

**2024 Annual Action Plan
Year Four of the
2021-2025
Kent County
Housing and Community Development
Consolidated Plan
(CDBG – HOME – ESG)**



Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

Kent County collaborated with the City of Grand Rapids to develop a Regional Consolidated Housing and Community Development Plan for FY 2021 – 2025 (July 1, 2021 through June 30, 2026). The five-year plan, referred to as a “Consolidated Plan,” guides Kent County’s investment of funds received through the U.S. Department of Housing and Urban Development (HUD) Office of Community Planning and Development to address the needs outlined in this document.

This 2024 Annual Action Plan (AAP) is Year 4 of the five-year Consolidated Plan and describes the intended use of HUD grant funds in Kent County toward the goals determined in the five-year plan. Funding from the following grants are anticipated in 2024. Based on the ongoing demand for programming, Kent County has expanded its Community Development staffing in preparation to 2024 activities.

Community Block Grant Program (CDBG) – CDBG is an annual entitlement grant received by Kent County to address community and neighborhood needs such as housing, infrastructure, parks and open spaces, as well as programs designed improve the lives of Kent County residents.

The HOME Investment Partnership Program – HOME is an annual entitlement grant received by Kent County to specifically targeted to address housing needs. Funds can be used to develop new housing opportunities, renovate existing structures, provide rental assistance, and increase homeownership through first time homebuyer incentives.

The Emergency Solutions Grant Program (ESG) – ESG is an annual entitlement grant received by Kent County to specifically targeted to reducing homelessness within the community and addressing the needs of those individuals currently experiencing homelessness.

Community Block Grant Program Coronavirus (CDBG-CV) – CDBG-CV is one-time grant received by Kent County used to prevent, prepare for, or respond to the coronavirus. Funds can be used to address community and neighborhood needs such as infrastructure, parks and open spaces, as well as programs designed improve the lives of Kent County residents.

The HOME Investment Partnership Program American Rescue Plan (HOME-ARP)– HOME-ARP is one-time grant received by Kent County to address homelessness through providing homelessness assistance and supportive services.**2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The following goals were identified by Kent County in the five-year plan to address the needs and priorities determined through the community engagement process. Each year Kent County will tailor individual activities toward achieving one or more of these goals.

Outcome 1: Prevent and resolve episodes of homelessness. Support 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.

Outcome 2: Improve access to and stability of affordable housing. 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.

Outcome 3: Increase the supply of affordable housing. Increase the number 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.

Outcome 4: Improve the condition of existing housing. Support 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, weatherization and energy efficiency improvements.

Outcome 5: Improve economic opportunity. Support equitable economic prosperity with an emphasis on improving 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.

Outcome 6: Enhance neighborhood infrastructure. Improve physical infrastructure and create a sense of place in neighborhoods and neighborhood business corridors. Projects include, but are not limited to, parks and open space, streets and streetscapes, sidewalks, tree planting, and façade improvements.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

During the 2023 program year several additional investments were initiated, including;

- HOME funded construction on continued on two single family rehabilitation projects and six new single family construction projects in partnership with non-profit housing development agencies. Rising interest rates and material cost has continued to slow construction activities.
- CDBG funds were allocated to three public improvement project to assist with creation of a new parking area and playground, sidewalks and water infrastructure. CDBG funds were also allocated to five non-profits to fund public services programs and to one non-profit to operate a housing repair program.
- ESG funds were Allocated to one non-profit agency to operate a homeless prevention program and provide a shelter program.
- CDBG-CV funds were allocated toward two County Parks Department projects, and used to direct assistance in the form of rental assistance and transportation for seniors.
- HOME-ARP funds were awarded to two non-profits to provide rental assistance programs.

Among the project completed during the 2023 program year;

- CDBG funds were used to complete ; three park projects, three sidewalk projects, support five different non-profits providing community services, and repair more than 100 owner occupied homes.
- HOME funds were used to continue construction on existing projects that are now on track to be sold to eligible households in 2024.
- ESG funds were used to provide emergency shelter and rental assistance.
- CDBG-CV funds were to construct a new entrance at a Count Park.
- ESG-CV funded program that provided emergency shelter and rental assistance to prevent homelessness concluded in early 2023.
- HOME ARP grant funded programs through two non-profits began providing supportive service programing for households facing homelessness.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The public hearing draft of the 2024 Annual Action Plan as an element of the 2021-2025 Consolidated Plan, document was made available for a 30-day public comment period beginning April 22, 2024. The "Notice of Public Hearing and Notice of Public Availability" was published in in Spanish in the El Vocero newspaper on April 19, 2024 and in English in the Grand Rapids Press on April 21, 2024. The draft 2024 Annual Action Plan was made available to the public at the Kent County Community Action office located at 121 Martin Luther King Jr. Street SE, Suite 110, Grand Rapids, MI 49507 and on www.accesskent.com. Copies were also available to be mailed or emailed upon request.

A public hearing on the 2024 Annual Action Plan was held on May 16, 2024 at 12:00PM in the offices of the Kent County Community Development Department at 121 Martin Luther King Jr. Street SE, Suite 110, Grand Rapids, MI 49507. There was no public comment provided.

No written comments were received in response to the "Notice of Public Hearing and Notice of Public Availability" published in the local newspaper or at the Public Hearing.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

During the public comment period, no written comments were received in response to the "Notice of Public Hearing and Notice of Public Availability" published in the local newspaper and no comments were received at the public hearing.

6. Summary of comments or views not accepted and the reasons for not accepting them

No public comments were given during the Public Hearings or received in writing. Kent County has not identified any denial or refusal of comments.

7. Summary

No public comments were given during the Public Hearings or received in writing. Kent County has not identified any denial or refusal of comments.

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role		Name	Department/Agency
CDBG Administrator	KENT COUNTY	Kent County Community Action Department	
HOME Administrator	KENT COUNTY	Kent County and City of Wyoming HOME Consortium	
ESG Administrator	KENT COUNTY	Kent County Community Action Department	

Table 1 – Responsible Agencies

Narrative

CDBG - Kent County receives Community Development Block Grant (CDBG) funds and operates its CDBG program throughout Kent County, except within the city limits of Grand Rapids or Wyoming. This grant is overseen by the Kent County Community Action Department.

HOME - In 2010, Kent County and the City of Wyoming formed the Kent HOME Consortium. Kent County, through its Community Action Department, acts as the Lead Agency for the Consortium and operates the HOME program throughout Kent County, except within the city limits of Grand Rapids. The Consortium meets quarterly to discuss existing HOME assisted projects and to consider proposed uses of HOME funds.

ESG - Kent County receives Emergency Solutions Grant (ESG) funds and operates its ESG program throughout Kent County, except within the city limits of Grand Rapids. This grant is overseen by the Kent County Community Action Department.

Consolidated Plan Public Contact Information

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AP-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

This 2024 Annual Action Plan is the fourth year of the five-year Consolidated Plan. In development of that Plan, a broad outreach campaign was undertaken to provide opportunities for interested residents, stakeholders, elected officials, neighborhood and civic leaders, and community agencies to provide input into the development of the consolidated plan. Those efforts included public meetings, focus groups, individual interviews, and online surveys. All surveys and documents were available in English and Spanish, and the public planning meetings were facilitated in English and Spanish.

Kent County works with multiple community partners to operate its HUD funded programs. Our Subrecipients of CDBG funds are non-profit agencies, including the Fair Housing Center of West Michigan who provides fair housing testing and complaint follow-up services; Home Repair Services who provides minor home repairs and accessibility modifications; Legal Aid of West Michigan who provides housing related legal services; Hope Network who provides transportation services to senior citizens and disabled individuals; Senior Neighbors who provides supportive living and development for senior citizens of Kent County. Our Subrecipients of HOME funds are non-profit agencies including, LINC Up Community Revitalization Inc. and the Inner City Christian Federation who will provide rehab and new construction for single and multifamily units for qualifying low-mod residents of Kent County; Community Rebuilders who provides tenant based rental assistance. The Subrecipient of ESG funding is Family Promise, who provides emergency shelter, The Salvation Army who provides homeless prevention programming, and the Coalition to End Homelessness that operates the local HMIS.

The projects identified in the 2024 Annual Action Plan will continue to focus on the needs and goals identified in the 2021-2025 Kent County Housing and Community Development Consolidated Plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

Kent County will continue to work with the Local Units of Government within its jurisdiction as well as the City of Grand Rapids, City of Wyoming and area housing non-profits, such as the Fair Housing Center of West Michigan, Home Repair Services, Hope Network, LINC Up and the Inner City Christian Federation (ICCF). In addition, the Director of Kent County Community Action Department serves on the steering committee for the local Continuum of Care to address issues of homelessness.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Director of Kent County Community Action Department serves on the steering committee for the Grand Rapids Area Coalition to End Homelessness/HUD Continuum of Care. The Director also meets with members of the Kent County Essential Needs Task . During 2023. Kent County has worked with HUD to transfer its CoC Grants to its long time subrecipient so that it may continue to operate CoC permanent supportive housing sponsored and tenant based rental assistance programs.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction’s area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Kent County partners with the Local Continuum of Care to have a group of CoC members evaluate proposals submitted by area service providers seeking ESG funding assistance. This consultation is used to determine the allocation of Kent County’s ESG funds. Kent County provides quarterly feedback regarding its ESG programming to the Local CoC to help in the coordination and planning of services.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Byron Township
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Kent County City, Village, Township Focus Group
2	Agency/Group/Organization	Cascade Township
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Kent County City, Village, Township Focus Group
3	Agency/Group/Organization	City of Grandville
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Kent County City, Village, Township Focus Group
4	Agency/Group/Organization	City of Kentwood
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Kent County City, Village, Township Focus Group
5	Agency/Group/Organization	City of Wyoming
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Kent County City, Village, Township Focus Group, and quarterly HOME Consortium Meetings.
6	Agency/Group/Organization	Grattan Township
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis Economic Development Non-Housing Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Kent County City, Village, Township Focus Group
7	Agency/Group/Organization	Sparta Township
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy

Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Kent County City, Village, Township Focus Group
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Identify any Agency Types not consulted and provide rationale for not consulting

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Heart of West Michigan United Way	The Director of Kent County Community Action Department meets regularly with the Local Continuum of Care to ensure input is incorporated into the activity selection process to address shared goals.

Table 3 – Other local / regional / federal planning efforts

Narrative

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The citizen participation process for the Annual Action Plan was completed according to the Community Development Citizen Participation Plan of Kent County.

The public hearing draft of the 2024 Annual Action Plan as an element of the 2021-2025 Consolidated Plan, document was made available for a 30-day public comment period beginning April 22, 2024. The "Notice of Public Hearing and Notice of Public Availability" was published in Spanish in the El Vocero newspaper on April 19, 2024 and in English in the Grand Rapids Press on April 21, 2024. The draft 2024 Annual Action Plan was made available to the public at the Kent County Community Action office located at 121 Martin Luther King Jr. Street SE, Suite 110, Grand Rapids, MI 49507 and on www.accesskent.com. Copies were also available to be mailed or emailed upon request.

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No written comments were received in response to the "Notice of Public Hearing and Notice of Public Availability" published in the local newspaper or at the Public Hearing.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	English Speaking	Notice of Public Hearing and Comment Period published in the Grand Rapids Press newspaper on April 21, 2024.	None.	None.	
2	Newspaper Ad	Non-English Speaking - Specify other language: Spanish	Notice of Public Hearing and Comment Period published in the El Vocero newspaper on April 19, 2024.	None.	None.	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

Kent County, the City of Grand Rapids, and the City of Wyoming each receive separate entitlement funding through the U.S. Department of Housing and Urban Development. The annual funding amounts vary slightly by year and are influenced by total program amounts appropriated by Congress and the number of new entitlement communities joining the programs. However, based on recent funding amounts the jurisdictions estimate receiving approximately \$40 million over the five-year program period. **Kent County will receive APPROXIMATELY \$1,757,062 in Community Development Block Grant (CDBG) and \$156,151 in Emergency Solutions Grant (ESG) in the 2024 program year. While the Kent County / Wyoming HOME Consortium \$1,054,530 in Home Investment Partnership (HOME) grant funding in 2024.**

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,757,062	40,000	262,606	2,019,668	166,785	Entitlement funds to address housing, community and non-community development needs and priorities.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,054,530	10,000	2,068,907	3,123,437	0	Entitlement funds to address housing development needs and priorities.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	156,151	0	0	156,151	46,711	Entitlement funds to assist homeless families and individuals and prevent homelessness among at-risk populations.

Table 2 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The jurisdictions leverage Federal resources against other sources of federal, state, local and private funding to maximize the impact of CDBG, HOME and ESG funds. Leveraging varies from activity to activity depending on the project scope. For instance, ESG funding sub awarded to non-profit agencies that will secure matching funds from area foundations or other partners in order to provide more expansive services. Participating local municipalities also routinely provide supplemental funds to match CDBG assistance that is contributed toward activities in their jurisdiction. While the HOME program requires a 25% non-federal cash or non-cash match of the annual grant amount of entitlement spending, less 10% for administration.

To secure these leveraged funds, the Kent HOME Consortium requires the non-profit partners to identify resources that meet eligible HOME match requirements. HOME Match is often identified as property donations, volunteer labor, donated services, or reduction of property taxes. The required 100% ESG match will also be identified by nonprofit organizations receiving subrecipient awards from Kent County . CDBG funds are awarded toward project proposals from local non-profits or municipalities using a competitive application process that awards additional points to proposals that include matching funds. As a general rule, Kent County does not use its general fund dollars to meet program match requirements.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Where available, surplus land owned by the jurisdictions or other quasi-public agencies will be evaluated for inclusion in the projects and activities identified in the plan on a case-by-case basis. Evaluation criteria includes the condition of the property, future anticipated needs, and current project or activity needs.

Discussion

Kent County and the City of Wyoming will use its federal and non-federal resources to improve communities and provide economic opportunities to low and moderate income residents.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
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1	Prevent and resolve episodes of homelessness	2021	2025	Affordable Housing Homeless	Ada (Township) Algoma (Township) Alpine (Township) Bowne (Township) Byron (Township) Caledonia (Township) Caledonia (Village) Cannon (Township) Cascade (Township) Casnovia (Village) Cedar Springs (City) Courtland (Township) East Grand Rapids (City) Gaines (Township) Grand Rapids	Prevention of Homelessness	CDBG: \$0 HOME: \$0 ESG: \$156,151	Homeless Person Overnight Shelter: 60 Persons Assisted Homelessness Prevention: 20 Persons Assisted
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					(Township) Grandville (City) Grattan (Township) Kent City (Village) Kentwood (City) Lowell (City) Lowell (Township) Nelson (Township) Oakfield (Township) Plainfield (Township) Rockford (City) Sand Lake (Village) Solon (Township) Sparta (Township) Sparta (Village) Spencer			
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
					(Township) Tyrone (Township) Vergennes (Township) Walker (City) Wyoming (City)			

2	Improve access and stability of affordable housing	2021	2025	Affordable Housing	Ada (Township) Algoma (Township) Alpine (Township) Bowne (Township) Byron (Township) Caledonia (Township) Caledonia (Village) Cannon (Township) Cascade (Township) Casnovia (Village) Cedar Springs (City) Courtland (Township) East Grand Rapids (City) Gaines (Township) Grand Rapids	Housing and Financial Counseling Activities Fair Housing and Legal Counseling Activities	CDBG: \$168,000 HOME: \$0 ESG: \$0	Public service activities for Low/Moderate Income Housing Benefit: 500 Households Assisted
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					(Township) Grandville (City) Grattan (Township) Kent City (Village) Kentwood (City) Lowell (City) Lowell (Township) Nelson (Township) Oakfield (Township) Plainfield (Township) Rockford (City) Sand Lake (Village) Solon (Township) Sparta (Township) Sparta (Village) Spencer			
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
					(Township) Tyrone (Township) Vergennes (Township) Walker (City)			

3	Increase the supply of affordable housing	2021	2025	Affordable Housing	Ada (Township) Algoma (Township) Alpine (Township) Bowne (Township) Byron (Township) Caledonia (Township) Caledonia (Village) Cannon (Township) Cascade (Township) Casnovia (Village) Cedar Springs (City) Courtland (Township) East Grand Rapids (City) Gaines (Township) Grand Rapids	Develop new affordable rental units Develop new affordable for-sale homes Rehabilitation of Owner-Occupied Units	CDBG: \$0 HOME: \$1,054,530 ESG: \$0	Homeowner Housing Added: 2 Household Housing Unit Homeowner Housing Rehabilitated: 6 Household Housing Unit
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					(Township) Grandville (City) Grattan (Township) Kent City (Village) Kentwood (City) Lowell (City) Lowell (Township) Nelson (Township) Oakfield (Township) Plainfield (Township) Rockford (City) Sand Lake (Village) Solon (Township) Sparta (Township) Sparta (Village) Spencer			
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
					(Township) Tyrone (Township) Vergennes (Township) Walker (City) Wyoming (City)			

4	Improve the condition of existing housing	2021	2025	Affordable Housing	Ada (Township) Algoma (Township) Alpine (Township) Bowne (Township) Byron (Township) Caledonia (Township) Caledonia (Village) Cannon (Township) Cascade (Township) Casnovia (Village) Cedar Springs (City) Courtland (Township) East Grand Rapids (City) Gaines (Township) Grand Rapids	Rehabilitation of Owner-Occupied Units Accessibility Modifications	CDBG: \$512,000 HOME: \$0 ESG: \$0	Homeowner Housing Rehabilitated: 150 Household Housing Unit
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					(Township) Grandville (City) Grattan (Township) Kent City (Village) Kentwood (City) Lowell (City) Lowell (Township) Nelson (Township) Oakfield (Township) Plainfield (Township) Rockford (City) Sand Lake (Village) Solon (Township) Sparta (Township) Sparta (Village) Spencer			
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
					(Township) Tyrone (Township) Vergennes (Township) Walker (City)			
5	Enhance neighborhood infrastructure	2021	2025	Non-Housing Community Development	Plainfield (Township) Sparta (Village) Casnovia (Village)	Neighborhood Infrastructure Improvements	CDBG: \$1,132,606 HOME: \$0 ESG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 14625 Persons Assisted

6	Increase economic opportunities	2021	2025	Non-Housing Community Development	Ada (Township) Algoma (Township) Alpine (Township) Bowne (Township) Byron (Township) Caledonia (Township) Caledonia (Village) Cannon (Township) Cascade (Township) Casnovia (Village) Cedar Springs (City) Courtland (Township) East Grand Rapids (City) Gaines (Township) Grand Rapids	Transportation Services	CDBG: \$90,000 HOME: \$0 ESG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
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					(Township) Grandville (City) Grattan (Township) Kent City (Village) Kentwood (City) Lowell (City) Lowell (Township) Nelson (Township) Oakfield (Township) Plainfield (Township) Rockford (City) Sand Lake (Village) Solon (Township) Sparta (Township) Sparta (Village) Spencer			
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
					(Township) Tyrone (Township) Vergennes (Township) Walker (City)			

Table 3 – Goals Summary

Goal Descriptions

1	Goal Name	Prevent and resolve episodes of homelessness
	Goal Description	This goal is to create new permanent supportive housing, reduce emergency shelter populations, and improve homeless outreach and outcomes.
2	Goal Name	Improve access and stability of affordable housing
	Goal Description	This Goal provides for Home Purchase Assistance, Housing and Financial Counseling Activities, Targeted homebuyer outreach efforts to communities, Fair Housing and Legal Counseling Activities.
3	Goal Name	Increase the supply of affordable housing
	Goal Description	This Goal is to develop new affordable rental units and develop new affordable for-sale homes.
4	Goal Name	Improve the condition of existing housing
	Goal Description	This goal helps to provide for the rehabilitation of owner-occupied units, accessibility modifications, rental rehabilitation, lead-based paint hazard reduction programs, and targeted code enforcement.

5	Goal Name	Enhance neighborhood infrastructure
	Goal Description	This goal provides for parks and playground improvements, improve access to parks and open space, and neighborhood infrastructure improvements.
6	Goal Name	Increase economic opportunities
	Goal Description	This goal provides for job training and workforce development programs, increase economic opportunities, improvements for high-speed broadband access, small and minority business economic development, poverty reduction activities, and transportation services.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The project summary information provides a description and funding amount for each of the projects the County plans to undertake in Fiscal Year 2024 with CDBG, HOME, and ESG funding. This is the fourth year of the five-year 2021-2025 Housing and Community Development Consolidated Plan. The County intends to initiate each project included in this Annual Plan during the period from July 1, 2024 to June 30, 2025.

#	Project Name

Table 4 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Funding priorities are determined using the priorities and goals identified in the 2021-2025 Housing and Community Development Consolidated Plan. CDBG projects focus on providing a benefit to individuals and households earning less than 80% AMI. Annually a CDBG Project Selection Committee reviews application proposals from non-profit agencies and local government address the priorities and goals identified in the Consolidated Plan. Applications are scored based on a number of factors including; how priority needs and goals are addressed, strength of proposals, assistance to low-moderate-income census tract, funding history of the applicant, contributing funds, and available resources. The primary obstacle to addressing underserved needs continues to be limited funding available and the ongoing demand for public services and public infrastructure projects.

HOME program funding is allocated in the Consolidated Plan to focus on the creation of new housing or retention of existing affordable housing. This focus drives project selections to help provide more affordable housing opportunities within the community. Single family homes receiving HOME assistance will be owned by or sold to households at/below 80% AMI. The County will also consider opportunities to develop or rehabilitate 1-4 unit rental properties to support households with income at/below 60% AMI. Activities will be selected by the Kent HOME Consortium during the program year using a Request for Proposal process that targets these priorities. Proposals received during this process are scored by a scoring committee who ranks proposals to be considered by the Consortium. The primary obstacle is limited supplemental funding and rising inflation rates and mortgage interest rates.

The County's ESG allocation will be primarily focused on homelessness prevention and emergency shelter to support the needs of homeless or those at-risk of becoming homeless. Activities are designed to prevent an individual or family from moving into an emergency shelter or living in public or private places not meant for humans through providing relocation and stabilization services and short/medium rental assistance. Project proposals are presented by area non-profits, which are scored by the Local CoC with awards to be made by the County based on that consultation. Services will be provided

through nonprofit partners, whose staff will evaluate the participant's eligibility and the level of financial assistance necessary to regain stability in the participant's current permanent housing or move into other permanent housing and achieve stability in that housing. The primary obstacle is that increased demand may outweigh the limited funding available.

AP-38 Project Summary

Project Summary Information

Project Summary Information					
No.	Project	Goals Supported	Geographic Areas	Needs Addressed	Funding
	CDBG24 Public Infrastructure Improvements		Casnovia (Village) - Local Target area Kent City (Village) - Local Target area Plainfield (Township) - Local Target area	Parks and Playground Improvements Neighborhood Infrastructure Improvements	CDBG : \$832,606
	Description	Improvements to public infrastructure through new development or renovation of existing public facilities serving low to moderate income areas.			
	Target Date for Completion	12/31/2026			
1	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	The benefiting population includes the 17,145 individuals who live within the service area of the activities selected for 2024 funding assistance.			
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	The identified locations are associated with the proposals awarded through a competitive application process between local municipalities.			
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Planned activities include partnerships with local municipalities to complete sewer infrastructure repairs, construction of new restroom building, park improvements, and roadway improvements.			

2	CDBG24 Public Services		Ada (Township) - Local Target area Algoma (Township) - Local Target area Alpine (Township) - Local Target area Bowne (Township) - Local Target area Byron (Township) - Local Target area Caledonia (Township) - Local Target area Caledonia (Village) - Local Target area Cannon (Township) - Local Target area Cascade (Township) - Local Target area Casnovia (Village) - Local Target area Cedar Springs (City) - Local Target area Courtland (Township) - Local Target area East Grand Rapids (City) - Local Target area Gaines (Township) - Local Target area Grand Rapids (Township) - Local Target area Grandville (City) - Local Target area Grattan (Township) - Local Target area Kent City (Village) - Local Target area Kentwood (City) - Local Target area	Housing and Financial Counseling Activities Job Training and Workforce Development Programs Fair Housing and Legal Counseling Activities Transportation Services	CDBG : \$238,000
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		Lowell (City) - Local Target area Lowell (Township) - Local Target area Nelson (Township) - Local Target area Oakfield (Township) - Local Target area Plainfield (Township) - Local Target area Rockford (City) - Local Target area Sand Lake (Village) - Local Target area Solon (Township) - Local Target area Sparta (Township) - Local Target area Sparta (Village) - Local Target area Spencer (Township) - Local Target area Tyrone (Township) - Local Target area Vergennes (Township) - Local Target area Walker (City) - Local Target area		
Description	Public service activities that provide direct services to individuals and households living within Kent County.			
Target Date for Completion	06/30/2025			
Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available)	it is estimated that 450 individuals will receive benefits from CDBG Public Service activities.			

	on the AP-36 Project Detail screen)				
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	Activities can take place in municipalities throughout Kent County, outside of the City of Grand Rapids and the City of Wyoming.			
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Activities include fair housing activities, transportation, legal services, housing counseling, and job training programs.			
3	CDBG24 Housing Rehabilitation		Ada (Township) - Local Target area Algoma (Township) - Local Target area Alpine (Township) - Local Target area Bowne (Township) - Local Target area Byron (Township) - Local Target area Caledonia (Township) - Local Target area Caledonia (Village) - Local Target area Cannon (Township) - Local Target area Cascade (Township) - Local Target area Casnovia (Village) - Local Target area Cedar Springs (City) - Local Target area Courtland (Township) - Local Target area	Rehabilitation of Owner-Occupied Units Accessibility Modifications	CDBG : \$512,000

			East Grand Rapids (City) - Local Target area Gaines (Township) - Local Target area Grand Rapids (Township) - Local Target area Grandville (City) - Local Target area Grattan (Township) - Local Target area Kent City (Village) - Local Target area Kentwood (City) - Local Target area Lowell (City) - Local Target area Lowell (Township) - Local Target area Nelson (Township) - Local Target area Oakfield (Township) - Local Target area Plainfield (Township) - Local Target area Rockford (City) - Local Target area Sand Lake (Village) - Local Target area Solon (Township) - Local Target area Sparta (Township) - Local Target area Sparta (Village) - Local Target area Spencer (Township) - Local Target area Tyrone (Township) - Local Target area	
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			Vergennes (Township) - Local Target area Walker (City) - Local Target area		
Description	Project to assist with housing rehabilitation needs of properties owned or occupied by low-income households by addressing CDBG eligible uses such as building code enforcement, lead paint abatement, hazardous waste treatment, handicap accessibility, energy improvements, and window, roof and siding replacement, etc.				
Target Date for Completion	12/31/2026				
Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	It is estimated that 150 households will receive benefits from housing rehabilitation activities.				
Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	Activities can take place in municipalities throughout Kent County, outside of the City of Grand Rapids and the City of Wyoming.				
Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	This project includes activities to provide repair and rehabilitation of single-family owner occupied homes in Kent County. The activity will be provided by contractors and subrecipients of Kent County.				
4	HOME24 Affordable Housing Development		Ada (Township) - Local Target area Algoma (Township) - Local Target area Alpine (Township) - Local Target area Bowne (Township) - Local Target area	Develop new affordable rental units Develop new affordable for-sale homes Rehabilitation of Owner-Occupied Units Rental Rehabilitation	HOME : \$1,019,346

			Byron (Township) - Local Target area Caledonia (Township) - Local Target area Caledonia (Village) - Local Target area Cannon (Township) - Local Target area Cascade (Township) - Local Target area Casnovia (Village) - Local Target area Cedar Springs (City) - Local Target area Courtland (Township) - Local Target area East Grand Rapids (City) - Local Target area Gaines (Township) - Local Target area Grand Rapids (Township) - Local Target area Grandville (City) - Local Target area Grattan (Township) - Local Target area Kent City (Village) - Local Target area Kentwood (City) - Local Target area Lowell (City) - Local Target area Lowell (Township) - Local Target area Nelson (Township) - Local Target area Oakfield (Township) - Local Target area		
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		Plainfield (Township) - Local Target area Rockford (City) - Local Target area Sand Lake (Village) - Local Target area Solon (Township) - Local Target area Sparta (Township) - Local Target area Sparta (Village) - Local Target area Spencer (Township) - Local Target area Tyrone (Township) - Local Target area Vergennes (Township) - Local Target area Walker (City) - Local Target area Wyoming (City) - Local Target area		
Description	This project will assist with the rehabilitation of existing structures and development of new units to increase the supply of affordable housing in the County.			
Target Date for Completion	06/30/2030			
Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	it is estimated that 10 households will benefit from this activity.			
Location Description (additional information for this discussion may be available)	Activities can take place in municipalities throughout Kent County, outside of the City of Grand Rapids.			

	on the AP-36 Project Detail screen)				
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)				
5	ESG24 Kent County	Prevent and resolve episodes of homelessness	Ada (Township) - Local Target area Algoma (Township) - Local Target area Alpine (Township) - Local Target area Bowne (Township) - Local Target area Byron (Township) - Local Target area Caledonia (Township) - Local Target area Caledonia (Village) - Local Target area Cannon (Township) - Local Target area Cascade (Township) - Local Target area Casnovia (Village) - Local Target area Cedar Springs (City) - Local Target area Courtland (Township) - Local Target area East Grand Rapids (City) - Local Target area Gaines (Township) - Local Target area Grand Rapids (Township) - Local Target area	Prevention of Homelessness	ESG : \$156,151

			Grandville (City) - Local Target area Grattan (Township) - Local Target area Kent City (Village) - Local Target area Kentwood (City) - Local Target area Lowell (City) - Local Target area Lowell (Township) - Local Target area Nelson (Township) - Local Target area Oakfield (Township) - Local Target area Plainfield (Township) - Local Target area Rockford (City) - Local Target area Sand Lake (Village) - Local Target area Solon (Township) - Local Target area Sparta (Township) - Local Target area Sparta (Village) - Local Target area Spencer (Township) - Local Target area Tyrone (Township) - Local Target area Vergennes (Township) - Local Target area Walker (City) - Local Target area Wyoming (City) - Local Target area	
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Description	This project provides for ESG eligible components include emergency shelter, homeless prevention, HMIS support, and administrative support services.			
Target Date for Completion	06/30/2025			
Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	it is estimated that 100 households will benefit from this activity.			
Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	Activities can take place in municipalities throughout Kent County, outside of the City of Grand Rapids.			
Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Activities will include homeless prevention services, emergency shelter, and HMIS Support.			
6 2024 Planning and Administration for CDBG & HOME		Ada (Township) - Local Target area Algoma (Township) - Local Target area Alpine (Township) - Local Target area Bowne (Township) - Local Target area Byron (Township) - Local Target area Caledonia (Township) - Local Target area Caledonia (Village) - Local Target area		CDBG : \$320,000 HOME : \$105,453

			Cannon (Township) - Local Target area Cascade (Township) - Local Target area Casnovia (Village) - Local Target area Cedar Springs (City) - Local Target area Courtland (Township) - Local Target area East Grand Rapids (City) - Local Target area Gaines (Township) - Local Target area Grand Rapids (Township) - Local Target area Grandville (City) - Local Target area Grattan (Township) - Local Target area Kent City (Village) - Local Target area Kentwood (City) - Local Target area Lowell (City) - Local Target area Lowell (Township) - Local Target area Nelson (Township) - Local Target area Oakfield (Township) - Local Target area Plainfield (Township) - Local Target area Rockford (City) - Local Target area Sand Lake (Village) - Local Target area	
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		Solon (Township) - Local Target area Sparta (Township) - Local Target area Sparta (Village) - Local Target area Spencer (Township) - Local Target area Tyrone (Township) - Local Target area Vergennes (Township) - Local Target area Walker (City) - Local Target area Wyoming (City) - Local Target area		
Description	Administrative funds for the management, coordination, oversight, and monitoring of the CDBG and HOME programs. Costs include planning activities for environmental and historic reviews of HUD funded projects, project delivery cost, Kent County's Indirect Cost Allocation, and to support of fair housing activities.			
Target Date for Completion	06/30/2025			
Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	n/a			
Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	This is an administrative project, were activities can benefit areas throughout Kent County.			
Planned Activities (additional information for this discussion may be available	This is an administrative project, were activities will be conducted within grant guidelines.			

on the AP-36 Project Detail screen)	
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AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Kent County’s 2024 Annual Action Plan covers 34 cities, townships, and villages in Kent County. The City of Wyoming operates its own entitlement CDBG program but is included for HOME and ESG programs. The western half of the Village of Casnovia, which is located in Muskegon County, is also part of the County of Kent program jurisdictions.

Kent County CDBG program activities may take place countywide, outside of the City of Grand Rapids and the City of Wyoming.

The Kent HOME Consortium and ESG program activities will be planned within Kent County including the City of Wyoming, but outside of the City of Grand Rapids.

Geographic Distribution

Target Area	Percentage of Funds
Ada (Township)	
Algoma (Township)	
Alpine (Township)	
Bowne (Township)	
Byron (Township)	
Caledonia (Township)	
Caledonia (Village)	
Cannon (Township)	
Cascade (Township)	
Casnovia (Village)	
Cedar Springs (City)	
Courtland (Township)	
East Grand Rapids (City)	
Gaines (Township)	
Grand Rapids (Township)	
Grandville (City)	
Grattan (Township)	
Kent City (Village)	
Kentwood (City)	
Lowell (City)	
Lowell (Township)	
Nelson (Township)	

Target Area	Percentage of Funds
Oakfield (Township)	
Plainfield (Township)	
Rockford (City)	
Sand Lake (Village)	
Solon (Township)	
Sparta (Township)	
Sparta (Village)	
Spencer (Township)	
Tyrone (Township)	
Vergennes (Township)	
Walker (City)	
Wyoming (City)	

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

CDBG-funded Public Service programs will directly benefit low- and moderate-income homeowners and residents, including adults with disabilities. The remaining CDBG projects are geographically targeted to provide an area benefit for residential areas that have a high concentration of low- and moderate-income residents. All of Kent County CDBG funds will be targeted for use within Kent County, but outside of the Cities of Grand Rapids or Wyoming. This Cities of Grand Rapids and Wyoming each separately receive and operate their own CDBG programs.

The Kent HOME Consortium of the City of Wyoming and Kent County has an agreement to focus the City of Wyoming’s allocation during the initial 18 months of the grant on projects in the City of Wyoming. If funding is unspent in the initial targeted area, it may be used for projects throughout the Kent HOME Consortium jurisdiction. Kent County’s HOME allocation is targeted for use within Kent County including the City of Wyoming, but outside of the City of Grand Rapids. The City of Grand Rapids separately receives and operates its own HOME program.

All of the Kent County ESG grant will focus use within Kent County, but outside of the City of Grand Rapids. This is because the City of Grand Rapids separately receives and operates its own ESG program.

Discussion

n/a

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

In alignment with the 2021-2025 Housing and Community Development Consolidated Plan, Kent County and the City of Wyoming jointly through the Kent HOME Consortium, will pursue multiple goals that address affordable housing during the 2024 program year.

Kent County and the City of Wyoming, jointly through the Kent HOME Consortium will use its HOME grant to address GOAL # 3 to Increase the Supply of Affordable Housing. The Kent HOME Consortium will partner with its local non-profit developers to seek opportunities for the development of new rental and ownership units. With the input of the Kent HOME Consortium partners, new homes will be developed and sold to eligible low-to-moderate income buyers.

Kent County will address GOAL #4 to Improve the Condition of Existing Housing with the rehabilitation of existing units with CDBG funded activities. Urgent home maintenance assistance up to \$10,000 is available through a Minor Home Repair program for low-to-moderate income (LMI) homeowners in Kent County. In addition, seniors and persons with disabilities in need of accessibility rehabilitation can receive assistance up to \$10,000 through the CDBG funded Accessibility Modification program. Kent County will also identify LMI homeowners to participate in the Moderate Home Rehabilitation program for more significant rehabilitation needs up to \$40,000.

During the 2024 program year, the HOME-ARP Grant programed in a prior program year will be used to provide Tenant Based Rental Assistance (TBRA) and supportive services.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	154
Special-Needs	0
Total	154

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	4
Rehab of Existing Units	150
Acquisition of Existing Units	0
Total	154

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

Kent County and the City of Wyoming, through the Kent HOME Consortium, regularly pursues input from the community on projects that will further activity toward its affordable housing goals. On an annual basis Kent County seeks CDBG project applications from municipalities and local partners for consideration. Quarterly, Kent County and the City of Wyoming, through the Kent HOME Consortium, meet to evaluate its available HOME resources and use a Request for Proposals process for the HOME program to request projects from developers that will increase the supply of affordable housing. These practices will continue during the 2024 program year.

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

There are three Public Housing Authority's (PHA) located within the City of Wyoming and Kent County Kent HOME Consortium jurisdiction. This combined capacity allows jurisdiction residents to obtain assistance from a variety of sources depending on their location.

Kent County Housing Commission operates as the (PHA) for Kent County. The Kent County Housing Commission provides housing assistance to low income residents through the management of 534 tenant-based Housing Choice Vouchers (Section 8). The waiting list was last opened in 2010 and is managed based on the availability of assistance provided by HUD. Neither Kent County nor Kent County Housing Commission own any public housing units.

The Rockford Housing Commission (RHC) owns 55 public housing units within one apartment complex located in the City of Rockford. The RHC manages 93 project-based Housing Choice Vouchers and its waiting is currently closed. These units cater specifically to the elderly and people with disabilities.

The Wyoming Housing Commission (WHC) owns 185 public housing units throughout the City of Wyoming. Individuals and families pay rent directly to the WHC based on their income. The WHC also administers 1,168 Housing Choice Vouchers requiring households to pay a portion of their income for rent with WHC paying the balance each month. The WHC's HCV wait list was last opened in June 2011.

Actions planned during the next year to address the needs to public housing

Kent County opens the CDBG program for submission of project proposals annually and did not receive any project applications related to public housing or public owned residential building activities for the upcoming 2024 program year. The Kent County Housing Commission and City of Wyoming Housing Commission will continue to manage its Public Housing units and Housing Choice Vouchers during the upcoming program year with no anticipated changes in capacity.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Kent County Housing Commission operates a Family Self-Sufficiency (FSS) program for participants of the HCV program. The FSS program provides opportunity for participants to build assets and financial capacity by providing case management, homeownership counseling, and financial coaching that help participants set self-sufficiency goals. The program also contributes funds into an escrow account that can be accessed by the participant after successful completion of program goals. These escrow funds may then be used to pursue homeownership.

Both members of the Kent HOME Consortium offer opportunities for residents to direct the

management of their public housing commissions. Kent County Housing Commission offers participants of the HCV program an opportunity to participate on a Resident Advisory Board. This option allows for input by participants in the planning process of the housing commission. The Wyoming Housing Commission also has a resident of the public housing program on their board and offers a homeownership program to its participants.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

None of the Public Housing Authority's operating in the City of Wyoming and Kent County Kent HOME Consortium jurisdiction have been "designated as troubled".

Discussion

Kent County consulted with the City of Wyoming and the three area PHA's as part of the recent 2021-2025 consolidated planning process to make them aware of available programs and gather input for this 2024 Annual Action plan.

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

The Grand Rapids Area Coalition to End Homelessness (CTEH), 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. CTEH goals from the 10-year Plan to End Homelessness include:

- Meet national goals in ending homelessness for veterans, chronically homeless, families and youth;
- Lay the pathway to end all homelessness across Kent County;
- Position the Grand Rapids/Wyoming/Kent County Continuum of Care as a nationally competitive community;
- Ensure adequate supply of permanent housing resources for targeted populations;
- Ensure high performing programming to support successful exits from homelessness; and
- Support efforts in the community to maintain and increase affordable housing.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Community Housing Connect is the designated access tool for families and individuals. The tool can be completed online, over the phone, or in-person. Common access points include the following, but are not limited to:

- 2-1-1
- The Housing Assessment Program
- Shelters
- Housing providers
- Community partner agencies
- Street outreach teams

Any agency interested in assisting with expanding access to the community's Coordinated Entry system can participate as an access point. Access points may assist consumers by providing a device that can be used to access an assessment tool online. They may also assist consumers in calling the Housing Assessment Program to walk through the tool over the telephone.

A simple assessment allows for identification of those conditions that require immediate attention (those that pose the greatest danger or threat), while also supporting the development of a long-term

housing plan. Upon review of available services and completion of the Coordinated Entry assessment, families and individuals have the option to schedule an appointment with a Community Solutions Specialist. By providing a systematic consistent assessment to all households, data collected through Coordinated Entry contributes to a greater understanding of the need for prevention and rapid rehousing resources in our community.

Addressing the emergency shelter and transitional housing needs of homeless persons

Emergency shelter beds and transitional housing units are available in the community. Emergency shelter and transitional housing programs are encouraged to employ the least restrictive eligibility requirements to prevent large numbers of families from becoming ineligible. Employing the housing first approach, the CoC seeks to rapidly move homeless persons into permanent housing. During the Plan year, the CoC will prioritize increasing the availability of permanent housing through rapid rehousing, permanent supportive housing, and prevention and diversion resources.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make 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 local unsheltered homeless households with dependent children identified during the point-in-time count. However, it is well known that the experience of family homelessness looks different than for single adults. Families who are experiencing unsheltered homelessness are more likely to be more hidden and less likely to sleep in encampments.

The CoC coordinates with major systems (Community Mental Health, jail, Department of Health and Human Services, health care providers, etc.), which assist with outreach efforts by publicizing the role of the coordinated assessment and referring when appropriate. Outreach staff is strategically placed in the community to ensure homeless or at-risk households with dependent children are aware of community resources to prevent or end homelessness.

CoC Coordinated Entry will continue to assess at-risk households with children to prevent homelessness by using available prevention resources, shelter diversion and linkage to mainstream resources to avoid loss of housing. The CoC will target prevention resources to those most closely matching the current homeless population profile, ensuring resources are used for those most likely to become homeless.

When resources are available, households will be referred to a Housing Resource Specialist who assists the family in implementing their plan and linking them to appropriate resources for long-term housing stability. The CoC will work collaboratively with mainstream systems (e.g. schools, child protective

services and mental health systems) to identify at-risk households and connect them to appropriate prevention resources.

In 2017, the Grand Rapids/Wyoming/Kent County CoC became the first community in Michigan to secure U.S. Interagency Council on Homelessness 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 work around ending family, youth, and chronic homelessness.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Homelessness prevention efforts will continue to focus largely on access to mainstream resources to assist families with various barriers to permanent housing. Collaboration with mainstream providers such as the Department of Health and Human Services, which oversees Temporary Assistance for Needy Families (TANF), the Supplemental Nutrition Assistance Program (SNAP), and Medicaid eligibility, continues to support effective and efficient access to mainstream benefits by eligible participants. The CoC is making substantial strides in securing income and benefits for the most vulnerable citizens by improving implementation of the SSI/SSDI Outreach, Access and Recovery (SOAR) Program. Pine Rest Christian Mental Health Services, as the designated SOAR Lead Agency, coordinates with other service providers through its Street Reach program to help those with disabling conditions avoid housing crises. During the next year, local housing providers will continue to assist participants in establishing linkages to mainstream resources in order to sustain housing on a long-term basis. During FY 2018, the CoC added a shelter diversion component, providing short-term, solution focused case management and flexible assistance funding to help families seeking shelter remain in their current housing or find alternate housing options and prevent shelter entrance by at least 60 days.

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 are able to 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. Currently, there are also Fostering Youth Independence vouchers made available by HUD for youth in Kent County who have

aged out or are aging out of the foster care system. These vouchers are made available by the Grand Rapids Housing Commission and are available to help prevent an episode of homelessness or resolve it.

Since December 2011, network180, the Community Mental Health Authority in Kent County, has been working with the Community Medicine Division at Corewell Health Systems to implement the Center for Integrative Medicine (CIM). The CIM is designed to provide comprehensive evaluation, intervention and stabilization of physical and behavioral health issues for Corewell patients who have frequented the emergency room ten or more times in the prior twelve months (approximately 950 patients). Network180 has two staff at the CIM. Program evaluation includes attention to social determinants of health, which includes housing.

The State Mental Health Code (Section 330.1209b) requires the community mental health program produce a written plan for community placement and aftercare services, ensuring patients are not discharged into homelessness, including McKinney-Vento programs. 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. The Michigan Department of Corrections (MDOC) identifies stable housing as a critical need for the successful re-entry of released prisoners. In 2015, the agency contracted with MDOC transitioned away from using motel placements to more permanent housing, integrated into the community for returning citizens. Staff from the county correctional facility and the CoC's coordinated entry created a protocol for homeless persons who enter and exit the corrections system.

Discussion

The CoC has worked diligently to increase service providers' capacity to link households to mainstream benefits, utilize strengths-based case management, and increase the community's use of progressive engagement. Rapid re-housing and homeless prevention continue to be priorities for Emergency Solutions Grants Program funds, with emergency shelter, transitional housing, and permanent supportive housing supported with Continuum of Care Program and other sources of funds.

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

The 2021-2025 Consolidated Planning process identified there are a number of barriers to affordable housing including development costs, lack of financial resources to lower the housing cost, or regulatory barriers such as tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.

Construction costs and lack of gap financing is the single largest barrier to affordable housing that face residents of Kent County and the City of Wyoming. Housing developers indicated during focus group meetings that the cost of materials significantly increased over the past few years. The availability of resources to fill the development gap has also decreased. The Bowen National Research Grand Rapids/Kent County 2020 Housing Needs Assessment noted “ A significant challenge in the county is the imbalance between the costs/rents associated with the existing housing stock and the ability of households to pay for such housing.”

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

As a HOME Consortium, Kent County and the City of Wyoming will work to implement the Strategies to Address Affordable Housing as outlined in its 2021-2025 Housing and Community Development Consolidated Plan. Among these, in 2024, as recommended in The *Bowen National Research Grand Rapids/Kent County 2020 Housing Needs Assessment* the Consortium intends to Support efforts to develop residential units along or near public transportation corridors and/or within walkable communities ; support the development of new residential units; and provide programs that support the preservation of affordable housing. By working with area partners and local governments, the Consortium can identify and address issues with substandard housing and increase the availability of affordable housing.

Discussion

n/a

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

See other actions and processes to be carried out in the narrative below.

Actions planned to address obstacles to meeting underserved needs

The County's strategy to reduce poverty relies on promoting current and future programs which assist families with low income, the elderly, the disabled, at-risk youth and those at risk of becoming homeless.

Actions planned to foster and maintain affordable housing

In 2024, the County will offer its HOME program for affordable housing activities. A portion of its CDBG funding will be used to support the housing rehabilitation needs of homeowner at/below 80% AMI. These 2024 projects which provide assistance for homebuyers, homeowner rehabilitation, rental rehabilitation, and new construction of affordable housing will be carried out by the County, its sub-recipients, and non-profit partners. These programs are designed to help provide decent, quality, affordable housing to households with lower income.

As a Participating Jurisdiction (PJ), Kent County is the recipient of development formula grant programs administered by the U.S. Department of Housing and Urban Development (HUD). Kent County is the lead partner in the Kent County HOME Consortium which includes the City of Wyoming. The Consortium will accept its HUD HOME Investment Partnerships (HOME) Program funds for 2024 and work together to identify projects that will foster and maintain affordable housing. The Consortium meets quarterly to review status of existing projects and consider future proposals as they are submitted by potential partners.

Actions planned to reduce lead-based paint hazards

In order to address the most common sources of childhood exposure to lead, which are deteriorated lead-based paint and lead-contaminated dust and soil, Kent County will continue to partner with the "Get the Lead Out!" Home Repair program offered through the City of Grand Rapids in partnership with the Kent County Health Department. In addition, Kent County adheres to the environmental review policies established under NEPA on all development projects, including Homeowner Rehabilitation, Weatherization, Minor Home Repair, HOME Investment Partnerships, etc. Properties rehabilitated with CDBG/HOME funds are required to undergo lead testing and abatement when rehabilitation thresholds are met, or lead testing indicates contamination. We will continue to require environmental reviews of our projects, with particular concern towards units constructed before 1978.

Kent County is also continuing its partnership with the City of Grand Rapids Housing Rehabilitation

department contracting our services for Lead Risk assessments throughout Kent County for Low-moderate homeowners.

Actions planned to reduce the number of poverty-level families

Kent County's goals, programs, advocacy and policies for reducing the number of poverty-level families are to support programs that help stretch scarce resources for families and individuals living in poverty. We work to eliminate the causes and circumstances of poverty by investing in individuals and families with low incomes.

Up to fifteen percent of the annual CDBG entitlement grant is used to support public services in the community which are designed to increase access to basic services for very low income individuals. These services include transportation for adults with disabilities and legal services to address housing issues. Using Kent County Senior Mileage and Community Services Block Grant (CSBG) funds through its Community Action Agency to provide meals for seniors in a congregate setting or delivered to their homes. In addition, housing programs offered by Kent County through the CDBG, HOME and other HUD-funded programs assist low and moderate income individuals either directly with housing subsidies or through improvements to their living environment. By improving access to services people can gain the tools they need to meet their daily needs and those of their children.

Kent County's Community Action Department seeks the alleviation of poverty through its Family Self Sufficiency (FSS) program. Voucher holders voluntarily participate in the FSS program, in which they work with a caseworker to create a personal plan to save money, increase their education and/or job skills, and in some cases, purchase a home. The program provides for direct supportive service needs through its utility services assistance program and commodity supplemental food program.

Actions planned to develop institutional structure

The Grand Rapids Metropolitan Area fortunately continues to have a highly committed non-profit community devoted to the housing and social service needs of persons and families with low income. The private sector has also proven to be quite responsive to the housing and social needs of the area's residents, particularly the churches, local foundations, and professional associations. The greatest response from these groups has been in the area of homelessness. While most groups work primarily in the City of Grand Rapids, several have focused on out-county housing issues and concerns. The homeless advocacy groups serve residents throughout Kent County.

Kent County will continue to work to improve the institutional structure during the 2024 program year in a number of important areas, including continuing to expand its internal capacity and partnerships in the area of HOME Program administration.

Actions planned to enhance coordination between public and private housing and social

service agencies

Kent County will continue to work as partners on the Kent County Essential Needs Task Force and participate in the Strategic Steering Council of the CoC to further advance the efficient application, distribution and implementation of resources allocated to service providers throughout the County.

Discussion

n/a

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

Kent County has been notified by the U.S. Department of Housing and Urban Development (HUD) that its 2024 annual entitlement grants are as follows: Kent County will receive APPROXIMATELY \$1,757,062 in Community Development Block Grant (CDBG) and \$156,151 in Emergency Solutions Grant (ESG) in the 2024 program year. While the Kent County / Wyoming HOME Consortium \$1,054,530 in Home Investment Partnership (HOME) grant funding in 2024. In addition, Kent County does not project that it will have any unprogrammed CDBG program income before the start of the 2024 program year.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

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2024

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Forms of investment beyond those identified in 24 CFR 92.205 will not be utilized under this Plan.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Housing developers who are undertaking acquisition and/or rehabilitation/construction activities under a homeownership program may be assisted with HOME funds for a development subsidy and for homebuyer assistance. For units developed for rental, the HOME Consortium, made up of the City of Wyoming, Kent County and the Developer will enter into a contract delineating the terms of development with total funds utilized secured by a promissory note for the period of affordability. For units developed for-sale, once the homebuyer closes on the property, the second mortgage and promissory note will be recorded thereby protecting the HOME development and homebuyer subsidies:

- 1) development subsidy (forgiven by Kent County)
- 2) homebuyer assistance (covered under a new silent second mortgage and promissory note from the homebuyer to Kent County), and
- 3) repayment to Kent County's HOME Program.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Amount of HOME Assistance	Minimum Period of Affordability
<\$15,000	5 Years - 1/60 per month
\$15,000 - \$40,000	10 Years - 1/120 per month
>\$40,000	15 Years - 1/180 per month

If the assisted homebuyer sells the home during the applicable period of affordability, Kent County shall recover the HOME homebuyer assistance from the net proceeds of sale, as specified in

92.254(a)(5)(ii). The amount of funds to be recaptured is based on the following: First, the HOME amount covered under the mortgage and promissory note will be reduced pro-rata based on each complete month the homebuyer has owned and occupied the house, based on the above monthly schedule.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Activities in this Annual Action Plan do not include refinancing of existing debt secured by multifamily housing rehabilitated with HOME funds.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

N/A

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

N/A

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

N/A

Emergency Solutions Grant (ESG)

1. Include written standards for providing ESG assistance (may include as attachment)

Kent County operating activities in the following three components with its awarded ESG dollars; Homelessness Prevention, HMIS Support, and Emergency Shelter. Homeless Prevention Services may be provided through a subrecipient who will evaluate the participant's eligibility and the level of financial assistance necessary to regain stability in the participant's current permanent housing or

move into other permanent housing and achieve stability in that housing. A subrecipient may also operate Emergency Shelter, which will include hotel/motel vouchers to assist those needing temporary shelter.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The CoC of Kent County has established centralized coordinated assessment systems that meet HUD requirements. This assessment system is operated by the local Salvation Army who then provides clients with referrals to other area services.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Annually, Kent County will use a formal Request for Proposals (RFP) process to seek applications from interested non-profit organizations. These applications will be scored by members of the local CoC's Project Scoring Committee, who will make a recommendation on funding awards to Kent County.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

Kent County is part of the CoC which includes representation of homeless individuals or formerly homeless individuals who participate in the CoC planning process.

5. Describe performance standards for evaluating ESG.

ESG *Homeless Prevention* Services will be provided through a subrecipient whose staff will evaluate the participant's eligibility and the level of financial assistance necessary to regain stability in the participant's current permanent housing or move into other permanent housing and achieve stability in that housing. Financial assistance may be provided to pay for expenses on behalf of the participant such as; rental application fees, security deposits, utility deposits & payments, moving costs, and rental assistance. Supportive services, such as case management and assistance to participants to locate and obtain suitable housing, will also be provided by a subrecipient

ESG Emergency Shelter services will be provided through a subrecipient partner who will determine income eligibility and the appropriate level of assistance to provide in line with ESG regulations.