plan. It identifies the location and targeting of activities and the procedures used by the Community Development Department to monitor performance. Citizen involvement in the development of the Consolidated Plan and this performance report, as well as the institutional structure the City used to carry out its Housing and Community Development Plan, and other various actions and activities undertaken during the reporting period, are also discussed.

Resources identified in the FFY 2025 Annual Action Plan included formula grants and competitive awards available to the City, the Grand Rapids Housing Commission (GRHC), and for-profit and non-profit housing and community service providers. The following resources were made available within the City of Grand Rapids jurisdiction from July 1, 2025, through June 30, 2026.

Available Resources

During the reporting period, the following funds were made available and expended in support of the City's Community Development Department Neighborhood Investment Plan.

Community Development Block Grant (CDBG) Program	**Made Available**	**Expended**
FFY 2025 Entitlement: B-25-MC-26-0019	$3,754,702	
Program Income	$250,000	
Reprogrammed from prior grant years	$571,166	
Local Support	$554,577	
CDBG Total	**$5,130,445**	**$4,696,099**
HOME Investment Partnerships (HOME) Program		
FFY 2025 Entitlement: M-25-MC-26-0206	$1,187,945	
Program Income	$94,065	
Reprogrammed from prior grant years	$272,096	
HOME Total	**$1,554,106**	**$754,106**
Emergency Solutions Grants (ESG) Program		
FFY 2025 Entitlement: E-25-MC-26-0019	$326,880	
ESG Total	**$326,880**	**$326,880**
Justice Assistance Grant (JAG)		
FFY 2024 Award: 15PBJA-24-GG-05282-JAGX	$177,293	
Reprogrammed from prior grant years	38,746	
JAG Total	**$216,039**	**$136,257**
Opioid Settlement Funds (OSF)		
Programmed	$800,000	
OSF Total	**$800,000**	**$747,221**
Affordable Housing Fund (AHF)		
Programmed	$746,000	
AHF Total	**$746,000**	**$0**

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Other Federal Funds

During the reporting period, the City continued implementation of a Lead Hazard Reduction grant totaling $6,600,000 from the HUD Office of Healthy Homes and Lead Hazard Control. This 48- month grant began December 1, 2023, and has the goal of making 180 units lead-safe by December 1, 2027.

Program Income

During the reporting period, the City used program income from both CDBG and HOME. The City's Annual Action Plan does not specifically assign program income to individual projects. Rather, an estimated amount of program income is added to the amount of the entitlement each year, and the total available funding is then allocated to specific projects with no designation of whether it is from the entitlement or program income. As CDBG program income is received during the year it is expended before the entitlement funds.

For HOME, the City accumulates program income funds earned during the fiscal year. HOME program income is drawn the following program year after it is received. The City estimates prior year program income among resources available to carry out its Annual Action Plan. Prior year program income must be committed before the entitlement funds. This commitment occurs at the beginning of the program year. If a HOME project is funded with program income, these funds are spent before entitlement funds.

During the reporting period, the City of Grand Rapids did not have program income that went to a revolving fund or came from float-funded activities or the sale of real property.

HOME Program Income

Balance on Hand July 1, 2025	Received July 1, 2025 – June 30, 2026	Expended July 1, 2025 – June 30, 2026	Expended for TBRA	Balance on Hand June 30, 2026
$210,362.77	$1,562,951.17	$151,275.62	$78,750.07	$1,622,038.32

Assessment. Annual entitlement grant funding available to implement the FFY 2025 Annual Action Plan decreased by $83,227 over the prior year.

Location of Expenditures and Geographical Targeting

City of Grand Rapids Community Development program funds are used to support low- and moderate-income people and neighborhoods. The City implements most of its housing and community development activities in target areas. The General Target Area (GTA) includes the largest geographic area with access to a broad range of services. Within the GTA are more concentrated areas of focus, known as Specific Target Areas (STAs), with access to public safety and neighborhood organizing activities.

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Geographic Distribution and Location of Investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation
City of Grand Rapids (Citywide)	43.0%	47.2%
General Target Area	25.8%	19.3%
Southtown STA	13.5%	10.4%
Grandville STA	0.9%	9.7%
Near West Side STA	0.9%	0.7%
Cities of Grand Rapids, Kentwood, and Wyoming	10.2%	5.4%
Garfield Park STA	0.9%	2.1%
Stocking STA	0.9%	0.7%
Heritage Hill STA	0.8%	0.6%
Belknap STA	0.6%	1.8%
Creston STA	0.7%	0.5%
Midtown STA	0.7%	0.6%
East Hills STA	0.6%	0.5%
Eastown STA	0.6%	0.5%

General Target Area (GTA). The GTA was selected 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-income. Residents of the GTA have access to a broad range of services, including housing programs and legal assistance. Approximately half of the city's population lives in the GTA.

Specific Target Area (STA). Within the GTA are eleven (11) 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 support for neighborhood associations.

City-Wide and External Programming. City-wide and external programming is employed for certain programs and activities which promote the deconcentration of poverty. City-wide 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. See Attachment E for the City of Grand Rapids Community Development Target Area map.

Leveraged Funds

Federal funds expended during the program year also leveraged additional resources from private, state, and local funding sources.

- Section 8. The Grand Rapids Housing Commission (GRHC) received $44,985,725 for the Section 8 Housing Choice Voucher (HCV) program. Voucher funding increments were received for the Mainstream program in the amount of $2,593,555 and for Emergency Housing Vouchers in the amount of $633,090. The GRHC also renewed Section 8 Moderate Rehabilitation housing assistance for Calumet Flats in the amount of $147,040. A Section 8 New Construction subsidy was also received in the amount of $1,265,778 for Ransom Tower Apartments, a 153-unit elderly housing development.

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- Public Housing Operating Support. The Grand Rapids Housing Commission received $531,444 from the Public Housing Operating Fund.
- Capital Fund Program. By formula, the Grand Rapids Housing Commission received $480,586.65 from the FFY 2025 Capital Fund Program.
- Family Self-Sufficiency. The Grand Rapids Housing Commission received a $360,647.29 renewal grant for its Family Self-Sufficiency program.
- Emergency Solutions Grants (ESG). Heart of West Michigan United Way acts as the fiduciary on behalf of the Continuum of Care for federal ESG funds awarded by the Michigan State Housing Development Authority (MSHDA). For the period October 1, 2025 - September 30, 2026, a total of $417,536 was allocated to provide rapid re-housing, prevention, and street outreach activities in the community.
- Low-Income Housing Tax Credit Program. The Michigan State Housing Development Authority (MSHDA) held two funding rounds for Low-Income Housing Tax Credits (LIHTC). No projects in Grand Rapids were awarded LIHTC during the October 2025 funding round. However, two projects, 848 Division, a 46-unit development for seniors, and the Vision, a 49-unit development for seniors, were awarded LIHTC during the April 2026 funding round.
- Other Funding. Approximately $3,780,471 was received by City-funded organizations from other federal, state, and local government sources not previously mentioned above. Several organizations funded by the City of Grand Rapids also obtained private funding to support housing and community development activities. The amount received from private foundations, fundraising efforts, financial institutions and others totaled approximately $1,025,617.

Assessment. During the program year, the overall leveraged resources above totaled $56,221,490. This is an increase of $2,060,396 over the prior year.

Match Requirements

The HOME program requires a 25% local match. Match is based on HOME expenditures, excluding expenditures for administration and Community Housing Development Organization (CHDO) operating support. For FFY 2025, the match requirement was waived. Match from prior years is available to be carried forward to future years from Payment in Lieu of Taxes (PILOT) for projects financed with City HOME funds.

HOME Match Summary

Excess match carried over from prior Federal fiscal year	$35,469,194
Match contributed during 2025 calendar year	$7,025,722
Total match available for Federal fiscal year 2025	$42,494,916
Match liability for Federal fiscal year 2025	$0
Excess match carried over to next Federal fiscal year	$42,494,916

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The ESG program requires a one-for-one match that was provided by the non-profit agencies receiving ESG funds. The Community Development Block Grant and Justice Assistance Grant program have no match requirements.

Loans and Other Receivables. CDBG loan receipts for the fiscal year ending June 30, 2026, included repayments for the City's Housing Rehabilitation program. At the end of the fiscal year, there were 298 outstanding loans with balances totaling $1,849,962.60. There were no outstanding float-funded activities. Also, no parcels acquired or improved with CDBG funds were available for sale.

Lump Sum Agreements. The City of Grand Rapids did not participate in any lump sum agreements during the reporting period.

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Racial and Ethnic Composition of Families Assisted

The following table summarizes the demographic makeup of households and people who received assistance during the reporting period:

Race	CDBG		HOME	ESG	Opioid	Total
	HHs	People	People	People	People	
American Indian/Alaskan Native	3	4	0	0	19	**26**
Asian	8	4	0	0	6	**18**
Black/African American	406	321	177	209	262	**1,375**
Multi-racial	61	180	0	11	80	**332**
Native Hawaiian/Pacific Islander	2	6	0	4	0	**12**
White	174	153	52	27	395	**801**
Total	**654**	**668**	**229**	**251**	**762**	**2,564**
Ethnicity						
Hispanic	65	129	9	6	32	**241**
Non-Hispanic	589	539	220	245	730	**2,323**
Total	**654**	**668**	**229**	**251**	**762**	**2,564**

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II. Goals and Outcomes – Neighborhood Investment Plan

Progress made in carrying out the City's Strategic Plan and Action Plan

The Neighborhood Investment (NI) Plan is an outcomes-based strategy used allocate the following funding sources: CDBG, HOME, ESG, JAG, Opioid Settlement Fund (OSF), and Affordable Housing Fund (AHF). It is comprised of the following eight (8) outcomes that support the Community Development Department's mission of *Building Great Neighborhoods!*

- 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

Results of the use of JAG, OSF, and AHF funds are not required for this report but are incorporated as the funds directly support NI Plan Outcomes and the funds are incorporated into the request for proposal process.

Each outcome is listed below with an assessment narrative. Following each narrative are charts providing details of each funded project. Organizations self-report performance evaluations at the end of the grant year, indicating challenges and actions to be implemented. Some note additional accomplishments not described by the performance indicator.

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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.

Awarded: $1,194,361

Expended: $1,194,361

Assessment: Program performance goals were generally met or exceeded.

1-1 CD-PRJ-2025-043 **Tenant Based Rental Assistance** Community Rebuilders	Project Period **07/01/2025 – 06/30/2026**	Funding Source: HOME Awarded: $406,793 **Expended: $406,793**
	Planned Beneficiaries **Cat. 1 or 2 Homelessness**	Project Location **Cities of Grand Rapids, Kentwood, & Wyoming**
	Planned Units	**Actual Units**
Output: Number of households served with Tenant Based Rental Assistance for up to eighteen (18) months.	**50**	**62 (139 people)**
Indicator 1a: Number of households who have increased accessibility to affordable housing.	**50**	**62**
Indicator 1b: Percent of households exited to positive/permanent destinations	**90**	**100**
Additional Comments: Planned performance goals were met.		

1-2 CD-PRJ-2025-042 **Day Center Operations** Degage Ministries	Project Period **7/1/2025 – 06/30/2026**	Funding Source: Opioid Settlement Awarded: $40,000 **Expended: $40,000**
	Planned Beneficiaries **Cat. 1 Homeless**	Target Area **Citywide**
	Planned Units	**Actual Units**
Output 1: Number of individuals who accessed day center space.	**500**	**1,193**
Indicator 1a: Number of individuals who completed a housing assessment or have an assessment verified as updated and complete.	**300**	**409**
Indicator 1b: Number of households exited to permanent/positive destination.	**30**	**22**
Indicator 1c: Number of individuals that receive peer support and recovery coaching services.	**100**	**76**
Additional Comments: Planned performance goals for Output 1 were exceeded. Tracking Indicators 1b and 1c were more difficult due to length of time from housing assessment or substance use disorder assessment to client receiving a housing or recovery placement.		

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1-3 CD-PRJ-2025-041 **Complex Care Transitional Housing** Degage Ministries	Project Period **07/01/2025 – 06/30/2026**	Funding Source: Opioid Settlement Awarded: $232,000 **Expended: $232,000**
	Planned Beneficiaries **Cat. 1 Homeless**	Target Area **Citywide**
	Planned Units	**Actual Units**
Output: Number of individuals that receive Transitional or permanent supportive housing.	**23**	**23**
Indicator 1a: Number of individuals that exit transitional housing to permanent housing.	**2**	**2**
Additional Comments: Planned performance goals were met.		

1-4 CD-PRJ-2025-046 **Homelessness Prevention** Grand Rapids Urban League	Project Period **07/01/2025 – 06/30/2026**	Funding Source: ESG Awarded: $129,489 **Expended: $129,489**
	Planned Beneficiaries **Cat. 2 Homelessness**	Target Area **Citywide**
	Planned Units	**Actual Units**
Output: Number of households who receive prevention financial assistance to avert homelessness.	**27**	**48 (138 people)**
Indicator: Percent of households exited to positive/permanent destinations.	**95%**	**96%**
Additional Comments: Planned performance goals were exceeded.		

1-5 CD-PRJ-2025-003 **Eviction Prevention Program** The Salvation Army	Project Period **07/01/2025 – 06/30/2026**	Funding Source: ESG Awarded: $172,876 **Expended: $172,876**
	Planned Beneficiaries **Cat. 2 Homelessness**	Target Area **Citywide**
	Planned Units	**Actual Units**
Output: Number of households who receive prevention financial assistance.	**31**	**52 (113 people)**
Indicator 1a: Percent of households exited to positive/permanent destinations.	**95%**	**100%**
Additional Comments: The Eviction Prevention Program continues to partner with the 61st District Court and the Michigan Department of Health and Human Services to assist households at immediate risk of eviction and homelessness.		

1-6 CD-PRJ-2025-045 **Long-Term Housing Assistance** The Salvation Army	Project Period **07/01/2025 – 6/30/2026**	Funding Source: HOME Awarded: $213,203 **Expended: $213,203**
	Planned Beneficiaries **Cat. 1 Homelessness**	Target Area **Citywide**
	Planned Units	**Actual Units**
Output: Number of households who receive rapid re-housing financial assistance.	**31**	**37 (90 people)**
Indicator 1a: Percent of households exited to positive/permanent destinations.	**95%**	**94%**
Additional Comments: Planned performance goals nearly met.		

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Outcome 2: Improve access to and stability of affordable housing

Awarded: $225,311

Expended: $216,707

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.

Assessment: Achievements generally met or exceeded planned goals.

2-1 CD-PRJ-2025-005 **Fair Housing Services** Fair Housing Center of West Michigan	Project Period **07/01/2025 – 06/30/2026**	Funding Source: CDBG-PS Awarded: $80,311 **Expended: $80,311**
	Planned Beneficiaries **City Residents**	Target Area **Citywide**
	Planned Units	**Actual Units**
Output 1a: Number of hours of education and outreach services.	**140**	**188.25**
Output 1b: Underwrite and host fair housing workshop/training.	**1**	**1**
Indicator 1: Number of people who received fair housing education and outreach.	**3,000**	**31,665**
Indicator 2: Number of housing units opened up from discrimination.	**75**	**1,420**
Output 2: Number of housing tests conducted to determine compliance with fair housing laws.	**45**	**52**
Additional Comments: Planned performance goals were exceeded. The FHCWM delivered fair housing enforcement services that served to identify, remove, and eliminate unlawful barriers to fair housing choice. Additionally, the capacity of housing providers to comply with fair housing laws was increased and efforts were conducted to affirmatively further fair housing throughout Grand Rapids. FHCWM had the opportunity to advertise in partner agency publications with a large circulation which contributed to exceeding education and outreach performance goals.		

2-2 CD-PRJ-2025-007 **Housing Counseling** ICCF Nonprofit Housing Corporation	Project Period **07/01/2025 – 06/30/2026**	Funding Source: CDBG PS Awarded: $70,000 **Expended: $70,000**
	Planned Beneficiaries **Low- and Moderate-Income People**	Target Area **Citywide**
	Planned Units	**Actual Units**
Output: Number of households that receive pre-purchase housing counseling.	**50**	**68**
Indicator: Number of households who engage in pre-purchase housing counseling based on one or more of the following main benefits: 1) Increased knowledge of homeownership, 2) Increased knowledge of financial literacy, 3) Receive personalized support to prepare for homeownership, or 4) Receive access to down payment assistance.	**50**	**68**
Additional Comments: Planned performance goals were exceeded. Housing counseling services resulted in thirteen (13) program participants purchasing their first home during the period of performance. Forty-one percent (41%) of participants qualified for ICCF's downpayment assistance program which builds savings habits and awards $4,000 at closing toward downpayment and closing costs.		

2-3 CD-PRJ-2025-009 **Housing Legal Assistance** Legal Aid of Western Michigan	Project Period **07/01/2025 – 06/30/2026**	Funding Source: CDBG PS Awarded: $75,000 **Expended: $66,396**
	Planned Beneficiaries **Low- and Moderate-Income People**	Target Area **GTA**
	Planned Units	**Actual Units**
Output: Number of people receiving legal counseling and/or representation on a housing-related legal matter.	**55**	**45**
Indicator: Number of people who resolve their housing-related legal matter based on one of the following main benefits: 1) Avoidance of a housing crisis, Improvement in the quality of a person's housing, 2) Removal of barriers to obtaining or retaining housing, or 3) Increased knowledge of the legal system.	**50**	**40**
Additional Comments: Progress was made toward meeting planned performance goals. Activities include providing free legal assistance to low- and moderate-income people in housing related matters such as eviction and foreclosure.		

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Outcome 3: Increase the supply of affordable housing

Awarded: $1,546,000

Expended: $0

This outcome supports the development 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.

Note: Actual units produced are not shown in the same year they are planned because:

1. Agreements are written for periods of one year or more.
2. Agreements often begin after the plan year starts.
3. For single-family homes, actual units are reported only when houses are completed, sold, and occupied.

To view housing accomplishments as of June 30, 2026 with previous years' funding, refer to *Section VIII. HOME Investment Partnerships Program Grants / Allocation of HOME funds and HOME Accomplishments.*

Assessment: All projects are under contract and progressing.

3-1 **Pleasant Hills Phase III** Habitat for Humanity of Kent County	Project Period **6/1/2026 – 11/30/2028**	Funding Source: AHF Awarded: $546,000 **Expended: $0**
	Planned Beneficiaries **Low-Income Households**	Project Location **Grandville Target Area**
	Planned Units	**Actual Units**
Output: Number of affordable homeowner units created.	**16**	**0**
Indicator 1: Number of units newly constructed to applicable building code standards.	**16**	**0**
Indicator 2: 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.	**16**	**0**
Indicator 3: Number of homeowner units that remain affordable for lower-income families for five (5) years, ten (10) years, twenty (20) years, or thirty (30) years.	**16**	**0**
Additional Comments: Construction commenced in July 2026.		

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3-2 **Single Family Homeownership** ICCF Nonprofit Housing Corporation	Project Period **2/1/2026 – 04/30/2027**	Funding Source: HOME Awarded: $240,000 **Expended: $0**
	Planned Beneficiaries **Low-Income Households**	Project Location **Southtown**
	Planned Units	**Actual Units**
Output: Number of affordable homeowner units created.	**2**	**0**
Indicator 1: Number of units newly constructed to applicable building code standards.	**2**	**0**
Indicator 2: 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.	**2**	**0**
Indicator 3: Number of homeowner units that remain affordable for lower-income families for five (5) years, ten (10) years, twenty (20) years, or thirty (30) years.	**2**	**0**
Additional Comments: Construction is anticipated to commence in August 2026.		

3-3 **Single Family Homeownership** LINC UP Nonprofit Housing Corporation	Project Period **03/15/2026 – 06/30/2027**	Funding Source: HOME Awarded: $240,000 **Expended: $0**
	Planned Beneficiaries **Low-Income Households**	Project Location **Southtown**
	Planned Units	**Actual Units**
Output: Number of new affordable units created.	**2**	**0**
Indicator 1: Number of units newly constructed to applicable building code standards.	**2**	**0**
Indicator 2: 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.	**2**	**0**
Indicator 3: Number of homeowner units that remain affordable for lower-income families for five (5) years, ten (10) years, twenty (20) years, or thirty (30) years.	**2**	**0**
Additional Comments: Construction is anticipated to commence in August 2026.		

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3-4 **Single Family Home Ownership** Mel Trotter Ministries	Project Period **10/15/2025 - 06/30/2027**	Funding Source: AHF Awarded: $200,000 **Expended: $0**
	Planned Beneficiaries **Low-Income Household**	Project Location **Belknap & Garfield Park**
	Planned Units	**Actual Units**
Output: Number of affordable homeowner units created.	**2**	**0**
Indicator 1: Number of units newly constructed to applicable building code standards.	**2**	**0**
Indicator 2: 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.	**2**	**0**
Indicator 3: Number of homeowner units that remain affordable for lower-income families for five (5) years, ten (10) years, twenty (20) years, or thirty (30) years.	**2**	**0**
Additional Comments: Construction on one house commenced in January 2026 and construction on the second house is anticipated to commence in September 2026.		

3-5 **Single Family Homeownership** New Development Corporation	Project Period **6/15/2026 - 12/31/2027**	Funding Source: HOME Awarded: $120,000 **Expended: $0**
	Planned Beneficiaries **Low-Income Household**	Project Location **Grandville Target Area**
	Planned Units	**Actual Units**
Output: Number of affordable homeowner units created.	**1**	**0**
Indicator 1: Number of units newly constructed to applicable building code standards.	**1**	**0**
Indicator 2: 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**	**0**
Indicator 3: Number of homeowner units that remain affordable for lower-income families for five (5) years, ten (10) years, twenty (20) years, or thirty (30) years.	**1**	**0**
Additional Comments: Construction is anticipated to commence in September 2026.		

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<table>
<tr><td rowspan="3">3-6

Building Community Phase III
Well House</td><td>Project Period
06/01/2026 – 09/30/2027</td><td>Funding Source: HOME
Awarded: $200,000
Expended: $0</td></tr>
<tr><td>Planned Beneficiaries
Homeless Households</td><td>Project Location
Southtown</td></tr>
<tr><td>Planned Units</td><td>Actual Units</td></tr>
<tr><td>Output: Number of new affordable rental units created.</td><td>2</td><td>0</td></tr>
<tr><td>Indicator 1: Number of rental units constructed to applicable building code standards.</td><td>2</td><td>0</td></tr>
<tr><td>Indicator 2: Number of homeowner units that remain affordable for lower-income families for 5, 10, 15, or 20 years.</td><td>2</td><td>0</td></tr>
<tr><td colspan="3">Additional Comments: Construction is anticipated to commence in fall 2026.</td></tr>
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Outcome 4: Improve the condition of existing housing

Awarded: $3,174,223

Expended: $2,765,584

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.

Assessment: Achievements generally exceeded planned goals or are on track to do so. Some project periods extend past the period of this report. Funded organizations maintained strong partnerships with other agencies which fostered productive collaboration; a strong referral network to connect individuals with the available resources within the communities that meet their needs; promotion of open neighborhoods; and greater compliance within the housing industry.

4-1 CD-PRJ-2025-049 **Housing Code Enforcement** City of Grand Rapids Community Development Department	Project Period **07/01/2025 – 06/30/2026**	Funding Source: CDBG Awarded: $1,368,688 **Expended: $1,368,688**
	Planned Beneficiaries **Residents of Low- and Moderate-Income Neighborhoods**	Target Area **Targeted Neighborhoods**
	Planned Units	**Actual Units**
Output: Number of code violation cases continued or initiated.	**4,800**	**4,689**
Indicator 1: 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.	**3,300**	**3,429**
Indicator 2: Number of residential blight monitoring cases closed.	**50**	**55**
Additional Comments: Planned performance goals were nearly met or exceeded. The department's Community Liaison Program supports clients in resolving health and safety concerns to maintain safe living conditions and navigating resources such as the Eviction Prevention Program to pay rent.		

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<table>
<tr><td rowspan="2">4-2

Housing Rehabilitation Program
City of Grand Rapids
Community Development Department</td><td>Project Period
07/01/2025 – 06/30/2026</td><td>Funding Source: CDBG
Awarded: $850,000
Expended: $850,000</td></tr>
<tr><td>Planned Beneficiaries
Low- and Moderate-Income Households</td><td>Target Area
Citywide</td></tr>
<tr><td></td><td>Planned Units</td><td>Actual Units</td></tr>
<tr><td>Output: Number of homeowner units repaired in compliance with City Rehabilitation Standards</td><td>45</td><td>46</td></tr>
<tr><td>Indicator 1: Number of homeowner units at which an exterior code violation was corrected.</td><td>30</td><td>9</td></tr>
<tr><td>Indicator 2: Number of homeowner units made lead safe.</td><td>20</td><td>15</td></tr>
<tr><td>Indicator 3: Number of homeowner units in which home health and safety hazards other than lead-based paint hazards were remediated.</td><td>30</td><td>40</td></tr>
<tr><td>Indicator 4: Average cost savings to homeowners compared to a market rate home improvement loan</td><td>$10,000</td><td>$22,250</td></tr>
<tr><td colspan="3">Additional Comments: The number of units receiving repairs exceeded the number planned. More of those units received assistance with general health and safety hazards than planned, while fewer units were assisted with repairs to correct exterior code violations or make the unit lead safe. Additional units were made lead safe with funding exclusively from the City's Lead Hazard Control Program.</td></tr>
</table>

<table>
<tr><td rowspan="2">4-3 CD-PRJ-2025-008

Accessible Housing Services
Disability Advocates of Kent County</td><td>Project Period
07/01/2025 – 06/30/2026</td><td>Funding Source: CDBG
Awarded: $40,000
Expended: $36,504</td></tr>
<tr><td>Planned Beneficiaries
LMI Households (People with Physical Disabilities)</td><td>Target Area
Citywide</td></tr>
<tr><td></td><td>Planned Units</td><td>Actual Units</td></tr>
<tr><td>Output: Number of housing units provided with an environmental assessment for the purpose of making recommendations for accessibility modifications.</td><td>48</td><td>52</td></tr>
<tr><td>Indicator: 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.</td><td>32</td><td>22</td></tr>
<tr><td colspan="3">Additional Comments: Planned performance goals were nearly met or exceeded. Participants were assessed for home repair needs, served in a timely manner, and referred to appropriate community resources based on expressed need.</td></tr>
</table>

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4-4 CD-PRJ-2025-019 **Minor Home Repair Program** Grand Rapids Nehemiah Project	Project Period **09/1/2025 – 09/30/2026**	Funding Source: CDBG Awarded: $231,703 **Expended: $216,952**
	Planned Beneficiaries **Low- and Moderate-Income Households**	Target Area **Citywide**
	Planned Units	**Actual Units**
Output: Number of homeowner units that receive minor home repairs.	**100**	**82**
Indicator: 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, 4) lengthen the life of the structure.	**100**	**82**
Additional Comments: Program performance will continue until September 30, 2026. It is anticipated planned performance goals will be met or nearly met and all funds expended by this date.		

4-5 CD-PRJ-2025-011 **Access Modification Program** Home Repair Services of Kent County	Project Period **08/1/2025 – 09/30/2026**	Funding Source: CDBG Awarded: $120,000 **Expended: $120,000**
	Planned Beneficiaries **LMI Households (People with Physical Disabilities)**	Target Area **Citywide**
	Planned Units	**Actual Units**
Output: Number of housing units made accessible for people with disabilities.	**30**	**31**
Indicator: 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.	**30**	**31**
Additional Comments: Planned performance goals were exceeded.		

4-6 CD-PRJ-2025-010 **Minor Home Repair Program** Home Repair Services of Kent County	Project Period **08/1/2025 – 09/30/2026**	Funding Source: CDBG Awarded: $563,832 **Expended: $449,163**
	Planned Beneficiaries **Low- and Moderate-Income Households**	Target Area **Citywide**
	Planned Units	**Actual Units**
Output: Number of homeowner units that receive minor home repairs.	**450**	**372**
Indicator: 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, 4) lengthen the life of the structure.	**450**	**358**
Additional Comments: Program performance will continue until September 30, 2026. Program performance goals will likely not be met due to the increased average cost per repair.		

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Outcome 5: Foster engaged, connected, and resilient neighborhoods

Awarded: $268,600

Expended: $253,039

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

Assessment: Overall, projects met or exceeded performance goals.

5-1 CD-PRJ-2025-031 **Neighborhood Leadership and Civic Engagement** Creston Neighborhood Association	Project Period **07/01/2025 – 06/30/2026**	Funding Source: CDBG PS Awarded: $18,800 **Expended: $18,800**
	Planned Beneficiaries **Residents of LMI Neighborhoods**	Target Area **Creston**
	Planned Units	**Actual Units**
Output 1: Number of people informed or educated on neighborhood leadership or civic engagement opportunities.	**100**	**253**
Indicator 1a: Number of people who indicated the neighborhood leadership or civic engagement was beneficial.	**75**	**107**
Indicator 1b: Number of people who became engaged in a leadership role in their neighborhood.	**50**	**84**
Additional Comments: Planned performance goals were exceeded. Events including Mental Health First Aid, the Aberdeen Park partnership, Breakfast Resource, and Earth Day Repair Fairs successfully drove resident participation.		

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<table>
<tr><td rowspan="3">5-2 CD-PRJ-2025-035

Neighborhood Leadership and Civic Engagement
East Hills Council of Neighbors</td><td>Project Period
07/01/2025 – 06/30/2026</td><td>Funding Source: CDBG PS
Awarded: $17,800
Expended: $17,800</td></tr>
<tr><td>Planned Beneficiaries
Residents of LMI Neighborhoods</td><td>Target Area
East Hills</td></tr>
<tr><td>Planned Units</td><td>Actual Units</td></tr>
<tr><td>Output 1: Number of people informed or educated on neighborhood leadership or civic engagement opportunities.</td><td>55</td><td>214</td></tr>
<tr><td>Indicator 1a: Number of people who indicated the neighborhood leadership or civic engagement information was beneficial.</td><td>40</td><td>205</td></tr>
<tr><td>Indicator 1b: Number of people who became engaged in a leadership role in their neighborhood.</td><td>25</td><td>30</td></tr>
<tr><td colspan="3">Additional Comments: Performance goals were exceeded. Resident participation, volunteer engagement, and community partnerships grew beyond initial projections, resulting in expanded leadership opportunities and increased attendance at community events.</td></tr>
</table>

<table>
<tr><td rowspan="3">5-3 CD-PRJ-2025-014

Neighborhood Leadership and Civic Engagement
Eastown Community Association</td><td>Project Period
07/01/2025 – 06/30/2026</td><td>Funding Source: CDBG PS
Awarded: $15,800
Expended: $15,800</td></tr>
<tr><td>Planned Beneficiaries
Residents of LMI Neighborhoods</td><td>Target Area
Eastown</td></tr>
<tr><td>Planned Units</td><td>Actual Units</td></tr>
<tr><td>Output 1: Number of people informed or educated on neighborhood leadership or civic engagement opportunities.</td><td>55</td><td>64</td></tr>
<tr><td>Indicator 1a: Number of people who indicated the neighborhood leadership or civic engagement information was beneficial.</td><td>41</td><td>60</td></tr>
<tr><td>Indicator 1b: Number of people who became engaged in a leadership role in their neighborhood</td><td>50</td><td>71</td></tr>
<tr><td colspan="3">Additional Comments: Performance goals were exceeded. Intentional community engagement initiatives included a block captain program, community outreach, and events such as dumpster day, community bike rides, bazaars, and committee meetings.</td></tr>
</table>

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5-4 CD-PRJ-2025-037 **Neighborhood Leadership and Civic Engagement** Garfield Park Neighborhoods Association	Project Period **07/01/2025 – 06/30/2026**	Funding Source: CDBG PS Awarded: $26,500 **Expended: $26,500**
	Planned Beneficiaries **Residents of LMI Neighborhoods**	Target Area **Garfield Park**
	Planned Units	**Actual Units**
Output 1: Number of people informed or educated on neighborhood leadership or civic engagement opportunities.	**125**	**129**
Indicator 1a: Number of people who indicated the neighborhood leadership or civic engagement information was beneficial.	**95**	**119**
Indicator 1b: Number of people who became engaged in a leadership role in their neighborhood.	**50**	**67**
Additional Comments: Performance goals were exceeded. GPNA's notable activities included co-hosting Arbor Fest, supporting new neighborhood business development, and conducting engagement on zoning changes.		

5-5 CD-PRJ-2025-023 **Neighborhood Leadership and Civic Engagement** Heritage Hill Association	Project Period **07/01/2025 – 06/30/2026**	Funding Source: CDBG PS Awarded: $22,200 **Expended: $21,266**
	Planned Beneficiaries **Residents of LMI Neighborhoods**	Target Area **Heritage Hill**
	Planned Units	**Actual Units**
Output 1: Number of people informed or educated on neighborhood leadership or civic engagement opportunities.	**100**	**184**
Indicator 1a: Number of people who indicated the neighborhood leadership or civic engagement.	**75**	**122**
Indicator 1b: Number of people who became engaged in a leadership role in their neighborhood.	**50**	**100**
Additional Comments: Planned performance goals were exceeded. The Heritage Hill Association sustained its volunteer recruitment efforts, analyzed resident survey feedback, and hosted two educational community forums regarding the City's Zoning Ordinance updates.		

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5-6 CD-PRJ-2025-032 **Neighborhood Leadership and Civic Engagement** LINC Up Nonprofit Housing Corporation	Project Period **07/01/2025 – 06/30/2026**	Funding Source: CDBG PS Awarded: $54,200 **Expended: $50,575**
	Planned Beneficiaries **Residents of LMI Neighborhoods**	Target Area **Southtown**
	Planned Units	**Actual Units**
Output 1: Number of people informed or educated on neighborhood leadership or civic engagement opportunities.	**150**	**139**
Indicator 1a: Number of people who indicated the neighborhood leadership or civic engagement information was beneficial.	**150**	**79**
Indicator 1b: Number of people who became engaged in a leadership role in their neighborhood	**100**	**71**
Additional Comments: Performance outcomes fell short of the planned goals. The organization hosted a 3rd Ward panel, three pre-commission dinners, three neighborhood leadership classes and workshops.		

5-7 CD-PRJ-2025-016 **Neighborhood Leadership and Civic Engagement** Midtown Neighborhood Association	Project Period **07/01/2025 – 06/30/2026**	Funding Source: CDBG PS Awarded: $19,200 **Expended: $11,722**
	Planned Beneficiaries **Residents of LMI Neighborhoods**	Target Area **Midtown**
	Planned Units	**Actual Units**
Output 1: Number of people informed or educated on neighborhood leadership or civic engagement opportunities.	**130**	**215**
Indicator 1a: Number of people who indicated the neighborhood leadership or civic engagement information was beneficial.	**100**	**88**
Indicator 1b: Number of people who became engaged in a leadership role in their neighborhood.	**15**	**10**
Additional Comments: Two of the planned goals fell short. The organization sustained its focus on community engagement and Board governance. Key outcomes included cultivating a robust leadership team, expanding resident outreach, and increasing participation in neighborhood initiatives.		

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5-8 CD-PRJ-2025-017 **Neighborhood Leadership and Civic Engagement** Neighbors of Belknap Lookout	Project Period **07/01/2025 – 06/30/2026**	Funding Source: CDBG PS Awarded: $16,500 **Expended: $15,387**
	Planned Beneficiaries **Residents of LMI Neighborhoods**	Target Area **Belknap**
	Planned Units	**Actual Units**
Output 1: Number of people informed or educated on neighborhood leadership or civic engagement opportunities.	**50**	**116**
Indicator 1a: Number of people who indicated the neighborhood leadership or civic engagement information was beneficial.	**38**	**46**
Indicator 1b: Number of people who became engaged in a leadership role in their neighborhood.	**15**	**1**
Additional Comments: One of the planned goals fell short. Ongoing resident education in stewardship, leadership, and civics successfully sustained community engagement.		

5-9 CD-PRJ-2025-025 **Neighborhood Leadership and Civic Engagement** Roosevelt Park Neighborhood Association	Project Period **07/01/2025 – 06/30/2026**	Funding Source: CDBG PS Awarded: $25,900 **Expended: $23,489**
	Planned Beneficiaries **Residents of LMI Neighborhoods**	Target Area **Grandville**
	Planned Units	**Actual Units**
Output 1: Number of people informed or educated on neighborhood leadership or civic engagement opportunities.	**120**	**121**
Indicator 1a: Number of people who indicated the neighborhood leadership or civic engagement information was beneficial.	**90**	**120**
Indicator 1b: Number of people who became engaged in a leadership role in their neighborhood.	**30**	**30**
Additional Comments: Performance goals were met or exceeded. Highlights included a community meeting with the City Commissioner—giving residents direct access to local government, and community events that promoted sustainable neighborhood initiatives.		

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5-10 CD-PRJ-2025-027 **Neighborhood Leadership and Civic Engagement** South West Area Neighbors dba John Ball Area Neighbors	Project Period **07/01/2025 – 06/30/2026**	Funding Source: CDBG PS Awarded: $24,100 **Expended: $24,100**
	Planned Beneficiaries **Residents of LMI Neighborhoods**	Target Area **Near West Side**
	Planned Units	**Actual Units**
Output 1: Number of people informed or educated neighborhood leadership or civic engagement opportunities.	**90**	**186**
Indicator 1a: Number of people who indicated the neighborhood leadership or civic engagement information was beneficial.	**70**	**125**
Indicator 1b: Number of people who became engaged in a leadership role in their neighborhood.	**60**	**68**
Additional Comments: Performance goals were exceeded. JBAN focused on several community-driven initiatives including neighborhood cleanups, a shared community garden, youth environmental education at Lincoln Park, and civic dialogue panels.		

5-11 CD-PRJ-2025-029 **Neighborhood Leadership and Civic Engagement** West Grand Neighborhood Organization	Project Period **07/01/2025 – 06/30/2026**	Funding Source: CDBG PS Awarded: $27,600 **Expended: $27,600**
	Planned Beneficiaries **Residents of LMI Neighborhoods**	Target Area **Stocking**
	Planned Units	**Actual Units**
Output 1: Number of people informed or educated on neighborhood leadership or civic engagement opportunities.	**188**	**313**
Indicator 1a: Number of people who indicated the neighborhood leadership or civic engagement information was beneficial.	**185**	**240**
Indicator 1b: Number of people who became engaged in a leadership role in their neighborhood.	**100**	**165**
Additional Comments: Performance goals were exceeded. Successful events and activities included one-to-one leadership coaching, neighborhood advocacy, community cleanups, Dumpster Day, and National Night Out.		

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Outcome 6: Improve community safety

Awarded: $820,500

Expended: $758,721

This outcome supports 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.

6-1 CD-PRJ-2025-012 **Public Safety** Baxter Neighborhood Association	Project Period **07/01/2025 – 06/30/2026**	Funding Source: JAG & CDBG PS Awarded: $40,300 **Expended: $40,300**
	Planned Beneficiaries **Residents of LMI Neighborhoods**	Target Area **Southtown**
	Planned Units	**Actual Units**
Output 1: Number of people informed or educated on public safety topics.	**190**	**260**
Indicator 1a: Number of people who indicated the public safety information received was beneficial.	**145**	**180**
Indicator 1b: Number of housing units or public spaces that received safety improvements.	**85**	**85**
Additional Comments: Planned performance goals were met and exceeded. Baxter Neighborhood Association engaged youth in community events, civic training, and city commission meetings and specialized traffic-stop roleplay, social media fact-checking guidance, and de-escalation training.		

6-2 CD-PRJ-2025-030 **Public Safety** Creston Neighborhood Association	Project Period **07/01/2025 – 06/30/2026**	Funding Source: JAG Awarded: $21,600 **Expended: $21,600**
	Planned Beneficiaries **Residents of LMI Neighborhoods**	Target Area **Creston**
	Planned Units	**Actual Units**
Output 1: Number of people informed or educated on public safety topics.	**120**	**205**
Indicator 1a: Number of people who indicated the public safety information received was beneficial.	**90**	**117**
Indicator 1b: Number of housing units or public spaces that received safety improvements.	**40**	**69**
Additional Comments: Planned performance goals were exceeded. Creston Neighborhood Association hosted several events including an Earth Day Repair Fair at the Creston Farmers Market, a Community Cleanup Day, and expanded its outreach via digital notifications and physical flyers to educate neighbors on local crime trends and safety tips.		

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6-3 CD-PRJ-2025-034 **Public Safety** East Hills Council of Neighbors	Project Period **07/01/2025 – 06/30/2026**	Funding Source: CDBG PS Awarded: $20,400 **Expended: $20,400**
	Planned Beneficiaries **Residents of LMI Neighborhoods**	Target Area **East Hills**
	Planned Units	**Actual Units**
Output 1: Number of people informed or educated on public safety topics.	**86**	**241**
Indicator 1a: Number of people who indicated the public safety information received was beneficial.	**65**	**230**
Indicator 1b: Number of housing units or public spaces that received safety improvements.	**25**	**105**
Additional Comments: Planned performance goals were exceeded. Throughout the year, the Council continued to share public safety information and neighborhood updates through its communication channels.		

6-4 CD-PRJ-2025-013 **Public Safety** Eastown Community Association	Project Period **07/01/2025 – 06/30/2026**	Funding Source: CDBG PS Awarded: $18,000 **Expended: $18,000**
	Planned Beneficiaries **Residents of LMI Neighborhoods**	Target Area **Eastown**
	Planned Units	**Actual Units**
Output 1: Number of people informed or educated on public safety topics.	**100**	**113**
Indicator 1a: Number of people who indicated the public safety information received was beneficial.	**75**	**109**
Indicator 1b: Number of housing units or public spaces that received safety improvements.	**40**	**40**
Additional Comments: Planned performance goals were met and exceeded. The association successfully informed or educated residents on public safety topics. Activities included a community bike ride, addressing safety hazards, and expansion of the Block Captain initiative.		

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6-5 CD-PRJ-2025-020 **Expanded Outpatient Program** Family Outreach Center	Project Period **07/01/2025 – 06/30/2026**	Funding Source: CDBG PS Awarded: $80,000 **Expended: $79,991**
	Planned Beneficiaries **Low- and Moderate-Income People**	Target Area **Citywide**
	Planned Units	**Actual Units**
Output 1: Number of people who received mental health services.	**85**	**83**
Indicator 1: Number of participants with increased functioning across life domains.	**72**	**72**
Additional Comments: Planned performance outcomes were nearly met. The program implemented a zero-wait drop-in hours option which allowed staff to screen and immediately admit clients or refer them to appropriate levels of care.		

6-6 CD-PRJ-2025-036 **Public Safety** Garfield Park Neighborhoods Association	Project Period **07/01/2025 – 06/30/2026**	Funding Source: JAG Awarded: $30,500 **Expended: $30,500**
	Planned Beneficiaries **Residents of LMI Neighborhoods**	Target Area **Garfield Park**
	Planned Units	**Actual Units**
Output 1: Number of people informed or educated on public safety topics.	**200**	**229**
Indicator 1a: Number of people who indicated the public safety information received was beneficial.	**150**	**155**
Indicator 1b: Number of housing units or public spaces that received safety improvements.	**35**	**39**
Additional Comments: Planned outcomes were exceeded. The association maintained local stability through crime prevention education, landlord-tenant dispute resolutions, and safety initiatives-including a resident-led Safe and Vital Streets Committee, a Dumpster Day, and direct collaboration with a GRPD community officer.		

6-7 CD-PRJ-2025-022 **Public Safety** Heritage Hill Association	Project Period **07/01/2025 – 06/30/2026**	Funding Source: CDBG PS Awarded: $25,500 **Expended: $24,673**
	Planned Beneficiaries **Residents of LMI Neighborhoods**	Target Area **Heritage Hill**
	Planned Units	**Actual Units**
Output 1: Number of people informed or educated on public safety topics.	**265**	**295**
Indicator 1a: Number of people who indicated the public safety information received was beneficial.	**200**	**209**
Indicator 1b: Number of housing units or public spaces that received safety improvements.	**40**	**40**
Additional Comments: Planned outcomes were met and exceeded. The association focused on providing public safety education. They hosted an interactive class on disaster preparedness and launched a campaign to reduce stigma surrounding the use of Narcan.		

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6-8 CD-PRJ-2025-017 **Public Safety** Midtown Neighborhood Association	Project Period **07/01/2025 – 06/30/2026**	Funding Source: CDBG PS Awarded: $22,100 **Expended: $14,128**
	Planned Beneficiaries **Residents of LMI Neighborhoods**	Target Area **Midtown**
	Planned Units	**Actual Units**
Output 1: Number of people informed or educated on public safety topics.	**165**	**192**
Indicator 1a: Number of people who indicated the public safety information received was beneficial.	**125**	**114**
Indicator 1b: Number of housing units or public spaces that received safety improvements.	**25**	**1**
Additional Comments: Planned goals had mixed results. The Association exceeded targets on public safety education but fell short on improvements to public and residential spaces. Programming included public safety meetings, safety advocacy events, and the annual Dumpster Day event.		

6-9 CD-PRJ-2025-038 **Public Safety** Neighbors of Belknap Lookout	Project Period **07/01/2025 – 06/30/2026**	Funding Source: CDBG PS Awarded: $19,000 **Expended: $18,809**
	Planned Beneficiaries **Residents of LMI Neighborhoods**	Target Area **Belknap**
	Planned Units	**Actual Units**
Output 1: Number of people informed or educated on public safety topics.	**100**	**189**
Indicator 1a: Number of people who indicated the public safety information received was beneficial.	**75**	**112**
Indicator 1b: Number of housing units or public spaces that received safety improvements.	**12**	**11**
Additional Comments: Performance goals were mostly exceeded. NOBL expanded access to its community Tool Library by launching a digital reservation system. Through the specialized Coldbrook Cut Committee, leaders partnered directly with city staff to advocate for pedestrian lighting, improved pathways, and better visibility in high-concern areas.		

6-10 CD-PRJ-2025-024 **Public Safety** Roosevelt Park Neighborhood Association	Project Period **07/01/2025 – 06/30/2026**	Funding Source: CDBG PS Awarded: $29,800 **Expended: $29,800**
	Planned Beneficiaries **Residents of LMI Neighborhoods**	Target Area **Grandville**
	Planned Units	**Actual Units**
Output 1: Number of people informed or educated on public safety topics.	**150**	**142**
Indicator 1a: Number of people who indicated the public safety information received was beneficial.	**115**	**110**
Indicator 1b: Number of housing units or public spaces that received safety improvements.	**46**	**37**
Additional Comments: Performance goals were nearly met. Successful activities included hosting a specialized training session focused on defensive residential landscaping practices and initiatives to address severe illegal dumping in various areas.		

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<table>
<tr><td rowspan="3">6-11 CD-PRJ-2025-026

Public Safety
South West Area Neighbors
dba John Ball Area Neighbors</td><td>Project Period
07/01/2025 – 06/30/2026</td><td>Funding Source: JAG & CDBG
Awarded: $27,700
Expended: $27,700</td></tr>
<tr><td>Planned Beneficiaries
Residents of LMI Neighborhoods</td><td>Target Area
Near West Side</td></tr>
<tr><td>Planned Units</td><td>Actual Units</td></tr>
<tr><td>Output 1: Number of people informed or educated on public safety topics.</td><td>159</td><td>248</td></tr>
<tr><td>Indicator 1a: Number of people who indicated the public safety information received was beneficial.</td><td>118</td><td>155</td></tr>
<tr><td>Indicator 1b: Number of housing units or public spaces that received safety improvements.</td><td>15</td><td>15</td></tr>
<tr><td colspan="3">Additional Comments: Performance goals were exceeded. Successful activities included hosting a dedicated substance use recovery meeting. Residents continued to be educated on crime prevention, and the organization increased capacity through improved Board development.</td></tr>
</table>

<table>
<tr><td rowspan="3">6-12 CD-PRJ-2025-029

Public Safety
West Grand Neighborhood Organization</td><td>Project Period
07/01/2025 – 06/30/2026</td><td>Funding Source: CDBG PS
Awarded: $27,600
Expended: $27,600</td></tr>
<tr><td>Planned Beneficiaries
Residents of LMI Neighborhoods</td><td>Target Area
Stocking</td></tr>
<tr><td>Planned Units</td><td>Actual Units</td></tr>
<tr><td>Output 1: Number of people informed or educated on public safety topics.</td><td>300</td><td>353</td></tr>
<tr><td>Indicator 1a: Number of people who indicated the public safety information received was beneficial.</td><td>225</td><td>242</td></tr>
<tr><td>Indicator 1b: Number of housing units or public spaces that received safety improvements.</td><td>65</td><td>330</td></tr>
<tr><td colspan="3">Additional Comments: Performance goals were exceeded. Outreach and engagement activities included intensive community outreach efforts, residence guidance in housing applications, and violence resources. The organization also mobilized local volunteers, businesses, and site leaders for its 17th Annual Community Cleanup and Westside Dumpster Day.</td></tr>
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Opioid Remediation Activities: Projects under this outcome also enhance resident safety and quality of life in neighborhoods through opioid remediation. Projects support care, treatment, and other activities designed to: 1) address the misuse and abuse of opioid products, 2) treat or mitigate opioid use or related disorders, or 3) mitigate other effects of, including those injured by, the opioid epidemic.

6-13 CD-PRJ-2025-044 **SUD Outreach Medicine** Catherine's Health Center	Project Period **07/01/2025 – 06/30/2026**	Funding Source: Opioid Settlement Awarded: $240,000 **Expended: $240,000**
	Planned Beneficiaries **Cat. 1 Homelessness**	Target Area **Citywide**
	Planned Units	**Actual Units**
Output 1: Number of people experiencing homelessness receiving medical care.	**500**	**703**
Indicator 1a: Number of unhoused people who are screened for substance use disorder (SUD).	**300**	**358**
Indicator 1b: Number of unhoused patients with SUD receiving treatment, including medication for opioid use disorder.	**50**	**28**
Indicator 1c: Number of unhoused patients receiving mental health services.	**50**	**169**
Additional Comments: Activities included providing medical care to people experiencing homelessness through primary care, substance use disorder screening, and opioid use disorder treatment.		

6-14 CD-PRJ-2025-021 **Community Treatment Team** Family Outreach Center	Project Period **07/01/2025 – 06/30/2026**	Funding Source: Opioid Settlement Awarded: $96,000 **Expended: $95,999**
	Planned Beneficiaries **Low- and Moderate-Income People**	Target Area **Citywide**
	Planned Units	**Actual Units**
Output 1: Number of people receiving therapy, case management, and recovery coaching to address substance use.	**35**	**36**
Indicator 1: Number of participants with increased scores on the Global Assessment of Functioning.	**80%**	**80%**
Additional Comments: Performance goals were met. Staff applied evidence-based therapeutic and clinical practices to treat individuals struggling with substance and opioid use. Notably, 28 out of 35 planned participants achieved increased Global Assessment of Functioning (GAF) scores. The program also maintained an unblemished safety record with zero overdoses or deaths reported among its participants throughout the year.		

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6-15 CD-PRJ-2025-018 **Clean Works Program** The Grand Rapids Red Project	Project Period **07/01/2025 – 06/30/2026**	Funding Source: Opioid Settlement Awarded: $122,000 **Expended: $69,221**
	Planned Beneficiaries **Low- and Moderate-Income People**	Target Area **Citywide**
	Planned Units	**Actual Units**
Output 1: Number of people receiving program supplies.	**7,000**	**7,729**
Indicator 1: Number of people referred for one or more of the following services: HIV or Hepatitis C testing, recovery coaching, or other basic needs.	**2,200**	**2,075**
Additional Comments: Performance goals were nearly met or exceeded. Services provided onsite are designed to reduce negative health outcomes resulting from opioid and other substance use, including HIV and hepatitis C, and overdose fatality. Individuals were assessed and connected to treatment services, received overdose response training with naloxone rescue kits, and were provided with access to services including testing for HIV, and recovery coaching.		

In FY 2025, Opioid Settlement Funds were awarded to Cherry Health for the renovation and expansion of the Cherry Health Community Recovery Center. Since construction was completed in July 2025, 1,014 individuals with substance use disorder were treated at the Community Recovery Center through outpatient group and individual therapy, case management, peer recovery coaching and medication assisted treatment.

Outcome 7: Improve economic opportunity

Awarded: $245,000
Expended: $208,696
This outcome supports economic prosperity with an emphasis on reducing barriers to financial and social capital. 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, and training and support for existing and new microenterprises.

Assessment: Performance goals were mostly met or exceeded.

7-1 CD-PRJ-2025-004 **Supportive Employment Initiative** AYA Youth Collective	Project Period **07/01/2025 – 06/30/2026**	Funding Source: CDBG PS Awarded: $25,000 **Expended: $25,000**
	Planned Beneficiaries **Low- and Moderate-Income People**	Target Area **Citywide**
	Planned Units	**Actual Units**
Output 1: Number of people who received job training or job readiness training/services.	**230**	**262**
Indicator 1: Number of people who successfully completed the training program.	**200**	**134**
Additional Comments: Planned performance goals for Output 1 were exceeded, but staff noted growing complex barriers to program completion among participants. Activities addressed barriers to employment, including access to training, transportation, health challenges, and obtaining vital documents.		

7-2 CD-PRJ-2025-006 **Housing and Economic Opportunity** Grand Rapids Urban League	Project Period **07/01/2025 – 06/30/2026**	Funding Source: CDBG PS Awarded: $45,000 **Expended: $45,000**
	Planned Beneficiaries **Low- and Moderate-Income People**	Target Area **Citywide**
	Planned Units	**Actual Units**
Output 1: Number of people who received job training or job readiness training/services.	**100**	**157**
Indicator 1a: Number of people who successfully completed the training program.	**89**	**131**
Output 2: Number of people placed in employment and/or apprenticeship programs.	**89**	**81**
Indicator 2a: Number of participants reporting job attainment, advancement, promotion, and/or wage increase.	**80**	**81**
Additional Comments: Performance goals were nearly met or exceeded. Individuals were recruited, trained, credentialed, certified and gainfully employed in their chosen field.		

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7-3 CD-PRJ-2025-048 **Youth Employment Initiative** Hispanic Center of Western Michigan	Project Period **07/01/2025 – 06/30/2026**	Funding Source: CDBG PS Awarded: $50,000 **Expended: $32,175**
	Planned Beneficiaries **Low- and Moderate-Income People**	Target Area **Citywide**
	Planned Units	**Actual Units**
Output 1: Number of people who received job training or job readiness training/services.	**18**	**18**
Indicator 1a: Number of people who successfully completed the training program.	**18**	**17**
Additional Comments: Performance goals were mostly met. The Hispanic Center of Western Michigan successfully met its participation target for the Youth Employment Initiative by serving 18 young residents during the contract year. While the program fell just one participant short of its 100% graduation goal, it achieved a high 94% completion rate with 17 interns successfully finishing their placement		

7-4 CD-PRJ-2025-002 **Strong Roots Workforce Program** Puertas Abiertas	Project Period **07/01/2025 – 06/30/2026**	Funding Source: CDBG PS Awarded: $30,000 **Expended: $14,996**
	Planned Beneficiaries **Low- and Moderate-Income People**	Target Area **Citywide**
	Planned Units	**Actual Units**
Output 1: Number of people who received job training or job readiness training/services.	**70**	**44**
Indicator 1a: Number of people who successfully completed the training program.	**50**	**29**
Additional Comments: Performance outcomes fell short due to organizational staffing transitions. Activities included job readiness workshops and individualized support services.		

7-5 CD-PRJ-2025-033 **JobStart** Steepletown Neighborhood Services	Project Period **07/01/2025 – 06/30/2026**	Funding Source: CDBG PS Awarded: $50,000 **Expended: $46,525**
	Planned Beneficiaries **Low- and Moderate-Income People**	Target Area **Citywide**
	Planned Units	**Actual Units**
Output 1: Number of people who received job training or job readiness training/services.	**35**	**33**
Indicator 1a: Number of people who successfully completed the training program.	**35**	**19**
Additional Comments: The planned number of program participants was nearly met, however, staff shortages and changes in other program resources prevented program completion among participants in the final quarter. The program exclusively served 33 youth classified within the extremely low-income bracket (0-30% Area Median Income) and saw a notable drop in recidivism compared to the previous year.		

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7-6 CD-PRJ-2025-040 **Adult Career Training** West Michigan Center of Arts and Technology	Project Period **07/01/2025 – 06/30/2026**	Funding Source: CDBG PS Awarded: $45,000 **Expended: $45,000**
	Planned Beneficiaries **Low- and Moderate-Income People**	Target Area **Citywide**
	Planned Units	**Actual Units**
Output 1: Number of people who received job training or job readiness training/services.	**30**	**26**
Indicator 1a: Number of people who successfully completed the training program.	**26**	**19**
Additional Comments: Enrollment and retention in the program was slightly lower than anticipated. Eight (8) participants graduated from the Pharmacy Technician pathway and gained employment and 11 graduated from the cybersecurity training with certifications and a capstone project experience.		

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Outcome 8: Enhance neighborhood infrastructure
Awarded: $0
Expended: $0

This outcome supports the improvement of the physical infrastructure of neighborhoods, consisting of publicly owned infrastructure such as parks, streets, streetscapes, and sidewalks. Projects may include but are not limited to park and greenspace development, public facilities, residential street improvements, streetscape improvements, sidewalk and curb replacement, neighborhood business façade improvements, and tree planting.

There were no projects funded under this outcome for the period July 1, 2025 – June 30, 2026.

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Grants Administration and Contract Compliance

Grants Administration and Contract Compliance City of Grand Rapids Community Development Department	**Target Area** Not Applicable	**Total Funding** $1,147,294	**Funding Source** CDBG, HOME, ESG, JAG, and OSF
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 $900,940 for CDBG administration, $134,110 for HOME administration, $24,515 for ESG administration, $17,729 for JAG administration, and $70,000 for Opioid Settlement Fund (OSF) administration.			

Kent Homelessness Coalition Heart of West Michigan United Way	**Target Area** Not Applicable	**Total Funding** $20,000	**Funding Source** CDBG
CDBG funding supports coordination and planning efforts of the community-wide coalition 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 Kent Homelessness Coalition. The CoC is designated to facilitate planning activities for system coordination with the goal of ending and preventing homelessness throughout Kent County.			

Essential Needs Task Force Heart of West Michigan United Way	**Target Area** Not Applicable	**Total Funding** $10,000	**Funding Source** CDBG
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: 1) economic and workforce development, 2) food, nutrition, and food policy, 3) energy efficiency, 4) transportation, and 5) digital access.			

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Self-Evaluation

This section provides an opportunity to reflect on the year's progress and to answer some important questions. Most of the following questions are recommended by HUD.

Are the grantee's activities and strategies making an impact on identified needs? What indicators would best describe the results?

Housing in Grand Rapids is old, with over 70% of the housing in the General Target Area dating pre-1950. Activities to improve housing conditions such as code enforcement, housing rehabilitation, and affordable housing are addressing needs, although the impact is limited by the amount of investment available through CDBG and HOME funds. Similarly, activities to address homelessness, the lack of affordable housing, and to increase wages have been meeting needs among program participants but are insufficient in scale to fully address the needs in the community.

What barriers may have a negative impact on fulfilling the strategies and the overall vision?

- The overall level of Federal entitlement and local funding available has declined significantly over the last decade, while the cost of administering and implementing projects continues to increase.
- There is significant demand for affordable housing and housing services such as rental assistance.
- Property values have increased at a high rate over the last decade creating additional affordability challenges for low- and moderate-income homebuyers who desire to become homeowners.

How have some of these barriers been addressed?

- Staff continues to adjust the workload demand with streamlined processes, data integration, and automated reporting.
- Staff costs and operating expenses have been reduced to keep administration expenses within budget.
- Funded organizations have been encouraged to combine resources or seek additional funding from other sources.

Are any activities or types of activities falling behind schedule?

The cost of construction has risen sharply over the last decade and there is high demand for general contractors and the trades. This has made it more challenging to fund Acquisition, Development, and Resale activities. At the same time, appraised values of homes have skyrocketed due to the housing shortage leading to a major affordability challenge. This has meant that housing projects that would have been affordable to a household with income at or under 80% of area median income in the past are no longer affordable without multiple sources of down payment assistance.

Are major goals on target?

Yes. Despite challenges, most goals were met or nearly met.

Are grant disbursements timely?

Grant disbursements are timely, with funds expended within HUD guidelines, and projects reimbursed as funds are requested and approved.

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Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.
The City evaluated community needs, priorities, and strategies in the development of the FFY 2026 – 2030 five-year Consolidated Housing and Community Development Plan that became effective on July 1, 2026. This plan includes support for projects that encourage the development of mixed-income neighborhoods and projects that improve economic stability and prosperity by increasing economic opportunities. Where appropriate, collaboration among or consolidation of providers of similar services will be encouraged. Subrecipients may also be encouraged to find alternate or supplemental funding.

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.
Assessments of individual activities undertaken with CDBG and other funding during the reporting period can be found in the *Goals and Outcomes: Neighborhood Investment Plan* section of this report.

Certifications for Consistency
Certifications for Consistency from organizations that received HUD funds other than those received through the Community Development Department are reviewed for consistency, approved by the City Manager, and returned to the originating party for HUD submission.

Plan Implementation
The FFY 2025 Annual Action Plan was not hindered by action or willful inaction.

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III. Affordable Housing

The City is committed to assisting homeless, low-income, and moderate-income people with obtaining or maintaining affordable housing and to expanding the supply of affordable housing. Activities that support these goals are reported in *Section II. Goals and Outcomes, Outcome 1 and Outcome 3*. Below is a summary of one-year goals identified in the FFY 2025 Annual Action Plan and the outcome of each.

It should be noted actual units produced are not shown in the same year they are planned because:

1) Agreements are written for periods of one year or more.
2) Agreements often begin after the plan year starts.
3) For single-family homes, actual units are reported only when houses are completed, sold, and occupied.

To view housing production accomplishments as of June 30, 2026 with previous years' funding, refer to *Section VIII. HOME Investment Partnerships Program Grants / Allocation of HOME funds and HOME Accomplishments.*

Number of Households to be Supported	**Goal**	**Actual**
Number of homeless supported with affordable housing units or financial support	141	199
Number of non-homeless supported with affordable housing units or financial support	23	0
Number of special-needs supported with affordable housing units or financial support	0	0
Total	**164**	**199**

Number of Households Supported Through	**Goal**	**Actual**
Rental Assistance (Rapid Re-housing, TBRA, and other sources)	139	199
The Production of New Affordable Units	25	0
Rehab of Existing Units into Affordable Housing	0	0
Acquisition of Existing Affordable Units	0	0
Total	**164**	**199**

Assessment of the difference between goals and outcomes and problems encountered in meeting these goals.

The above goals reflect Rapid Re-housing financial assistance, Tenant Based Rental Assistance, and other rental assistance programs for 199 people, 7 single-family acquisition and development for resale projects, 16 single-family condominium units, and the development of 2 rental units to be undertaken with support from FFY 2025 HOME and the Affordable Housing Fund. Planned performance goals for financial and rental assistance programs were met.

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While no new affordable units were completed during the reporting period with FFY 2025 funds, the following progress was made:

- Construction on Habitat for Humanity of Kent County's 27-unit condominium project called Pleasant Hills Phase III commenced in July 2026. Of the 27 total units, 16 will be affordable to low-income households.
- Construction on ICCF Nonprofit Housing Corporation's two Acquisition, Development, and Resale projects at 832 and 1145 Logan Street SE should commence in August 2026.
- Construction on LINC Up Nonprofit Housing Corporation's two Acquisition, Development, and Resale projects at 528 and 530 Umatilla Street SE should commence in August 2026.
- Construction on 223 Barnett Street NE, one of Mel Trotter Ministries' two Acquisition, Development, and Resale projects, was 80% complete as of June 30, 2026. Construction on the other Acquisition, Development, and Resale project, at 1745 Francis Avenue SE, should commence in September 2026.
- Construction on New Development Corporation's Acquisition, Development, and Resale project at 1035 Ionia Avenue SW should commence in September 2026.
- Construction on Well House's Building Community, Scaling to Sustainability Phase III project at 640 Cass Avenue, SE is anticipated to commence in fall of 2026. The project will create two (2) rental units for persons who are homeless or at risk of homelessness.

Impact of these Outcomes on Future Annual Action Plans

Progress has been made generally as anticipated. Demand for rental assistance and single family housing for homeownership remains strong. There is also significant demand for quality affordable rental housing. Continued support for these activities was considered during development of the FFY 2026 – FFY 2030 Consolidated Housing and Community Development Plan.

Number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine eligibility.

Number of Persons Served	CDBG	HOME	ESG	OSF
Extremely Low-income (0-30% AMI)	915	168	251	751
Low-income (30-50% AMI)	310	57	0	10
Moderate-income (50-80% AMI)	97	4	0	1
Total	**1,322**	**229**	**251**	**762**

Further Actions. In addition to activities undertaken under the FFY 2025 Annual Plan, further efforts were made to promote affordable housing activities during the reporting period. These include:

Acquisition and Transfer of Tax Foreclosed Properties. The City of Grand Rapids formally established the Grand Rapids Land Bank Authority (GRLBA) in December 2024. This newly created entity is now responsible for quiet title actions, property maintenance and management, as well as the acquisition and disposition of land bank properties. As part of its launch, the GRLBA acquired 96 properties from

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the State Land Bank Authority through an intergovernmental agreement approved by the City Commission.
During the reporting period, the GRLBA sold thirteen (13) properties, six of them designated for projects that have or will rent or sell to households earning at or below 80% of the Area Median Income (AMI). Additionally, the GRLBA has nineteen (19) active purchase agreements. Twenty (20) additional GRLBA properties remain available for sale and are considered to be buildable properties.

Local Brownfield Revolving Fund. During the reporting period, the Local Brownfield Revolving Fund provided $1,314,558 in grant and/or loan funding to support nine (9) projects. These projects will result in the creation of 72 new affordable rental or homeownership units.

Revitalization and Placemaking Grant 1.0. In January 2023, the City of Grand Rapids was awarded $9.7 million in Revitalization and Placemaking (RAP) 1.0 program funds from the Michigan Economic Development Corporation (MEDC). During the period of this report, program implementation progressed, with each sub grant project entering or completing the construction phase. Three projects were completed during the reporting period. These three projects provide 264 affordable units. The City disbursed a total of $4,092,591.34 in RAP 1.0 funds during the reporting period.

Revitalization and Placemaking Grant 2.0. In July 2024, the City of Grand Rapids was awarded $6,477,220 in RAP 2.0 program funds from the MEDC. The funds will support five projects that will result in the construction or redevelopment of 79 housing units. 65 of the 79 will be rented to households with income that does not exceed 80% of AMI. The City disbursed a total of $5,242,624 in RAP 2.0 funds during the reporting period.

Payment in Lieu of Taxes (PILOT). Enabled by State law, the City provided conditional approval of tax exemption and PILOT for the following projects during the reporting period:

Project Name	Number of Assisted Units
Kelsey & Martineau Apartments (existing projects, restructuring)	35
Bradley Commons	50
449 Market	46
848 Division	46
Oakbrook Apartments (existing project, Workforce PILOT)	18
742 Sinclair Ave NE (existing project, Workforce PILOT)	2
330 Maryland Ave NE (existing project, Workforce PILOT)	1
1101 Dickinson St SE (existing project, Workforce PILOT)	1

Continuum of Care. The City of Grand Rapids continues to participate in the Grand Rapids/Wyoming/Kent County Continuum of Care (CoC).

Households and People Assisted with Federal Housing Resources. During the report period, 531 housing units received assistance with housing rehabilitation or repair.

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Special Needs Housing. The City continued to provide funding for the housing-related needs of people with disabilities through Home Repair Services' Access Modification Program and Disability Advocates of Kent County's Accessible Housing Services Program. During the reporting period, access modifications were completed on owner- and renter-occupied dwellings through these programs benefiting 31 households.

Relocation and Real Property Acquisition. During the reporting period, the City's Housing Rehabilitation program did not have any cases where occupants were required to permanently relocate subject to the Uniform Relocation Act and Real Property Acquisition Policies Act of 1970 (URA), as amended. Further, no clients were required to permanently relocate subject to the URA during lead remediation activities.

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IV. Homelessness and Other Special Needs (Continuum of Care)

The Kent Homelessness Coalition, 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. Coalition goals include:

- Be a thriving Coalition;
- Use data to drive continuous improvement and systems learning;
- Strengthen the effectiveness of our services and programs; and
- Become the destination and vehicle for change.

Community Development Department staff actively participates in the community planning process for homeless shelter and services. The City of Grand Rapids received $326,880 for the FFY 2025 (FY 2026) Emergency Solutions Grants program from the U.S. Department of Housing and Urban Development (HUD). The City retained $24,515 for grant administration. Funds were awarded through the Neighborhood Investment (NI) Plan funding process, with funding recommendations developed by the Coalition Funding Review Panel.

Progress made toward meeting specific objectives for reducing and ending homelessness by reaching out to persons experiencing homelessness (especially unsheltered persons) and assessing their individual needs. The Salvation Army Social Services Housing Assessment Program, which provides assessment, prioritization, and referral through the local Coordinated Entry System, works with the community's two (2) missions where services dedicated to unsheltered persons are primarily located and partners with street outreach providers. Using the Homeless Management Information System (HMIS), staff complete assessments of individual's strengths and obstacles, while focusing on housing and helping to facilitate contact with housing, employment, and health-related services. Once housing is secured, staff work with participants to maintain housing and reduce barriers that threaten stability. In addition, street outreach capacity for reaching unsheltered persons has increased in the community including access to Coordinated Entry provided by the City of Grand Rapids Homeless Outreach Team, youth street outreach providers, a Projects for Assistance in Transition from Homelessness (PATH) outreach provider, and other outreach teams at community-based organizations.

Coordinated Entry uses the Community Housing Connect platform, where households complete an assessment using this online platform either on their own or with support from a community partner. The platform serves all populations experiencing a housing crisis through the CoC-established Coordinated Entry System. Its purpose is to reduce the length of time households experience homelessness, eliminate waitlists and duplication, and promote fair access to housing services.

How emergency shelter and transitional housing needs of persons experiencing homelessness were addressed. The CoC continued to prioritize expanding permanent housing options, including rapid rehousing, permanent supportive housing, and Housing Choice Vouchers. While emergency shelter beds and transitional housing units are available in the community, they are supported through funding sources outside of the Continuum of Care and Emergency Solutions Grants programs. Emergency shelter and transitional housing providers are encouraged to employ the least restrictive eligibility criteria possible to avoid excluding individuals and families in need. Transitional housing is reserved for special populations (e.g., survivors of domestic violence survivors, youth, and individuals with complex care needs) that have demonstrated the greatest benefit from this model alongside rapid rehousing. Across all programs, the CoC's goal is to quickly move people experiencing homelessness into permanent housing.

How low-income individuals and families were assisted in avoiding becoming homeless. The CoC continues to strengthen homelessness prevention by expanding households' access to mainstream resources that can help address barriers to permanent housing. Collaboration with mainstream providers, such as the Department of Health and Human Services, which administers Temporary Assistance for Needy Families (TANF), the Supplemental Nutrition Assistance Program (SNAP), and Medicaid, supports efficient access to these benefits for eligible participants. The CoC is making progress in helping vulnerable residents secure income and benefits through the SSI/SSDI Outreach, Access, and Recovery (SOAR) Program. Pine Rest Christian Mental Health Services, the designated SOAR Lead Agency, works with other service providers through its Street Reach program to help individuals with disabling conditions avoid housing crises. Housing providers also continue to help participants establish connections to mainstream benefits and supports that contribute to long-term housing stability.

In January 2018, the City of Grand Rapids, the 61st District Court, the Kent County office of the Michigan Department of Health and Human Services, and The Salvation Army Social Services launched the Eviction Prevention Program. The program continued during the reporting period with City ESG funds supporting eviction prevention assistance for 52 households in the year ended June 30, 2026.

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 can 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. The CoC has a Youth Committee with a subgroup dedicated to discharge planning to ensure increased and more effective coordination among systems of care.

The State Mental Health Code (Section 330.1209b) requires the community mental health program, including McKinney-Vento programs, to produce a written plan for community placement and aftercare services, ensuring patients are not discharged into homelessness. 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.

How persons experiencing homelessness were assisted in making 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. Historically, there has been a low number of unsheltered local homeless households with dependent children. In the 2026 Point-In-Time Count, there were only two households counted. Homeless households are encouraged to obtain an assessment and linkage to available services to help resolve their housing crisis through the community's Coordinated Entry System. The CoC

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coordinates with major systems (e.g., Community Mental Health, Correctional Facilities, Department of Health and Human Services, health care providers), which assist with outreach efforts. Outreach staff are strategically placed in the community to ensure households experiencing homelessness are aware of and connected to community resources to end homelessness.

CoC Coordinated Entry continues to identify and support at-risk households with children by using available prevention resources, shelter diversion strategies, and connections to mainstream benefits to help them maintain housing. Prevention and diversion efforts are targeted toward households whose circumstances are most aligned with those of the current homeless population, ensuring resources are directed to individuals most likely to experience homelessness. The CoC collaborates with mainstream systems (e.g., schools, child protective services, and mental health systems) to identify households at risk and connect them with appropriate supports before a housing crisis occurs.

The CoC is committed to ending homelessness and is engaged in several functional zero initiatives. In 2017, the Grand Rapids/Wyoming/Kent County CoC became the first community in Michigan to secure U.S. Interagency Council on Homelessness (USICH) 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 efforts to end chronic, family, and youth homelessness.

The CoC is committed to expanding permanent supportive housing for the chronic homeless population. The community is participating in a Built for Zero cohort that supports the creation and maintenance of a quality chronic homelessness by-name list, as well as strategies to improve system performance and resource planning. This will allow the CoC to track progress towards a functional end to chronic homelessness.

In 2022, the CoC was awarded a $2.47 million Youth Homelessness Demonstration Program (YHPD) grant. The CoC, led by youth with lived experience of homelessness, facilitated the development of a community plan to end youth homelessness using a community-based, trauma-informed approach. The following project types receive funding under this program: Joint Transitional Housing/Rapid Re-Housing, Outreach and Peer Navigation Supportive Services, and Host Homes (a short-term housing intervention). The Youth Action Board and Youth Committee have spent three years working on the goals outlined in the Coordinated Community Plan, and in 2026 are identifying new one-year priorities to continue progress towards ending youth homelessness. In 2025, the CoC began using the Built for Zero methodology for creating a Youth By Name list and now has quality by name data that can be used to track progress towards functional zero.

Discussion

The CoC has worked diligently to increase providers' capacity to connect households with mainstream benefits and to expand the use of progressive engagement. Focused efforts are underway to reach functional zero for families, youth, and individuals experiencing chronic homelessness, while maintaining functional zero for veterans. Rapid rehousing and homelessness prevention remain priorities for Emergency Solutions Grants Program funding, while emergency shelter, transitional housing, and permanent supportive housing are supported through Continuum of Care Program resources and additional funding sources.

Continuum of Care (CoC) Program

The 2025 Continuum of Care (CoC) process was coordinated by the Kent Homelessness Coalition. The Coalition is led by a Director, whose position is partially funded by Community Development Block Grant resources from the City of Grand Rapids. The Coalition general membership meets bi-monthly, while work groups, committees, and the Steering Council meet monthly to analyze progress and advance the goals and objectives outlined in the Coalition's 2021 Strategic Plan. A comprehensive, on-going planning process engages a broad cross-section of stakeholders including housing providers, people with lived experience of homelessness, government partners, social service agencies, and other key collaborators. For the 2025 funding round, the community was awarded $10,945,635, including $151,199 for HMIS administration and $467,490 for CoC planning activities.

HUD Continuum of Care (CoC) Program 2025 Awards			
Agency	**Project**	**Project Type**	**Budget**
Heart of West Michigan United Way	Housing Assessment Program	SSO	$250,793
Heart of West Michigan United Way	Coordinated Entry 2	SSO	$229,731
Heart of West Michigan United Way	Coordinated Entry 1	SSO	$72,106
Heart of West Michigan United Way	HMIS	HMIS	$151,199
Safe Haven Ministries	Housing Services for Domestic Violence Survivors	Joint TH & PH-RRH	$628,760
Community Rebuilders	Keys First	RRH	$1,172,879
Community Rebuilders	Housing Solutions	PSH	$760,359
Community Rebuilders	PACT (Partners Achieving Change Together)	Joint TH & PH-RRH	$1,704,056
Community Rebuilders	Shelter Plus Care	PSH	$2,542,416
Community Rebuilders	HEROES	PSH	$218,229
Community Rebuilders	LOFT	PSH	$539,702
Heartside Nonprofit Housing Corporation	Verne Barry Place	PSH	$222,320
Heartside Nonprofit Housing Corporation	Ferguson Apartments	PSH	$69,150
Grand Rapids Housing Commission	Hope Community	RRH	$175,003
Heartside Nonprofit Housing Corporation	Commerce Apartments	PSH	$374,043
YWCA West Central Michigan	Project HEAL TH-RRH	Joint TH & PH-RRH	$617,315
YWCA West Central Michigan	Project HEAL TH	TH	$416,076
Arbor Circle	YHDP: Host Homes	SSO	$137,198
Arbor Circle	YHDP: Outreach/Peer Navigator	SSO	$196,810
Heart of West Michigan United Way	CoC Planning	Planning	$467,490
	Total		**$10,945,635**

V. Public Housing

Actions taken to address the needs of public housing.
Public Housing Improvements Supported through the Capital Fund Program. To meet the needs of public housing residents and ensure the long-term viability of Grand Rapids Housing Commission (GRHC) properties, the GRHC strategically utilized Capital Fund Program resources. These funds were directed towards critical improvements that enhance the safety, accessibility, and overall living conditions of public housing communities. Specific initiatives included modernization projects, essential infrastructure upgrades, and renovations aimed at preserving the quality of the housing stock. By prioritizing projects with the greatest impact on residents' well-being and aligning investments with broader asset management strategy, the GRHC continues to improve the quality of life for public housing residents while ensuring compliance with HUD standards.

In addition, the GRHC continues to navigate the process to demolish and redevelop Adams Park Apartments into a new community that is not limited to elderly and disabled residents. The redevelopment plan includes a variety of housing options such as family housing, permanent supportive housing, homeownership opportunities, and mixed-income housing. This comprehensive approach aims to create a vibrant community that better meets the evolving needs of the Grand Rapids population.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership.
Resident Participation. The GRHC actively engages residents through a Resident Advisory Board that regularly convenes to provide input and recommendations on the administration of housing programs, capital improvements, and resident services. This involvement ensures residents have a meaningful voice in decisions impacting their communities.

Resident Initiatives. The GRHC offers a broad range of services and programs aimed at enhancing resident independence, self-sufficiency, and quality of life. These initiatives support elderly residents to age in place, assist disabled residents to live independently, and help families achieve economic and social self-sufficiency. Services available across GRHC housing sites include medical programs, case management, food pantries, meal services, social activities, computer training, educational and skill-building programs, employment assistance, and homeownership counseling.

Family Self-Sufficiency (FSS) Program. The GRHC's Family Self-Sufficiency (FSS) program is a key initiative designed to help residents build financial stability and work toward long-term goals such as homeownership. Participants receive personalized case management, financial coaching, and access to resources that support career advancement, education, and savings accumulation. The program empowers families to break the cycle of poverty and move toward economic independence.

Homeownership Programs. The GRHC offers homeownership readiness programs to support the sale of public housing units to current program participants and residents with income at or below 80% of AMI. A housing choice voucher homeownership option is also available for eligible families.

Actions taken to assist troubled PHAs. The GRHC is not designated as troubled.

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VI. Consolidated Program Information – General Activities

Removing Barriers to Affordable Housing

Comprehensive Master Plan/Zoning Ordinance. The city's Master Plan, Bridge to Our Future, was approved in 2024. Bridge to Our Future sets a long-term direction for the city's growth and development and serves as a guide for decision-makers and the community for future development. The Master Plan promotes coordination around development and redevelopment, protects and enhances community development character, and establishes the legal basis for zoning. The Master Plan includes a section on "Great Neighborhoods," which recommends the promotion of a broad range of high-quality housing choices through the following actions:

- Maintain and increase the number and variety of housing units (e.g., owner-occupied and rental serving young adults, seniors, low- and moderate-income households, special needs populations, middle- and upper-income households) to meet the variety of needs of existing residents and to attract new residents to the city.
- Allow for new housing products. For example, small-lot single-family housing, site condominiums, live/work units, upper story residences in commercial districts, and accessory apartments in single-family neighborhoods where adequate parking can be provided.
- Allow for a range of housing types within all neighborhoods to provide residents the opportunity to progress through various life stages while maintaining their attachment to a particular area of the city.

While the Master Plan serves as a guide for managing change, the City's Zoning Ordinance is used to implement the Master Plan. In 2024, the City Commission unanimously approved changes to the city's zoning ordinance to address the need for additional housing units. Additionally, the city is undertaking an update to the Zoning Ordinance to align with the goals and vision of the Bridge to Our Future Master Plan. This update will help guide future development, protect neighborhood character, and ensure that zoning regulations support the community's priorities for growth, housing, sustainability, and quality of life.

The Grand Rapids Zoning Ordinance update aims to support affordable housing through several key initiatives:

<u>Increased Housing Options</u>: Allowing for more housing types, including multi-family and mixed-use developments, provides more affordable options for residents.

<u>Streamlined Approval Processes</u>: Streamlining procedures for affordable housing projects will reduce time and cost of development.

<u>Incentives for Developers</u>: Tools such as density bonuses and reduced parking requirements encourage developers to include affordable housing in new projects.

<u>Preservation of Existing Affordable Housing</u>: New measures will help maintain current affordable housing, ensuring long-term availability for low-income residents.

<u>Community Engagement</u>: The ordinance places a priority on resident involvement, ensuring that community needs and priorities are considered in future development.

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Other Activities. The City actively undertakes activities to ameliorate negative effects of public policies on affordable housing.

- An Affordable Housing Advisory Committee, appointed by the Mayor, recommended strategies to support affordable housing. The City Commission has taken the following actions on these HousingNOW! 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.
  - ✓ Revised the Homebuyer Assistance Fund policy to provide additional incentives for homeownership.
  - ✓ Revised the Neighborhood Enterprise Zone Policy to incentivize affordable housing.
  - ✓ Adopted a Property Acquisition and Management policy that allows the City to acquire property interests in order to expand the availability of 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.
  - ✓ Created an Affordable Housing Fund, appointed individuals to the fund board, and made initial deposits to the fund including $5 million in Coronavirus State and Local Fiscal Recovery Funds (SLFRF), authorized by the American Rescue Plan Act (ARPA).

- The City partnered with the Grand Rapids Housing Commission to offer a Rental Assistance Center that certifies low-income households as “rental ready” and provides a clearinghouse for rental property owners seeking qualified tenants.

- The City continued to partner in the 61st District Court Eviction Prevention Program. The program has been developed and implemented by the City, the 61st 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 that include setting housing goals, establishing budgets, and providing referrals to general community services.

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- The City partnered with the Grand Rapids Chamber of Commerce and the Frey Foundation to conduct an updated Housing Needs Assessment for the City of Grand Rapids and the balance of Kent County. The report was issued in July 2020, updated in April 2023, and again in May 2025.

Underserved Needs

In 2026, the Community Development Department assembled and submitted to HUD its Consolidated Housing and Community Development Plan (HCD Plan), for the five-year period beginning July 1, 2026. The HCD Plan provides the strategy and 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 Priorities, Strategies, and Goals section of the HCD Plan. Non-housing community development priorities, strategies, goals, and obstacles can be reviewed in the Community Development section of the HCD plan.

Lead-Based Paint Hazard Control

During FFY 2025, the City participated in a variety of activities to reduce lead paint hazards. For a local needs assessment, a summary of state and local programs, and hazard reduction strategies, see the Consolidated Housing and Community Development Plan.

Lead Hazard Control Program. Since September of 2003, the City has received nine competitive grants from HUD's Office of Healthy Homes and Lead Hazard Control totaling approximately $30,000,000. During this time, more than 1,989 homes have been made lead safe. This has been accomplished in partnership with the Kent County Health Department (KCHD), the Healthy Homes Coalition of West Michigan, the Rental Property Owners Association, and LINC Up Nonprofit Housing Corporation.

The primary goal of the Lead Hazard Control program is making housing units lead safe. Additional goals include:

- Training homeowners and tenants how to properly clean up lead dust in their homes.
- Training contractors and landlords in lead-safe work practices.
- Assisting Section 3 eligible individuals to obtain certification as lead professionals.
- Addressing additional housing-related health issues in units made lead-safe.

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 December 2023 and continues through November 2027. The terms of this grant call for lead hazard control in an additional 180 homes.

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The following accomplishments were completed under the 2023 grant award through June 30, 2026:

- 89 housing units had lead hazards controlled and cleared.
- 117 risk assessments/paint inspections completed.
- 88 homes were assessed for additional housing-related health hazards utilizing a Healthy Homes Rating Tool.
- 89 children <6 years of age protected from lead hazards
- 62 community outreach events conducted.
- 31 Section 3 eligible individuals and companies assisted with professional certification to perform lead remediation.
- 396 individuals trained in either lead-safe cleaning or lead-safe work practices (RRP)

It is important to note that the City's program, and Lead Hazard Control programs across the country, depend on Community Development Block Grant (CDBG) funds to support lead remediation activities. For example, grants from the HUD Office of Healthy Homes and Lead Hazard Control require the recipient to match 10% to 15% of the award amount with local funds. Per statute, CDBG funds are considered local funds and are used to meet match requirements.

Medicaid CHIP Lead Hazard Control Community Development Program. The City of Grand Rapids continues to partner with the Kent County Health Department (KCHD) on the CHIP Lead Hazard Control Community Development Program funded by MDHHS. The first program grant award was secured in 2017, with local program operation beginning in 2018. As of June 30, 2026, lead hazards have been abated in a total of 119 homes occupied by Medicaid-enrolled children with the highest blood lead levels in Kent County. For maximum impact, this resource is coordinated with the City's Lead Hazard Control project and other HUD resources.

Kent County Lead Task Force. The City participates in collaborative efforts that include the Kent County Lead Task Force. The task force was formed by the Kent County Board of Commissioners in the fall of 2016. City staff and partners serve on this task force and are actively involved in addressing lead exposure through the joint City/County Lead Action Team.

Other Accomplishments

The City of Grand Rapids continues to explore a strategy of requiring lead-dust screening for all pre-1978 properties undergoing inspection as part of the City's rental certification program. An ordinance was passed in 2023 to be effective in January 2024, but implementation has been on hold due to conflicting standards imposed by the Michigan Department of Health and Human Services, the regulatory agency for lead abetment professionals and work practices standards in Michigan.

The rate of children under the age of six with elevated blood lead levels in the city of Grand Rapids decreased from 12.1% of children tested in 2019 to 8.7% of children tested in 2024, the most recent year with available data.

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Reduce Families in Poverty

Various community organizations share the responsibility of reducing poverty. The City's Community Development Department worked with Kent County office of the Michigan Department of Health and Human Services (DHHS) through the Kent County Essential Needs Task Force with staff representatives serving on the housing committee and economic and workforce development committee. The local Continuum of Care also provides strategies for reducing poverty.

The City is limited in the amount of support it can provide for antipoverty efforts. This is primarily due to the restrictive use of funds for social service activities. However, the eight (8) outcomes of the Neighborhood Investment Plan support projects that benefit low- and moderate-income individuals. In particular, the outcomes *Increase opportunities for housing stability* and *Increase economic opportunities* support the anti-poverty strategy. The City also supports anti-poverty efforts through administration of its Section 3 Program, which provides employment preference to low-income persons and businesses that substantially employ low-income persons.

Institutional Structure

The City of Grand Rapids Community Development Department administers the funds used to carry out activities which support the HCD and Annual Plan objectives. Activities are implemented by City departments or through agreements with primarily non-profit organizations. A request for funding process occurs around January of each year. Emergency Solutions Grants funding awards are determined in coordination with the local Continuum of Care. A proposal review team led by the Kent Homelessness Coalition develops funding recommendations consistent with the *Action Plan to End Homelessness* to be approved by the Grand Rapids City Commission.

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. A detailed list is available in the HCD Plan at www.grcd.info.

Actions 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 continued 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.

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Affirmatively Furthering Fair Housing

During the period of this report, the following actions were taken to affirmatively further fair housing choice:

- The City provided the Fair Housing Center of West Michigan (FHCWM) $80,311 to perform housing tests, investigate complaints of housing discrimination, and provide educational and outreach activities.
  - The FHCWM provided 31,665 people with fair housing education and outreach services.
  - The FHCWM performed 52 tests to determine compliance with fair housing laws in the areas of sales, rental, insurance, and financing.
- Disability Advocates of Kent County provided 52 assessments of individual’s mobility impairments and their housing environment. Home Repair Services of Kent County provided 31 access modifications to improve the accessibility of homes for people with significant mobility impairments.

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VII. Program Oversight and Monitoring

The following procedures are used by the City of Grand Rapids in on-site monitoring of Community Development Block Grant (CDBG) and Emergency Solutions Grants (ESG) program subrecipients.

Monitoring procedures for entities receiving funding through the HOME Investment Partnerships Program (HOME) are modeled after these procedures but may differ based on the nature of the assisted project and the use of HOME funding. Some projects or uses of funds do not require on-site reviews (i.e. a property acquisition where the City has previously required full documentation prior to the disbursement of funds).

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 all 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.

Grantee (City) Project Monitoring Standards. The CDD monitors all activities using federal grant funds, including those implemented by the CDD 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 CDD staff and performance data is tracked and reported in the CAPER.

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), Justice Assistance Grant (JAG), and Opioid Settlement funds. Subrecipients are certified annually including review of articles of incorporation, tax and insurance certifications, and bylaws. When an organization has expended more than $1,000,000 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 comprised of three (3) components: financial reporting, performance reporting, and on-site monitoring review.

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- **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 determination is made 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 thirty (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 thirty (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.

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 five (5) and twenty (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.

Owners of HOME funded rental projects are required to submit an annual Tenant Income Rental Report (TIRR) to the Community Development Department. The TIRR is used to verify continued compliance with income limits and rent rates. HOME rental projects are also subject to on-site monitoring for the duration of the affordability period. Tenant files are reviewed during monitoring

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sessions to confirm information reported in the TIRR and to ensure compliance with other HUD requirements. Tenants may also be interviewed during monitoring sessions.

HOME rental projects also require on-going City inspections to ensure properties are in compliance with the City Property Maintenance Code. The frequency of inspections is determined by the number of HOME units in a project and the City's Property Maintenance Code mandated inspections.

Programmatic Agreement (Section 106) Monitoring. HUD has delegated responsibility to the City of Grand Rapids via programmatic agreements to act on their behalf as the responsible federal agency in the Section 106 process, which takes into consideration the effects of each undertaking on historic properties. The City has two (2) agreements with the Michigan State Historic Preservation Officer (SHPO). The current General Programmatic Agreement was put in place in December 2017 and amended in December 2024 and applies to the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Shelter/Solutions Grants(ESG) programs, Neighborhood Stabilization Programs (NSP), and Special Purpose Grants for the following activities: residential and commercial rehabilitation, public improvements and infrastructure, handicapped accessibility, demolition, and new construction and additions. The Lead Programmatic Agreement applies to the Lead Hazard Control, Lead Hazard Reduction Demonstration, Community Development Block Grant (CDBG), and HOME Investment Partnerships (HOME) programs for lead hazard reduction activities (CDBG/HOME – emergency activities only).

Citizen Participation

Citizen Participation Process. The citizen participation process involves 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 process is described in the Five-Year HCD Plan, the Annual Action Plan, and at www.grcd.info.

FFY 2021-2025 Consolidated Housing and Community Development Plan. The FFY 2021-2025 Regional HCD Plan was developed by aligning community needs identified by citizens directly involved in various visioning and strategic planning processes. The Neighborhood Investment Plan focuses on eight (8) outcomes derived from the region's vision for neighborhoods.

FFY 2025 Annual Action Plan. The Housing and Community Development Annual Action Plan was made available for public comment from March 25, 2025 through April 24, 2025. The plan was available for review on the Community Development website. A summary of the Plan was also published in three (3) community newspapers: *The Grand Rapids Press*, *The Grand Rapids Times*, and *El Vocero Hispano*. Additionally, notices were e-mailed to organizations that applied for funding.

A public hearing was held on April 15, 2025. A summary of citizen comments can be found in the FFY 2025 Annual Action Plan. The Plan was adopted by the City Commission on May 20, 2025.

FFY 2025 Consolidated Annual Performance and Evaluation Report. A public comment period for the purpose of receiving comment on the performance of housing and community development activities funded through the City of Grand Rapids for FFY 2025 was held from September 8, 2026, through September 23, 2026. Opportunity for public review and comment regarding the draft

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Consolidated Annual Performance and Evaluation Report (CAPER) was promoted through publication in *The Grand Rapids Press* and *El Vocero Hispano*. Notice was also provided to funded organizations and interested parties. The draft report was available for review at the City of Grand Rapids Community Development Department office and on the Community Development Department web site (www.grcd.info).

A public hearing on the report was held before the City Commission on the evening of September 22, 2026.

VIII. HOME Investment Partnerships Program Grants

Results of On-Site Inspections of Affordable Rental Housing

Multi-family Rental Program Compliance. During the reporting period, ten (10) multi-family rental projects were inspected for compliance with applicable property standards by the Department's Code Compliance Division. All inspected units were certified as compliant. The inspected projects included Building Community Scaling to Sustainability Phase II (1138 Cass Ave SE), 442 Eastern Ave SE, Steepleview Apartments (501 Eastern Ave SE), Stockbridge Apartments (636 First St NW), Verne Barry Place (60 South Division Ave), Reflections (500 Hall St SE), ICCF Lease/Purchase Rental Conversions (1050 Logan St SE, 1042 Logan St SE, 1139 Baxter St SE, 1330 Prospect Ave SE, 1156 Madison Ave SE, 839 Bemis St SE), Hope Community (1024 Ionia Ave SW), Pine Avenue Apartments (1138 Pine Ave NW), and Southgate (438 South Division Ave).

Tenant Income Rent Reports and, when applicable, Affirmative Marketing Summary Reports were collected and reviewed by Community Development Department staff for all multi-family projects.

Affirmative Marketing Actions for HOME Units

During the period of this report, the Community Development Department carried out the activities detailed below with respect to Affirmative Marketing Actions.

On an annual basis, the Community Development Department requests property owners that participate in the City's HOME Program notify the following organizations when they have housing units available: Association for the Blind & Visually Impaired, Community Rebuilders, Disability Advocates of Kent County, Fair Housing Center of West Michigan, Grand Rapids Housing Commission, Grand Rapids Urban League, Heart of West Michigan United Way, Hispanic Center of West Michigan, Inter-Tribal Council of Michigan Inc., Kent County Department of Health and Human Services, The Salvation Army (Housing Hub), and West Michigan Works and Area Community Services and Training Council.

During the period of this report, the Community Development Department was responsible for on-site monitoring of the following projects: Carrier Crest Apartments, Lexington School Apartments, Hope Community, 435 LaGrave at Tapestry Square, ICCF Lease/Purchase Rental Conversions, ICCF Scattered Site Rentals, 415 Franklin St SE, Pleasant Prospect Homes III, Southtown Square II, Academy Manor, Building Community Scaling to Sustainability Phase I, and Building Community Scaling to Sustainability Phase II. All of these projects were found to be in compliance with the City's affirmative marketing requirements.

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Amount and use of program income for projects, including the number of projects and owner/tenant characteristics.
The City expended $151,275.62 of HOME program income during the reporting period. Expenditures were limited to development of seven (7) affordable rental units, tenant-based rental assistance, and program administration.

Other actions taken 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 the implementation of activities to acquire and rehabilitate foreclosed, abandoned, and blighted properties using federal funds. Monitoring activities to ensure program compliance of City-assisted affordable housing projects will continue. A number of activities were undertaken during the reporting period to maintain and increase the supply of affordable housing.

Allocation of HOME Funds and HOME Accomplishments

During FFY 2025, HOME funds were used to support the Neighborhood Investment Plan outcome to increase the supply of affordable housing.

FFY 2025 HOME Allocations, Objectives Addressed, and Population Groups Assisted			
Outcome 3: Increase the supply of affordable housing			
Organization: Program/Project	*Objective*	*Beneficiaries*	*Funding*
ICCF Nonprofit Housing Corporation 832 & 1145 Logan St SE	Construction of two (2) single- family homes for sale to low- income households.	Low-Income Households	$240,000
LINC Up Nonprofit Housing Corporation 528 & 530 Umatilla St SE	Construction of two (2) single- family homes for sale to low- income households.	Low-Income Households	$240,000
New Development Corporation 1035 Ionia Ave SW	Construction of one (1) single-family home for sale to a low-income household.	Low-Income Households	$120,000
Well House Building Community, Scaling to Sustainability Phase III	Construction of two (2) rental units for occupancy by homeless households or households at risk of homelessness.	Homeless Households or At-Risk of Homelessness	$200,000

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FFY 2025 HOME Accomplishments as of June 30, 2026	
Project	**Assessment**
ICCF Nonprofit Housing Corporation 832 & 1145 Logan St SE	The project was brought under contract in February 2026 and construction is anticipated to commence in August 2026.
LINC Up Nonprofit Housing Corporation 528 & 530 Umatilla St SE	The project was brought under contract in March 2026 and construction is anticipated to commence in August 2026.
New Development Corporation 1035 Ionia Ave SW	The project was brought under contract in June 2026 and construction is anticipated to commence in August 2026.
Well House Building Community, Scaling to Sustainability Phase III	The project was brought under contract in May 2026 and construction is anticipated to commence in fall 2026.
Community Rebuilders Tenant Based Rental Assistance	A total of 62 households received rental assistance for up to eighteen (18) months during the reporting period.
The Salvation Army Long-Term Housing Assistance	A total of 37 households received rapid rehousing financial assistance during the reporting period.

During the reporting period, progress was made on special projects funded with HOME and HOME-ARP funding from previous fiscal years.

Amplify GR – The City provided $400,000 in FFY 2023 HOME funds to Amplify GR to develop 36 rental units at the Boston Square Together Phase I project for occupancy by low-income households. The project was brought under contract in early September 2025 and was approximately 23% complete as of July 2026.

Dwelling Place of Grand Rapids Nonprofit Housing Corporation – The City provided $400,000 of HOME-ARP funds in FFY 2023 to Dwelling Place to rehabilitate 116 affordable rental units at Verne Barry Place. The project was brought under contract with the City in May 2025 and was 87% complete as of July 2026.

The City provided $300,000 of HOME-ARP funds in FFY 2023 to Dwelling Place to rehabilitate 96 affordable rental units at 21 Weston. The project was brought under contract with the City in December 2025 and rehabilitation work began in late July 2026.

The City provided $125,000 in FFY 2024 HOME funds to Dwelling Place to build two (2) zero lot line homes for low-income households. As of July 2026, the project was approximately 92% complete.

ICCF Nonprofit Housing Corporation – The City provided $600,000 in FFY 2023 HOME funds to the ICCF Nonprofit Housing Corporation to adaptively reuse and develop six (6) condominiums for sale

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to income-eligible households as part of the 27-unit Seymour Condominiums project. The project was completed in early October 2025 and all six HOME-assisted units were sold to low-income homebuyers by the end of October 2025.

The City provided $200,000 in FFY 2023 HOME funds to the ICCF Nonprofit Housing Corporation to construct two (2) single-family homes located in the Southtown Specific Target Area. This project was brought under contract in April 2024 and construction was completed in July 2025. Both homes were sold to low-income homebuyers in December 2025.

The City provided $380,000 in FFY 2024 HOME funds to assist ICCF in the development of 45 rental units at the 1309 Madison Apartments (the Tate & Thomas Apartments) for occupancy by qualified low-income households. The project was completed in June 2026 and the units are being leased up.

LINC Up Nonprofit Housing Corporation – The City provided a total of $780,000 of HOME-ARP funds in FFY 2022 and 2023 to LINC Up Nonprofit Housing Corporation to develop 54 rental units at the MoTown Square Affordable Assisted Living project for occupancy by qualified seniors. Construction was completed in December 2025 and the lease-up process is nearly complete.

The City provided $200,000 in FFY 2023 HOME funds to the LINC Up Nonprofit Housing Corporation to construct two (2) single-family homes located in the Southtown Specific Target Area. Construction on both homes was completed in May 2024. One home sold to a low-income homebuyer in July 2025 and the other sold in October 2025.

The City provided $100,000 in FFY 2024 HOME funds to the LINC Up Nonprofit Housing Corporation to construct one (1) single-family home located in the Southtown area. Construction was completed in June 2026 and LINC Up is working to sell the home to a low-income homebuyer.

Mel Trotter Ministries – The City provided $100,000 in FFY 2024 HOME funds to Mel Trotter Ministries to construct one (1) single-family home located in the Garfield Park neighborhood. Construction was completed in October 2025 and the home was sold to a low-income homebuyer in December 2025.

New Development Corporation – The City provided $200,000 in FFY 2023 HOME funds to the New Development Corporation to rehabilitate two (2) single-family homes. Rehabilitation of one home was completed in June 2025, and the home was sold to a low-income homebuyer in February 2026. Rehabilitation of the second home was completed in March 2026, and the home was sold to a low-income homebuyer in April 2026.

Well House – The City provided $250,000 of HOME-ARP funds in FFY 2024 to Well House to construct two (2) rental units for occupancy by eligible households as part of Well House's Building Community, Scaling to Sustainability II project. Development was completed in August 2025.

Minority Business Enterprises and Women Business Enterprises. The tables below identify the number and dollar value of contracts for HOME projects completed during the reporting period by MBEs/WBEs.

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	Total	Minority Business Enterprises				White, Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts	3	0	0	1	0	2
Dollar Amount	$9,367,514	0	0	$64,370	0	$9,303,144
Sub-Contracts	45	0	0	2	9	34
Dollar Amount	$6,691,512	0	0	$27,650	$2,247,137	$4,416,725

	Total	Women Business Enterprises	Male
Contracts	3	0	3
Dollar Amount	$9,367,514	0	$9,367,514
Sub-Contracts	45	3	42
Dollar Amount	$6,691,512	$539,066	$6,152,446

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