

**2022 Annual Action Plan
Year Two 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) to address the needs outlined in this document.

This 2022 Annual Action Plan (AAP) is Year 2 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 2022.

Community Block Grant Program (CDBG) - Provides funds annually to address community and neighborhood needs such as housing, infrastructure, parks and open space, and programs designed improve the lives of Kent County residents.

The HOME Investment Partnership Program – Provides funding 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) – Provides funding specifically targeted to reducing homelessness within the community and addressing the needs of those individuals currently experiencing homelessness.

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, and 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 2021 Kent County Program Year;

1) HOME funds were allocated to non-profit housing development agencies to begin two single family rehabilitation projects and six new single family construction projects.

2) CDBG funds were allocated to two park improvement projects and one public improvement project to replace an existing parking lot. CDBG funds were also allocated to five non-profits to fund public services and to one non-profit to operate a housing repair program.

3) ESG funds were reserved to provide a homeless prevention program directly to clients.

Among the project completed during the 2021 program year using prior year funds include;

1) With CDBG funds; a street replacement project, more than 120 home rehabilitation project. and three park projects,

2)With HOME funds; new construction or rehabilitation of two single family homes were completed and sold to income eligible homebuyers.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The public hearing draft of the 2022 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 18, 2022. The "Notice of Public Hearing and Notice of Public Availability" was published in The Grand Rapids Press on April 17, 2022 and the El Informador newspaper on April 15, 2022. The draft 2022 Annual Action Plan was made available to the public at the Kent County Community Action office located at 121 Franklin 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 2022 Annual Action Plan was held on May 12, 2022 at 9:00 a.m. in the offices of the Kent County Community Development Department at 121 Franklin Street SE, Suite 110, Grand Rapids, MI 49507. There being no persons present to provide input, the public hearing was closed at 10:00 a.m.

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

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

Chad Coffman

Program Manager (CDBG & HOME)

Kent County Community Action Department

121 Martin Luther King Jr St SE

(121 Franklin Street, SE) - Suite 110

Grand Rapids, MI 49507-1132

(616) 632-7967

chad.coffman@kentcountymi.gov

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

1. Introduction

This 2022 Annual Action Plan is the second 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 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 projects identified in the 2022 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(l)).

Kent County will continue to work with the Local Units of Governments in 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. In addition, 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 to address issues of homelessness and affordable housing and the Board of the Fair Housing Center of West Michigan.

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 serves as a member of the Kent County Essential Needs Task Force Governance Board. Kent County will continue to fund Community Rebuilders relying on its past experience to operate CoC permanent supportive housing sponsored and tenant based rental assistance programs. Community Rebuilders who will administer subsistence payments for rental assistance to low-income persons for the purpose of preventing homelessness. Kent County will continue to consider the needs of at-risk populations and cooperate in metropolitan initiatives.

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 has developed its ESG programming with the input of the local CoC. During the process, Kent County has developed performance standards for and will evaluate outcomes of the activities assisted by ESG funds. Kent County also provides regular reports to the Local CoC to monitor its progress with ESG programming.

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
--	---

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 2022 Annual Action Plan element of the 2021-2025 Consolidated Plan document was made available for the 30-day public comment period on April 18, 2022 to May 17, 2022, as required in the Community Development Citizen Participation Plan. The "Notice of Public Hearing and Notice of Public Comment" was published in English in The Grand Rapids Press on April 17, 2022 and in Spanish in the El Informador newspapers on April 15, 2022 and on Kent County's website www.accesskent.com. The public hearing to review the draft 2022 Annual Action Plan document was made available to the public at the Kent County Community Action Department, 121 Franklin Street SE, Suite 110, Grand Rapids, MI 49507 and on www.accesskent.com. A public hearing on the 2022 Annual Action Plan was held on May 12, 2022 at 9:00 a.m. in the offices of the Kent County Community Action Department at 121 Franklin Street SE, Suite 110, Grand Rapids, MI 49507. There being no persons present to provide input, the public hearing was closed at 10:00 a.m. No written comments were received in response to the "Notice of Public Hearing and Notice of Public Comment" 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	Non-English Speaking - Specify other language: Spanish	Notice of Public Hearing and Comment Period published in El Informador newspaper on April 15, 2022.	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 \$1,673,393 in CDBG and \$148,716 in ESG in the 2022 program year. While the Kent County / Wyoming HOME Consortium \$1,004,315 in HOME grant funding in 2022.

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	1,673,393	40,000	0	1,713,393	3,557,448	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	1,004,315	10,000	0	1,014,315	1,670,610	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	148,716	0	0	148,716	202,862	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, the Federal Low Income Housing Tax Credit (LIHTC), Historic Tax Credits, and various affordable housing loan and grant products from the Federal Home Loan Bank can be leveraged with HOME funding to develop affordable housing. The Jurisdictions routinely fund affordable housing and other activities for which partners bring additional resources.

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. The Kent HOME Consortium requires the non-profit recipient of funds to identify resources that meet eligible match requirements. HOME Match is often identified as property donations, volunteer labor, donated services, or reduction of property taxes. The required ESG match will be provided by nonprofit organizations receiving the funds and other grant funds received from the State of Michigan. As a general rule, County of Kent general fund dollars are not provided to meet program match requirements.

If appropriate, describe publically 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 needs of the project or activities.

Discussion

Kent County and the City of Wyoming will use its federal and non-federal resources to improve communities and provide economic opportunities to the counties 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
------------	-----------	------------	----------	----------	-----------------	-----------------	---------	------------------------

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	ESG: \$148,716	Homeless Person Overnight Shelter: 35 Persons Assisted Homelessness Prevention: 35 Persons Assisted
---	--	------	------	-----------------------------	---	----------------------------	-------------------	--

					(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			
--	--	--	--	--	---	--	--	--

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: \$135,000	Public service activities for Low/Moderate Income Housing Benefit: 660 Households Assisted
---	--	------	------	--------------------	---	---	--------------------	--

					(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			
--	--	--	--	--	---	--	--	--

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	HOME: \$1,014,315	Homeowner Housing Added: 4 Household Housing Unit Homeowner Housing Rehabilitated: 4 Household Housing Unit
---	---	------	------	--------------------	---	--	-------------------	--

					(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			
--	--	--	--	--	---	--	--	--

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: \$87,000	Homeowner Housing Rehabilitated: 130 Household Housing Unit
---	---	------	------	--------------------	---	---	-------------------	---

					(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			
--	--	--	--	--	---	--	--	--

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	Alpine (Township) Cedar Springs (City) Kentwood (City) Walker (City)	Neighborhood Infrastructure Improvements	CDBG: \$1,151,400	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 41243 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: \$122,009	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
---	---------------------------------	------	------	-----------------------------------	---	-------------------------	--------------------	--

					(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			
--	--	--	--	--	---	--	--	--

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 2022 with CDBG, HOME, and ESG funding. This is the first 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, 2022 to June 30, 2023.

#	Project Name
1	CDBG22 Public Infrastructure Improvements
2	CDBG22 Public Services
3	CDBG22 Housing Rehabilitation
4	HOME22 Affordable Housing Development
5	HOME21 Rental Assistance
6	2022 Planning and Administration
7	ESG22 Kent County

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 made up of County staff reviews application for public infrastructure projects that address the priorities and goals identified in the Consolidated Plan. Applications are scored based on priority needs and goals, strength of proposals, assistance to low/moderate income census tract, funding history of the applicant, contributing funds, and available resources. CDBG Public Service activities are proposed in an open application process with activities limited by the annual spending cap to address the needs. The primary obstacle to addressing underserved needs continues to be limited funding available and the increasing demand for 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 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. The primary obstacle is limited supplemental funding

and rising cost of land and existing properties in need of rehabilitation.

The County's ESG allocation partially funds will be 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 place not meant for humans through providing relocation and stabilization services and short/medium rental assistance. Services will be provided through the Kent County and its 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 demand may outweigh the limited funding available.

AP-38 Project Summary
Project Summary Information

1	Project Name	CDBG22 Public Infrastructure Improvements
	Target Area	Alpine (Township) Cedar Springs (City) Kentwood (City) Walker (City)
	Goals Supported	Enhance neighborhood infrastructure
	Needs Addressed	Parks and Playground Improvements Neighborhood Infrastructure Improvements
	Funding	CDBG: \$1,138,915
	Description	Improvements to public infrastructure through new development or renovation of existing public facilities serving low to moderate income areas.
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	Activities will take place in multiple locations throughout the county providing an area benefit to over 40,000 people, of which more than 42.8% have household incomes at/below 80% AMI.
	Location Description	Countywide in low-to-moderate income areas.
	Planned Activities	Sidewalks and Parks & Recreational Facilities.
	Project Name	CDBG22 Public Services

2	Target Area	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) Oakfield (Township) Plainfield (Township) Rockford (City) Sand Lake (Village) Solon (Township) Sparta (Township) Sparta (Village) Spencer (Township) Tyrone (Township) Vergennes (Township) Walker (City)
	Goals Supported	Improve access and stability of affordable housing Increase economic opportunities
	Needs Addressed	Housing and Financial Counseling Activities Fair Housing and Legal Counseling Activities Transportation Services
	Funding	CDBG: \$257,009

Description	Public service activities to include fair housing activities, senior housing services, transportation, legal services, and subsistence payments.
Target Date	12/31/2024
Estimate the number and type of families that will benefit from the proposed activities	An estimate of 450 individuals with low to moderate incomes will directly benefit from these activities.
Location Description	This project will occur countywide, outside of the cities of Grand Rapids and Wyoming.
Planned Activities	Planned CDBG eligible activities include providing senior services (05A), transportation services (05E), fair housing activities (05J) and legal services (05C).
Project Name	CDBG22 Housing Rehabilitation

3	Target Area	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) Oakfield (Township) Plainfield (Township) Rockford (City) Sand Lake (Village) Solon (Township) Sparta (Township) Sparta (Village) Spencer (Township) Tyrone (Township) Vergennes (Township) Walker (City)
	Goals Supported	Improve the condition of existing housing
	Needs Addressed	Rehabilitation of Owner-Occupied Units
	Funding	CDBG: \$87,000

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	12/31/2024
Estimate the number and type of families that will benefit from the proposed activities	Approximately 125 households with low or moderate incomes will benefit from this project.
Location Description	This project will occur countywide, outside of the cities of Grand Rapids and Wyoming.
Planned Activities	Planned CDBG eligible activities include the rehabilitation of single-unit residential home (14A), rehabilitation of multi-unit residential homes (14B), and the associated project delivery cost provided as rehabilitation administration (14H).
Project Name	HOME22 Affordable Housing Development

4	Target Area	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) 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)
	Goals Supported	Increase the supply of affordable housing Improve the condition of existing housing
	Needs Addressed	Develop new affordable rental units Develop new affordable for-sale homes
	Funding	HOME: \$612,884

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	12/31/2027
Estimate the number and type of families that will benefit from the proposed activities	An estimated eight households with low to moderate incomes will benefit from these activities.
Location Description	Countywide, outside of the City of Grand Rapids.
Planned Activities	Planned HOME eligible activities include acquisition, construction, and direct homebuyer assistance.
Project Name	HOME21 Rental Assistance

5	Target Area	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) 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)
	Goals Supported	Prevent and resolve episodes of homelessness
	Needs Addressed	Prevention of Homelessness
	Funding	HOME: \$300,000
	Description	This project will provide tenant based rental assistance in the County.
	Target Date	12/31/2024

Estimate the number and type of families that will benefit from the proposed activities	An estimated 40 households with low incomes will benefit from these activities.
Location Description	Countywide, outside of the City of Grand Rapids.
Planned Activities	Planned activities include providing tenant based rental assistance to HOME eligible households.
Project Name	2022 Planning and Administration

6	Target Area	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) 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)
	Goals Supported	Improve access and stability of affordable housing Increase the supply of affordable housing Improve the condition of existing housing Enhance neighborhood infrastructure Increase economic opportunities

Needs Addressed	Develop new affordable for-sale homes Rehabilitation of Owner-Occupied Units Accessibility Modifications Rental Rehabilitation Improve access to parks and open space Home Purchase Assistance Fair Housing and Legal Counseling Activities
Funding	CDBG: \$342,678 HOME: \$101,431
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	12/31/2024
Estimate the number and type of families that will benefit from the proposed activities	Administrative and operational support for all other CDBG and HOME activities.
Location Description	Countywide. Primary locations for administrative and planning work include Kent County Administrative Building and offices of the Kent County Community Action Department.
Planned Activities	Planned activities include the administrative, planning, and operational support for HOME and CDBG activities.
Project Name	ESG22 Kent County

7	Target Area	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) 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)
	Goals Supported	Prevent and resolve episodes of homelessness
	Needs Addressed	Prevention of Homelessness
	Funding	ESG: \$148,716
	Description	
	Target Date	12/31/2024

Estimate the number and type of families that will benefit from the proposed activities	An estimated 200 low income individuals will benefit from this activity.
Location Description	This project is to be provided countywide,, outside of the City of Grand Rapids.
Planned Activities	Planned ESG eligible activity components include providing emergency shelter, homeless prevention, and the administrative support services to provide these activities.

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 2022 Annual Action Plan covers 34 cities, townships, and villages in Kent County. This 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 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 seniors and the disabled. 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 the County of Kent 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. This City of Grand Rapids separately receives and operates its own HOME program.

All of the Kent County ESG grant will focus for uses within Kent County, but outside of the City of Grand Rapids This 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 2022 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 Low-to-Moderate Income eligible 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 \$7,500 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.

To Improve the Access to and Stability of Affordable Housing, Goal #2, the Kent HOME Consortium will seek to continue a HOME funded Tenant Based Rental Assistance (TBRA) program during the 2022 program year using grant funds.

One Year Goals for the Number of Households to be Supported	
Homeless	40
Non-Homeless	120
Special-Needs	0
Total	160

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	40
The Production of New Units	6
Rehab of Existing Units	120
Acquisition of Existing Units	0
Total	166

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 seeks 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 multiple times during the year use a Request for Proposals process for the HOME program to seek projects from developers that will increase the supply of affordable housing. These practices will continue during the 2022 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 seek 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 529 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 52 public housing units within one apartment complex located in the City Of Rockford. The RHC manages 52 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 195 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 1,157 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 2022 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 2022 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

1) 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 about 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 Spectrum 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 Spectrum 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 2022, 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 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 FY 2022, 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 2022 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, 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 2022 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 the elderly and persons with disabilities, senior housing services for elderly citizens who have direct internal housing needs and mobility issues, 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 provides 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 Agency 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 2022 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

The County of Kent has been notified by the U.S. Department of Housing and Urban Development (HUD) that its 2022 annual entitlement grants are as follows: Community Development Block Grant (CDBG) - \$1,713,393 Home Investment Partnership (HOME) - \$1,014,315 and \$148,716 Emergency Solutions Grant (ESG). In addition, Kent County estimates that \$10,000 in program income may be received from its CDBG program in the form of loan payoffs before the start of the 2022 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%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is	
Annual Action Plan	68
2022	

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 and County of Kent, 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.

Emergency Solutions Grant (ESG)

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

Kent County operating activities in the following two components with its awarded ESG dollars; Homelessness Prevention and Emergency Shelter. Homeless Prevention Services will be provided through the Kent County Community Action Department staff and Subrecipients 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. Emergency Shelter 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).

This is not applicable as Kent County staff will be providing the services necessary to operate the program.

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 Kent County's Community Action Department 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. The Kent County Community Action Department may also provide case management and assistance to participants to locate and obtain suitable housing.

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.

n/a

Attachments

Citizen Participation Comments



NOTICE OF PUBLIC COMMENT PERIOD and NOTICE OF PUBLIC HEARING of the Kent County 2022 Housing and Community Development Annual Action Plan

Official Date of Publication: April 17, 2022

Address: County of Kent, Community Action Department, 121 Franklin St SE, Grand Rapids, MI 49507 Phone: 616-632-7950

Kent County receives Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnerships Program (HOME) funds on an annual entitlement basis from the U.S. Department of Housing and Urban Development (HUD). Notice is hereby given that Kent County is accepting public comments and holding a public hearing regarding its draft 2022 Annual Action Plan that summarizes available funding resources and proposed projects designed to meet community housing and development needs in Kent County. A copy of draft 2022 Annual Action Plan is available for review throughout the Public Comment period at the address above and online at www.AccessKent.com/Departments/CommunityAction.

PUBLIC COMMENTS All interested parties are encouraged to provide written comments on the draft Annual Action Plan to the address provided above or by email to Community.Development@KentCountyMI.gov. All public comments received during the 30-day period from April 18, 2022 to May 17, 2022 will be considered by Kent County prior to final acceptance and a summary will be included in the final document submitted to the U.S. Department of Housing and Urban Development.

PUBLIC HEARING A public hearing will be held on May 12, 2022 from 9-10 A.M. to review the Annual Action Plan at the address above. A summary of all comments received during the public hearing will be included in the final document submitted to the U.S. Department of Housing and Urban Development.



Alma Molina 616-272-1092

Bill to: KENT COUNTY-COMMUNITY ACTION Date: 04/21/22 Invoice# 500533

121 FRANKLIN ST SE SUITE 110
GRAND RAPIDS MI 49507

ATTN: COMMUNITY DEVELOPMENT
Chad Coffman, Program Manager chad.coffman@kentcountymi.gov

QUANTITY: 1 AD

ONE AD,
REF: EDITION # 533, RUN DATE 04/15/22 PAGE 12
REF: AVISO DE PERIODO DE COMENTARIOS PUBLICOS Y AVISO DE
AUDIENCIA PUBLICA DEL PLAN DE ACCION ANUAL DE VIVIENDA
Y DESARROLLO COMUNITARIO 2022 DEL CONDADO DE KENT

RATE: \$240.00	AMOUNT: \$240.00
	PENDING:
	TOTAL: \$240.00
	PAYMENT:

DUE DATE: 05/21/22

BALANCE DUE: **\$240.00**

Send payment to: El Informador PO Box 9625 Wyoming MI 49509

MLive Media Group
169 Monroe Ave NW Suite 200
Grand Rapids, MI 49503



Grand Rapids Press

KENT COUNTY COMMUNITY ACTION,
COMMUNITY DEVELOPMENT
121 FRANKLIN ST SE STE 110
GRAND RAPIDS, MI 49507

AD#: 0010304759

Sales Rep: Joseph Rosa
Account Number: 1000824081
AD#: 0010304759

Remit Payment to:
MLive Media Group
Dept: 77571
P.O. Box 77000
Detroit, MI 48277-0571

Page 1 of 2

Date	Position	Description	P.O. Number	Ad Size	Costs
04/17/2022	Any Legals MI			2 x 3.75 IN	
				Affidavit Notary Fee - 04/17/2022	\$10.00
				Basic Ad Charge - 04/17/2022	\$640.88
				Total	\$650.88

FOR QUESTIONS CONCERNING THIS AFFIDAVIT, PLEASE CALL 616-254-2030 or 877-222-5423



Grand Rapids Press

LEGAL AFFIDAVIT

AD#: 0010304759

Total

\$650.88

State of Michigan,) ss

County of Kent and County of Ottawa)

Nancy Block being duly sworn, deposes that he/she is principal clerk of MLive Media Group; that Grand Rapids Press is a public newspaper published in the city of Grand Rapids, with general circulation in Kent and Ottawa county, and this notice is an accurate and true copy of this notice as printed in said newspaper, was printed and published in the regular edition and issue of said newspaper on the following date(s):

Grand Rapids Press 04/17/2022

Nancy Block

Principal Clerk of the Publisher

Sworn to and subscribed before me this 20th day of April 2022

Teasha R Payne

Notary Public

TEASHA R. PAYNE
NOTARY PUBLIC, STATE OF MI
COUNTY OF MECOSTA
COMMISSION EXP FEB 24 2026
ACTING IN COUNTY OF Kent




NOTICE OF PUBLIC COMMENT PERIOD and NOTICE OF PUBLIC HEARING of the Kent County 2022 Housing and Community Development Annual Action Plan

OFFICIAL PUBLICATION DATE: April 17, 2022
 ADDRESS: County of Kent, Community Action Department, 121 Franklin St SE, Grand Rapids, MI 49507
 PHONE: 616-832-7980

Kent County receives Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnerships Program (HOME) funds on an annual entitlement basis from the U.S. Department of Housing and Urban Development (HUD). Notice is hereby given that Kent County is accepting public comments and holding a public hearing regarding its draft 2022 Annual Action Plan that summarizes available funding resources and proposed projects designed to meet community housing and development needs in Kent County. A copy of draft 2022 Annual Action Plan is available for review throughout the Public Comment period at the address above and online at www.AccessKent.com/Departments/CommunityAction.

PUBLIC COMMENTS All interested parties are encouraged to provide written comments on the draft Annual Action Plan to the address provided above or by email to Community.Development@KentCountyMI.gov. All public comments received during the 30-day period from April 18, 2022 to May 17, 2022 will be considered by Kent County prior to final acceptance and a summary will be included in the final document submitted to the U.S. Department of Housing and Urban Development.

PUBLIC HEARING A public hearing will be held on May 12, 2022 from 9-10 A.M. to review the Annual Action Plan at the address above. A summary of all comments received during the public hearing will be included in the final document submitted to the U.S. Department of Housing and Urban Development.

002176121