



**DRAFT SYNOPSIS**  
 Five-Year Regional Consolidated Plan (2026-2030)  
**AND**  
 Annual Action Plan (2026)

**Executive Summary**

The Cities of Muskegon, Muskegon Heights, and Norton Shores have jointly prepared this Five-Year Regional Consolidated Plan (RCP) for Program Years 2026-2030 in accordance with HUD requirements. The RCP establishes a regional framework to address housing, community development, and economic needs, with a focus on low- and moderate-income (LMI) populations. The Annual Action Plan (AAP) 2026 is a one-year plan that outlines how federal housing and community development funds will be used to address priority needs identified in the RCP.

**Community Profile & Needs Assessment**

The region reflects a diverse mix of urban and suburban characteristics, with varying levels of economic stability and housing conditions.

- City of Muskegon: Experiences a mix of stable and distressed neighborhoods, with continued need for housing rehabilitation, economic development and public service support.
- City of Muskegon Heights: All Census Tracts qualify as low- to very low-income based on CHAS and Census data, indicating significant need for housing stabilization, infrastructure improvements, and support services.
- City of Norton Shores: While more economically stable overall, targeted needs exist related to affordability, accessibility, and senior services.

**Summary of Priority of Needs, Objectives and Outcomes**

The primary objectives of this plan are as follow:

- Expand and preserve affordable housing;
- Improve housing quality and safety;
- Strengthen neighborhoods;
- Increase economic opportunities;
- Enhance public services for vulnerable populations;
- Aid in blight removal and code enforcement; and,
- Affirmatively further fair housing.

**Funding Strategy**

Each jurisdiction will utilize its annual CDBG allocation, and where applicable, HOME funds, to support identified priorities. Funds will be distributed across eligible activities including:

- Housing rehabilitation;
- Affordable housing and homeownership assistance;
- Public facilities improvements;
- Code enforcement and nuisance abatement;
- Demolition and clearance;
- Public Services; and,
- Program Administration, planning and service delivery.

**Regional Consolidated Plan (RCP)**

**Five-Year RCP Funding (CDBG) Projections**

Program Year	Estimated Allocation	Service Delivery	Program Activities/Services
PY 2026	\$425,264	\$85,052	\$340,212
PY 2027	\$432,000	\$86,400	\$345,600
PY 2028	\$440,000	\$88,100	\$352,400
PY 2029	\$449,000	\$89,800	\$359,200
PY 2030	\$458,000	\$91,600	\$366,400

## **Annual Action Plan (AAP)**

Each year, participating jurisdictions will prepare an Annual Action Plan (AAP) that:

- Identifies specific projects and activities;
- Allocates funding based on priority needs; and,
- Establishes measurable outcomes and performance indicators.

The AAP serves as the implementation tool for this RCP and ensures compliance with HUD regulations.

The City of Muskegon Heights anticipates utilizing \$425,264 annually (PY 2026) to address priority needs and administer its AAP 2026 PY 2026 programs during year one of its RCP. Funding levels for all jurisdictions will be/have been adjusted annually based on HUD allocations.

### **One-Year AAP Programs & (CDBG) Proposed Funding Allocations**

<b>Program</b>	<b>Description</b>	<b>Allocation</b>
General Administration	Covers overall administration, and management.	\$85,052
Rehab Administration	Covers program implementation, including professional services.	\$62,212
Priority Rehab	Provides funding for one minor repair to owner-occupied housing units.	\$55,000
Housing (ADR)	Supports homeownership opportunities for income-eligible participants.	\$0
Moderate Rehab	Provides funding for one major repair to owner-occupied housing units.	\$100,000
Code Enforcement	Provides funding for fire safety, inspections and nuisance abatement.	\$5,000
Paint/Siding Rehab	Funding for supplies/services for exterior improvements to owner-occupied housing units.	\$55,000
Homebuyer Assistance/Edu	Provides funding in support of homeownership opportunity.	\$0
Fair Housing	Provides funding to affirmatively further fair housing objectives.	\$6,000
Demolition	Provides funding for the removal of blighted/abandoned and/or hazardous structures.	\$50,000
Public Facilities Improvements	Provides funding for enhancements, equipment upgrades, or expansion.	\$7,000
Improved Neighborhoods	Provides matched funding for neighborhood assessments.	\$0

## **Citizen Participation**

The Regional Consolidated Plan (RCP) partners—the Cities of Muskegon, Muskegon Heights, and Norton Shores—conducted comprehensive consultation during development of the 2026–2030 Plan. Outreach included residents, housing authorities, neighborhood and advisory groups, local and county governments, nonprofit organizations, and city departments. Engagement methods consisted of public meetings, hearings, community forums, and surveys to inform housing and community development priorities.

This process established a coordinated regional approach, aligning strategies across jurisdictions, reducing duplication, and supporting the enhancement or creation of programs. Input from public, private, and nonprofit stakeholders ensured the Plan reflects the priority needs of low- and moderate-income populations.

Each municipality conducted public hearings as part of the Regional and Annual Action Plan processes:

- **City of Muskegon:** March 31 and April 14, 2026 at 5:30 p.m., with a public comment period from April 7–May 7, 2026
- **City of Muskegon Heights:** March 24 and April 7, 2026 at 5:00 p.m., with a comment period from April 7–May 7, 2026
- **City of Norton Shores:** May 18, 2026 at 5:30 p.m., with comments accepted from May 9–June 8, 2026

## **Conclusion**

This Five-Year Regional Consolidated Plan (RCP) establishes a comprehensive, collaborative strategy to address housing, community development, and economic needs across Muskegon, Muskegon Heights and Norton Shores. Through coordinated investment and planning, the region will improve housing conditions, expand opportunities and enhance quality of life for low- and moderate-income residents.

The PY 2026 Annual Action Plan is a derivative of the RCP and outlines a targeted, needs-based approach to utilizing \$425,264 (CDBG funds) for overall program carry-out. The AAP prioritizes housing stabilization, neighborhood improvement, and services for income eligible participants, ensuring compliance with HUD requirements while yet addressing the City’s most critical needs as identified.