



CITY OF
GRAND
RAPIDS

Community Development Department



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

Year 2 Investment Report *July 1, 2022 - June 30, 2023*



Introduction

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

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

Activities identified in the HCD Plan support eight outcomes of the Neighborhood Investment plan, including:

- Prevent and resolve episodes of homelessness
- Improve access to and stability of affordable housing
- Increase the supply of affordable housing
- Improve the condition of existing housing
- Foster engaged, connected, and resident neighborhoods
- Improve community safety
- Improve economic opportunity
- Enhance neighborhood infrastructure

This document summarizes program and project accomplishments for the first year of the FFY 2021 - 2025 Housing and Community Development Plan, covering the period of July 1, 2022 through June 30, 2023. Also included are project accomplishments for investments made through the City's Economic Resiliency and Recovery Investment Strategy (ERRIS) using Community Development Block Grant Coronavirus (CDBG-CV) and Emergency Solutions Grants Coronavirus (ESG-CV) funds.

On March 27, 2020, the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, was signed, providing CDBG funds to prevent, prepare for, and respond to the coronavirus (COVID-19) pandemic and support low-income families and vulnerable populations. The Act also provided ESG program funds to prevent, prepare for, and respond to COVID-19 among individuals and families who are homeless or receiving homeless assistance and to support additional homeless assistance and prevention activities to mitigate the impact of COVID-19. Federal Fiscal Year (FFY) 2020 CDBG-CV and ESG-CV funds were programmed within the ERRIS framework, comprising three (3) impact areas: Resident Resiliency, Business Resiliency and Recovery, and Community Reactivation.

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

Total Expended: FFY 2022: \$1,406,684
 FFY 2021 - 2022: \$2,078,186

This outcome supports efforts to obtain or retain housing stability for individuals and families experiencing homelessness or at risk of homelessness. Activities include, but are not limited to, homelessness prevention and rapid rehousing.

PROGRAM	FY 2022	FFY 2021 - 2022
Rapid Rehousing (ESG/CDBG-CV/HOME-ARP)		
Community Rebuilders & The Salvation Army		
Total Expended: FFY 2022: \$730,745 FFY 2021 - 2022: \$981,563		
Housing relocation and stabilization services and short- and/or medium-term rental assistance as necessary to help homeless individuals or families move as quickly as possible into permanent housing and achieve stability in that housing.		
Number of households served with Rapid Rehousing Assistance	228	271
Tenant-Based Rental Assistance (HOME)		
Community Rebuilders		
Total Expended: FFY 2022: \$345,939 FFY 2021 - 2022: \$623,623		
This program provides rental assistance to income-eligible individuals and households for up to twelve (12) months.		
Households served with assistance up to twelve (12) months	71	114
Eviction Prevention Program (ESG/CDBG-CV)		
The Salvation Army & Grand Rapids Urban League		
Total Expended: FFY 2022: \$270,000 FFY 2021 - 2022: \$353,000		
Housing relocation and stabilization services and financial assistance to help individuals or families at risk of homelessness to avert eviction.		
Number of households who receive prevention financial assistance to avert homelessness.	79	104
Housing Assessment Program (CDBG Public Services)		
The Salvation Army		
Total Expended: FFY 2022: \$60,000 FFY 2021 - 2022: \$120,000		
The program provides households experiencing a housing crisis with a comprehensive intake assessment, utilizing a strengths-based, housing-focused tool to determine risk for homelessness and vulnerability and begin the process of identifying or maintaining permanent housing.		
Number of people who completed an Intake Assessment as the first step to creating a plan to resolve homelessness	2,121	4,183

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

Total Expended: FFY 2022: \$180,870
 FFY 2021 - 2022: \$365,640

This outcome supports efforts to increase household stability and equitable access to housing. Activities include, but are not limited to, fair housing education and enforcement, housing-related legal assistance, down payment assistance, foreclosure intervention, and tenant-based rental assistance.

PROGRAM	FY 2022	FFY 2021 - 2022
Homebuyer Assistance Fund (CDBG)		
City of Grand Rapids Community Development Department		
Total Expended: FFY 2022: \$30,870 FFY 2021 - 2022: \$65,640		
This program provides financial assistance to low- and moderate-income homebuyers for down payment, closing costs, and prepaid expenses. Funds may not be spent in the same year they were allocated.		
Number of homes purchased with homebuyer assistance	5	10
Fair Housing Services (CDBG Public Services)		
Fair Housing Center of West Michigan		
Total Expended: FFY 2022: \$75,000 FFY 2021 - 2022: \$150,000		
This program provides access to fair housing services and assists the City of Grand Rapids in affirmatively furthering fair housing. Activities include conducting housing tests to determine compliance with fair housing laws and developing and conducting educational and outreach activities with groups such as housing industry professionals and consumers to promote equal access to housing opportunities.		
Number of hours of fair housing education and outreach activities	199.75	400.75
Housing tests conducted to determine compliance with fair housing laws	49	98
Number of people who received fair housing education and outreach	7,441	15,805
Housing units opened up from discrimination	1,680	3,406
Housing Legal Assistance (CDBG Public Services)		
Legal Aid of Western Michigan		
Total Expended: FFY 2022: \$75,000 FFY 2021 - 2022: \$150,000		
This program provides free housing-related legal counseling and/or representation to low- and moderate-income people residing in the General Target Area.		
People who received free legal counseling and/or representation	496	1,024
People who resolved their housing-related legal matter	489	1,011

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

Total Expended: FFY 2022: \$509,060
 (Includes \$509,060 in funding from past years and CHDO Operating Support expended in FFY 2022)
 FFY 2021 - 2022: \$798,159

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

PROGRAM	FY 2022	FFY 2021 - 2022
Single-Family Development Projects (HOME)		
Various Development Partners		
Total Expended: FFY 2022: \$0 FFY 2021 - 2022: \$524,962		
These projects supported the new construction or significant rehabilitation of homes for sale to income qualified households.		
Affordable homeowner units created	0	3
Affordable homeowner units underway		13
Multi-Family Rental Projects (HOME and HOME-ARP)		
Various Development Partners		
Total Expended: FFY 2022: \$0 FFY 2021 - 2022: \$248,197		
These projects supported the new construction or significant rehabilitation of multi-family rental developments.		
Affordable rental units created	50	85
Affordable rental units underway		199

Summary by Development Partners, FFY 2021 - 2022					
Developer	Homeowner Units Created	Homeowner Units Underway	Rental Units Created	Rental Units Underway	Total
Commonwealth Development Corporation	0	0	0	39	39
Community Rebuilders	0	0	0	3	3
Habitat for Humanity of Kent County	0	3	0	0	3
ICCF Nonprofit Housing Corporation	0	5	85	0	90
LINC Up Nonprofit Housing Corporation	1	3	0	54	58
New Development Corporation	2	2	0	0	4
PK Companies LLC	0	0	0	97	97
Well House	0	0	0	6	6
Total	3	13	85	199	300

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

Total Expended: FFY 2022: \$2,898,690
 FFY 2021 - 2022: \$5,844,880

This outcome supports the maintenance, repair, and improvement of existing housing. Activities include, but are not limited to, housing rehabilitation, emergency and minor repairs, access modifications, lead-based paint remediation, code enforcement, and weatherization and energy efficiency improvements.

PROGRAM	FY 2022	FFY 2021 - 2022
Housing Rehabilitation Program (CDBG)		
City of Grand Rapids Community Development Department		
Total Expended: FFY 2022: \$751,518 FFY 2021 - 2022: \$1,601,518		
This program provides financial assistance to low- and moderate-income homeowners to rehabilitate and repair their homes.		
Units repaired or rehabilitated	45	104
Number of qualifying units where exterior code violations were corrected	25	70
Number of qualifying units made lead safe	12	37
Number of qualifying units in which home health and safety hazards other than lead-based paint hazards were remediated	37	83
Average cost savings to homeowners compared to a market rate home improvement loan	\$17,851	\$19,165
Housing Code Enforcement (CDBG)		
City of Grand Rapids Community Development Department		
Total Expended: FFY 2022: \$1,368,688 FFY 2021 - 2022: \$2,737,376		
Enforcement of the City Property Maintenance Code, Nuisance Code, and Zoning Ordinance.		
Number of code violation cases continued or initiated	4,907	10,159
Housing units brought into compliance with Code(s)	3,553	7,176
Vacant and/or abandoned housing units returned to productive use	65	154
Historic Preservation Code Enforcement (CDBG)		
City of Grand Rapids Planning Department		
Total Expended: FFY 2022: \$55,000 FFY 2021 - 2022: \$110,000		
This program provides education and enforcement of the historic preservation code within targeted neighborhoods.		
Number of code violation cases continued or initiated	335	648
Housing units brought into compliance with Code(s)	323	633

NI Plan Outcome 4: Improve the conditions of existing housing,

Accessible Housing Services (CDBG)

Disability Advocates of Kent County

Total Expended: FFY 2022: \$25,000
FFY 2021 - 2022: \$50,000

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

Housing units provided with environmental assessment	40	94
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Improving Home Condition (CDBG)

Grand Rapids Nehemiah Project

Total Expended: FFY 2022: \$129,845
FFY 2021 - 2022: \$243,756

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

Homeowner units in which minor home repairs were completed (FFY 2022 performance period continues until September 30, 2023)	43	92
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Access Modification Program (CDBG)

Home Repair Services of Kent County

Total Expended: FFY 2022: \$75,000
FFY 2021 - 2022: \$130,000

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

Housing units made accessible for people with disabilities	35	59
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Minor Home Repair Program (CDBG)

Home Repair Services of Kent County

Total Expended: FFY 2022: \$493,639
FFY 2021 - 2022: \$947,230

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

Homeowner units in which minor home repairs were completed (FFY 2022 performance period continues until December 31, 2023)	469	894
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Neighborhood Impact Program (CDBG)

Seeds of Promise

Total Expended: FFY 2022: \$0
FFY 2021 - 2022: \$25,000

This program connected homeowners to housing rehabilitation resources.

Number of homeowner units that received repairs	0	9
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NI Plan Outcome 5: Foster engaged, connected, and resilient neighborhoods
City Strategic Priority: Engaged and connected community

Total Expended: FFY 2022: \$305,240
FFY 2021 - 2022: \$574,040

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

PROGRAM	FY 2022	FFY 2021 - 2022
Neighborhood Leadership and Civic Engagement (CDBG Public Services)		
Neighborhood Associations		
Total Expended: FFY 2022: \$305,240 FFY 2021 - 2022: \$574,040		
This program provides a range of activities, including outreach and education, resident leadership training, resolution of housing and neighborhood issues, and continued involvement of residents in neighborhood issues and activities.		
People informed or educated on neighborhood leadership or civic engagement opportunities.	3,138	8,163
People who indicated the neighborhood leadership or civic engagement information was beneficial.	1,503	3,303
People who became actively involved in a neighborhood, community, or City board or committee.	1,109	2,839

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

Total Expended: FFY 2022: \$436,837
FFY 2021 - 2022: \$813,207

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

PROGRAM	FY 2022	FFY 2021 - 2022
Public Safety (CDBG Public Services and JAG)		
Neighborhood Associations		
Total Expended: FFY 2022: \$357,588 FFY 2021 - 2022: \$657,348		
This program provides a range of activities, including outreach and education efforts and the resolution of neighborhood public safety issues.		
People informed or educated on public safety topics.	3,378	8,261
People who indicated the public safety information was beneficial.	2,236	4,048
Housing units or public spaces that received safety improvements.	947	1,949

NI Plan Outcome 6: Improve community safety, continued

Expanded Outpatient Program (CDBG Public Services)

Family Outreach Center

Total Expended: FFY 2022: \$79,249
FFY 2021 - 2022: \$155,859

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

People who received mental health services.	86	172
Participants with increased functioning across life domains.	70	148

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

Total Expended: FFY 2022: \$217,575
FFY 2021 - 2022: \$367,575

This outcome supports equitable economic prosperity with an emphasis on reducing barriers to financial and social capital. Activities include, but are not limited to, job readiness, skill development, training, and technical assistance for existing and new microenterprises, and supporting dedicated facilities and services for small business and entrepreneurial opportunities.

PROGRAM	FY 2022	FFY 2021 - 2022
Youth Employment Initiative (CDBG Public Services)		
Hispanic Center of Western Michigan		
Total Expended: FFY 2022: \$50,000 FFY 2021 - 2022: \$100,000		
This program provides job training, job readiness, and employment education for youth ages 14 to 24. Participants are engaged in activities including paid work experience and employability skills training which increases preparedness to enter the workforce.		
People who received job training or job readiness training/services.	18	36
People who successfully completed the training program.	18	35
JobStart (CDBG-CV)		
Steepletown Neighborhood Services		
Total Expended: FFY 2022: \$50,000 FFY 2021 - 2022: \$100,000		
This program provides job training, job readiness, and employment education for youth ages 14 to 24. Participants are engaged in activities to resolve barriers to employment, complete workforce development credentials, and achieve economic security.		
People who received job training or job readiness training/services.	32	61
People who successfully completed the training program.	16	31

NI Plan Outcome 7: Improve economic opportunity, continued

Adult Career Training (CDBG-CV)

West Michigan Center of Arts and Technology

Total Expended: FFY 2022: \$25,000
FFY 2021 - 2022: \$50,000

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

People who received job training or job readiness training/services.	25	40
People who successfully completed the training program.	20	33

New Beginnings (CDBG-CV)

Women's Resource Center

Total Expended: FFY 2022: \$25,000
FFY 2021 - 2022: \$50,000

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

People who received job training or job readiness training/services.	61	133
People who successfully completed the training program.	24	55

Housing and Economic Development (CDBG-CV)

Grand Rapids Urban League

Total Expended: FFY 2022: \$45,000
FFY 2021 - 2022: \$45,000

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

People who received job training or job readiness services.	231	231
People who successfully completed the training program.	130	130
People placed in apprenticeship or pre-apprenticeship programs.	133	133
People successfully completing apprenticeship or pre-apprenticeship programs.	90	90

Drive for Success (CDBG-CV)

Boys and Girls Club of Grand Rapids Youth Commonwealth

Total Expended: FFY 2022: \$22,575
FFY 2021 - 2022: \$22,575

This program provides driver's training education.

People who received driver's training education.	29	29
People who reported feeling more confident in their driving skills.	29	29
People who passed the state test and obtained their learner's permit or driver's license.	28	28

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

Total Expended: **FFY 2022: \$0**
 FFY 2021 - 2022: \$0

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

There were no projects recommended for funding under this outcome for the period July 1, 2021 - June 30, 2023.