



## Our Mission

The Grand Rapids Housing Commission provides housing assistance and affordable housing opportunities to lower-income families, people with disabilities and senior citizens in a manner that is fiscally sound and in ways that support families, neighborhoods and economic self-sufficiency.



## History

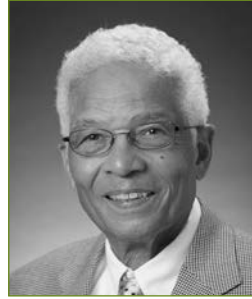
The Grand Rapids Housing Commission (GRHC) was established in 1966 to provide affordable housing for low-income residents and to eliminate substandard housing conditions.

Over the years, the Housing Commission has expanded its role in the community, partnering with organizations and individuals to advocate for positive change in local social welfare policy and to offer supportive services families can use to achieve self-sufficiency and a stronger financial future.

Funded primarily through the United States Department of Housing and Urban Development (HUD), the GRHC is independently administered and is governed by a five-member board appointed by the City Manager and approved by the City Commission.

Visit our website: [www.grhousing.org](http://www.grhousing.org)

# The Grand Rapids Housing Commission



From left: Bobbie Butler, President; Betty Zylstra, Vice President; Angela Bunn, Commissioner; Patrick Miles Sr., Commissioner; Monica Steimle-App, Commissioner

## Grand Rapids Housing Commission Boards and Committees

### Grand Rapids City Officials

Mayor: Rosalynn Bliss  
City Manager: Mark Washington  
City Commission:  
Joseph Jones  
Senita Lenear  
Nathaniel Moody  
Jon O'Connor  
Kurt Reppart  
Milinda Ysasi

### Adams Park Housing Corporation

Victor Vasquez Jr., President  
Ellen James, Treasurer  
Daniel Oglesby, Secretary  
Betty Zylstra

### Creston Plaza General Partnership

Ellen James, President  
Betty Zylstra, Treasurer  
Melvin Fox, Secretary

### Grand Rapids Scattered Sites Housing Corporation

Ellen James, President  
Betty Zylstra, Treasurer  
Melvin Fox, Secretary

### Hope Community Housing Corporation

Douglas Dozeman, President  
Jamie Ladd, Vice President

### Leonard Terrace Housing Corporation

Patrick Miles Sr., President  
Shelley Wisdom, Treasurer/Secretary

### Mount Mercy Housing Corporation

Ellen James, President  
Betty Zylstra, Treasurer  
Melvin Fox, Secretary  
Daniel Oglesby  
Victor Vasquez Jr.

### Mount Mercy Phase I Housing Corporation

Ellen James, President  
Betty Zylstra, Treasurer  
Melvin Fox, Secretary

### Ransom Avenue Development Corporation

Monica Steimle-App, Treasurer  
Maureen Slade, Secretary

### Resident Advisory Board

Angela Bunn, Chairperson  
Teresa Boileau  
Martha Dove  
Barbara Jones  
Jo Ann Morris  
Yesica Robinson  
Leonard Webster  
Virgie Young






With the nation navigating choppy waters as we deal with a pandemic, a long-overdue reckoning with racial injustice and a uniquely polarized political landscape, it is helpful to steer toward what has gone right in our world in recent months; for the Grand Rapids Housing Commission, what stands out over the past year and a half are the opportunities we have had to expand our capacity to serve vulnerable households in our community and to help families work toward greater self-sufficiency.

During 2019 the GRHC was awarded Low-Income Housing Tax Credits that enabled us to attract the funding for Antoine Court Apartments, a 50-unit development that will serve veterans experiencing homelessness, seniors and individuals who qualify for Permanent Supportive Housing, providing not only shelter but also the supportive services that help households maintain housing stability. We broke ground on this development during spring 2020 and plan to welcome residents to a beautiful new apartment community in fall 2021.

Our Mainstream Voucher program serving non-elderly people with disabilities more than doubled with the award of a \$517,000 HUD grant, growing from 55 to 132 vouchers. The Mainstream program is particularly targeted to individuals who are transitioning out of institutional settings or experiencing homelessness. We are grateful to the partners who work with our staff to support these households, including The Salvation Army, Disability Advocates and the Area Agency on Aging of Western Michigan among others.

Our Campau Commons Community Center was recently designated a HUD EnVision Center in recognition of our programs and services that help low-income households overcome obstacles and make their way toward a stronger financial future. The EnVision Center program requires housing authorities to provide communities with a centralized service hub that leverages resources and partnerships to help families on their journey to self-sufficiency.

As I write my final annual message before my retirement, I am mindful that the collaborative spirit our community partners have demonstrated over the years has truly fueled the success of the Housing Commission's efforts to expand affordable housing for low-income households. I am sincerely grateful to the Housing Commission board and staff, the Mayor and the Grand Rapids City Commission, and to all of the wonderful local, state and national partner organizations that have worked with us to meet the housing and supportive needs of the families we serve. Your enduring support and dedication to housing equity have been and will continue to be incredibly important to our agency's ability to meet current and emerging community needs. Thank you!



*Carlos A. Sanchez*  
Executive Director

# Celebrating 36 Years of Leadership

Grand Rapids Housing Commission Executive Director Carlos A. Sanchez retired in August 2020 after more than 36 years with our agency.

Carlos has led the Grand Rapids Housing Commission (GRHC) since 1983. Under his direction, the number of affordable housing units the GRHC makes available in our community has grown from 818 to 4,580; this represents a 460 percent increase in the number of affordable units the Housing Commission provides to low-income families, seniors and people with disabilities. The GRHC's annual budget has grown from \$3.8 million in 1983 to \$29.1 million in 2019.

To grow GRHC capacity, Carlos identified programs and development efforts that address our community's affordable housing needs and then effectively collaborated with federal, state and local partners to find resources to support those efforts. During 2019 the GRHC was awarded \$1.4 million in federal Low-Income Housing Tax Credits we are leveraging to construct Antoine Court Apartments, a \$13.5 million development that will house veterans experiencing homelessness or at risk for homelessness as well as adults with disabilities and seniors ages 62 and older.

Additional GRHC achievements under Carlos' leadership include:

- A \$20.6 million total redevelopment of Creston Plaza Apartments. The 100-unit development serves low-income families, seniors and people with disabilities.
- A \$4.8 million revitalization project that transformed the abandoned Sheldon Elementary School into a 45-unit apartment complex for low-income seniors.
- A \$14 million total redevelopment of Campau Commons Apartments, a 92-unit complex that serves low-income families, seniors and people with disabilities.
- The establishment of Family Self-Sufficiency, Homeownership and Resident Services programs designed to help low-income households access community resources and achieve self-sufficiency.
- The transformation of Mount Mercy, a former Catholic school and convent, into 125 units of affordable senior housing, and later construction of 55 additional housing units.
- Construction or renovation of 70 units of Scattered Sites affordable rental and home ownership housing.
- The establishment of Hope Community, a 24-unit transitional housing (now rapid re-housing) facility that serves homeless women and children.
- The establishment of a Rental Assistance Center in partnership with the City of Grand Rapids; this provides rental readiness services to low-income households struggling to find rental housing.

In addition to leading the GRHC for more than three decades, Carlos has been very active in civic and community affairs. He is the co-chair of the hospital board of directors for Metro Health-University of Michigan Health and serves on the Grand Rapids Area Housing Continuum of Care/Vision to End Homelessness Advisory Committee. He has also served on the Grand Rapids Home Builders Association Affordable Housing Committee, the Grand Rapids Board of Education, the Arts Council of Greater Grand Rapids and many others. In 2013 Carlos was named a distinguished NAHRO Fellow by the National Association of Housing & Redevelopment Officials, a professional membership organization representing 17,000 housing authorities nationwide.



*Top to bottom: Carlos visits Campau Commons Apartments, 1980s; discussing Campau Commons redevelopment with a young resident, 2003; grand opening of the 55-unit addition at Mount Mercy Apartments, 2005; grand opening of Sheldon Apartments, 2005; grand opening of a redeveloped Creston Plaza Apartments, 2015*

# Antoine Court Apartments Construction Gets Underway



*Utility and foundation work begin, August 2020*

Spring 2020 saw the commencement of work on Antoine Court Apartments, a 50-unit development that will have a preference for veterans experiencing homelessness or at risk for homelessness. Located on Division Avenue between Antoine Street SW and Delaware Street SW, the three-story building will feature 690-square-foot one-bedroom apartments, including five barrier-free units; all units will meet accessibility standards and be designed so that they can be converted to barrier free as needed. The building will also offer a 1,153-square-foot community room.

Supported by the Section 8 Project-Based Voucher program, Antoine Court Apartments will be home to veterans who have a HUD-Veterans Affairs Supportive Housing (HUD-VASH) Voucher or who are referred by the VA Medical Center in Battle Creek. The development is also open to adults who have a disability as well as seniors ages 62 and older. Supportive services will be customized to meet the needs of each resident and will be coordinated by GRHC staff in partnership with local VA clinics, health care providers and social services agencies as appropriate.

The GRHC leveraged \$1.4 million in federal Low-Income Housing Tax Credits (LIHTC) to fund the \$13.5 million development project. LIHTC equity is being provided by InSite Capital and construction financing is being provided by Chemical Bank, a division of TCF National Bank.

The GRHC is the developer for Antoine Court; the project architect is Isaac V. Norris & Associates and Triangle Associates is the construction manager/general contractor. Construction will continue through early fall 2021, with an opening target of mid-September 2021.

## RAD Conversion of 20 Scattered Sites Duplex Units Completed

Over the past several years the GRHC has worked to convert our underfunded Low-Income Public Housing units to Section 8 Project-Based housing through the HUD Rental Assistance Demonstration (RAD) program. The goal is to achieve the stable funding that will help us to attract private investment and meet critical maintenance needs.

The conversion of 20 Scattered Sites duplex units through the RAD program was finalized in fall 2019. The GRHC has undertaken \$526,000 in improvements to these units, with funding provided through HUD Capital Fund program grants.

## Home Ownership Unit Conversions Prioritize Efficiency and Maintenance Needs



*448 Oakdale Street SE, one of 15 home ownership units to be converted under the Section 18 - Scattered Sites program*

The GRHC plans to convert 15 single-family Scattered Sites home ownership units that are currently part of our Low-Income Public Housing inventory to Section 8 housing through the HUD Section 18 - Scattered Sites program; the program allows for the disposition of units when the sale promotes both operational efficiency and the best interests of the households the housing authority serves.

Upon completion of conversion, current residents will be invited to purchase the unit they occupy; residents who decline to buy will receive a Tenant Protection Voucher that will help them move to a comparable home. Units not purchased will be offered to GRHC Family Self-Sufficiency program participants. Any units remaining will be offered to a qualified non-profit housing entity; our goal is to ensure that all units currently in our inventory remain affordable.

The Section 18 - Scattered Sites conversions are part of a broader asset repositioning initiative that will also include the conversion of 188 units at Adams Park Apartments—see details later in this report.

# Section 8, FSS & Homeownership Program Highlights

## Housing Choice Voucher Waiting List Adds Households

The GRHC's Section 8 Housing Choice Voucher program opened its waiting list in late 2019, adding 3,000 new applicants to the program.

## Mainstream Voucher Program

During 2019 the GRHC was awarded a \$517,000 HUD grant to fund an additional 77 rental subsidies administered through the Mainstream Voucher program. Mainstream Vouchers offer a rental subsidy to support non-elderly people who have disabilities; HUD defines "non-elderly" as under age 62. The program is targeted to people who are transitioning out of institutional settings or experiencing homelessness.

In addition to a rental housing subsidy, the Mainstream program provides supportive services coordinated by the GRHC's social work professionals in collaboration with The Salvation Army, Disability Advocates, the Area Agency on Aging of Western Michigan and other partners that serve people who have disabilities. The new grant brings the total number of Mainstream Vouchers administered by the GRHC to 132.

## Project-Based Vouchers Support Partner Developments

The GRHC now administers Section 8 Project-Based Vouchers for a number of recently opened partner-owned housing developments:

- 501 Eastern Avenue and Stockbridge Apartments (ICCF), 25 vouchers
- Garfield Park Lofts (LINC UP), 8 vouchers
- St. James Apartments (Genesis Non-Profit Housing Corp.), 8 vouchers
- Harrison Park and Pine Avenue Apartments (Dwelling Place), 16 vouchers

We have committed six vouchers to 415 Franklin, an ICCF development slated to open in late 2020.

## Section 8 Homeownership Program

One Section 8 recipient purchased a home through the Section 8 Homeownership program during 2019, using the federal subsidy toward home mortgage payments rather than for rental housing. Sixty-seven families have purchased a home through this program since its inception in 2002.

The GRHC partners with Wyoming Housing Commission and Kent County Community Action to offer Section 8 Homeownership program orientation meetings to clients of the three agencies; these are particularly targeted to participants in the Family Self-Sufficiency program as the Homeownership program has a preference for these families.

## Family Self-Sufficiency Program

The Family Self-Sufficiency (FSS) program offers participants in the GRHC's affordable housing programs an opportunity to accrue funds in an escrow account when new employment or a job promotion results in higher earned income and an increase in the household's share of monthly rent.

The HUD-supported program sets aside the amount of any rent increase for the family, with the escrowed funds made available when the head of household completes program requirements; these include maintaining employment and being free of Temporary Assistance for Needy Families (TANF) aid for the last year of participation. Escrow accrues for up to five years.

During 2019, 455 households participated in the GRHC's FSS program. The program celebrated 17 graduations, with an average escrow award of \$7,049 and \$119,834 in total escrow awarded.

## Family Self-Sufficiency Program Coordinating Committee

Vanessa Amon, West Michigan Works  
Deborah Conley, Michigan Family Resources  
Yolanda Duncan, Grand Rapids Community College  
John Gill, West Michigan Works  
Stephanie Gingerich, LINC UP  
Pamela Houtteman, Goodwill Industries  
Kathleen Papke, U.S. Department of Veterans Affairs  
Samantha Rose, U.S. Department of Veterans Affairs  
Kathleen Russo, Chemical Bank  
Megan Seely, Goodwill Industries  
Berniz Terpstra, Inner City Christian Federation

### *Grand Rapids Housing Commission Staff Representatives*

Jennifer Boerman, Resident & Family Self-Sufficiency Services Manager  
Wanda Couch, Lead Resident & Family Self-Sufficiency Services Specialist  
Maria Lara, Resident & Family Self-Sufficiency Services Specialist

### *Wyoming Housing Commission Representatives*

Rebeca Venema, Executive Director  
Myra Iacovoni, FSS/Section 8 Coordinator  
Kimberly Ross-Brown, FSS/Section 8 Coordinator

### *Kent County Community Action Representatives*

Noelia Garcia, FSS/Section 8 Coordinator  
Emily Stroka, FSS/Section 8 Coordinator

# Affordable Housing & Supportive Services for Families



## CAMPAU COMMONS APARTMENTS

821 South Division Avenue • 92 units  
Section 8 Project-Based Program • Families, Seniors, Disabled



## CRESTON PLAZA APARTMENTS

1080 Creston Plaza Drive NE • 100 units  
Section 8 Project-Based Program • Families, Seniors, Disabled



## HOPE COMMUNITY

1024 Ionia Avenue SW • 24 units  
Rapid Re-Housing Program • Homeless Women and Children



## SCATTERED SITES

20 duplex units, 22 rent-to-own homes  
Low-Income Public Housing • Families, Seniors, Disabled

An extreme disparity between capacity at our family housing communities and the demand for family housing led to the recent closure of the waiting lists for Campau Commons Apartments, Creston Plaza Apartments and our Scattered Sites program. Waiting lists for Campau Commons and Creston Plaza exceeded 9,000 households each at the time of the closure and there were 3,400 households on the waiting list for a Scattered Sites unit.

## GRHC Earns HUD EnVision Center Designation

The Housing Commission recently welcomed HUD Secretary Ben Carson, his wife Candy Carson and HUD Midwest Regional Administrator Joseph Galvan to the Campau Commons Community Center; the visitors toured the facility in celebration of its designation as a HUD EnVision Center.



*GRHC Executive Director Carlos A. Sanchez (right) shows HUD Secretary Ben Carson, HUD Midwest Regional Administrator Joseph Galvan and Mrs. Candy Carson around the Campau Commons Community Center.*

The EnVision Center Demonstration program seeks to help participants in HUD-assisted programs work toward self-sufficiency by establishing central hubs that offer support in the areas of economic empowerment, educational advancement, health and wellness, and character and leadership. The GRHC received the designation in recognition of our well-established Resident Services, Family Self-Sufficiency and Homeownership programs that support families on their journey toward economic independence.

## Rental Assistance Center Helps Overcome Barriers to Housing

The GRHC serves the broader community through the Rental Assistance Center (RAC) that's also housed in the Campau Commons Community Center. Established in late 2018 and funded by the City of Grand Rapids, the RAC offers rental readiness services to Grand Rapids residents whose rental housing application has been denied by the property owner.

As of January 31, 2020, GRHC staff had processed 627 applications and referred 462 households to such resources as emergency housing services and agencies that offer financial assistance, eviction prevention services and credit counseling.

## Scattered Sites Home Ownership Units Available

As part of an asset repositioning strategy designed to enhance operational efficiency and ensure the preservation of affordable housing in our area, during fall 2019 the GRHC made eight single-family homes available for sale through a U.S. Department of Housing & Urban Development "De Minimis" initiative that allows for the disposition of units when the sale is in the best interests of the public housing authority and its residents.

Units were offered first to tenants currently living in the homes, then to participants in our Family Self-Sufficiency program, then to other eligible GRHC residents. Eligible residents will be able to use their Section 8 subsidy toward home mortgage payments rather than rent. Residents who chose not to purchase received relocation assistance through the Uniform Relocation Act, which empowers displaced residents to rent comparable affordable housing.



# Meeting the Needs of Seniors & People with Disabilities

The GRHC operates five housing developments tailored to meet the needs of senior citizens and adults who have disabilities; there are currently waiting lists for all of these developments, but all are open to new applicants.

## 2019 Senior Services Highlights

Community partnerships continue to make vital services available to our senior residents. The Housing Commission is particularly grateful to the longtime partners who have kept supplies to our on-site resident food pantries coming during the COVID-19 pandemic. Boston Square Christian Reformed Church, Fuller Avenue Christian Reformed Church and North End Community Ministry have all stepped up to ensure that the pantries are available and well stocked. Meals On Wheels of Western Michigan has also maintained Home Delivered Meal service and will resume service at our four on-site Dining Centers as soon as congregate meals are once again possible.



Residents enjoy a trip to Fifth Third Ballpark.

Longstanding partnerships with local colleges and universities have also contributed to the health and well-being of our senior residents. GRHC Resident

Services professionals worked with student interns and educators from Grand Valley State University (GVSU), Calvin University, Cornerstone University and the University of Detroit Mercy to schedule a wide array of health education programs, health screenings and social events. The GVSU Health Center at Mount Mercy that was established during 2019 continues to serve Mount Mercy Apartments residents and their neighbors ages 55 and older. We are also grateful to Michigan State University Extension for offering a series of “Cooking Matters” classes at Adams Park Apartments during spring 2019.

## Adams Park Apartments Slated for Section 18 Conversion, Major Renovations

With the goal of maximizing HUD support of Adams Park Apartments, the Housing Commission has decided to convert the 188-unit Low-Income Public Housing development to Section 8 Project-Based housing through the Section 18 Streamlined Voluntary Conversion program; Streamlined Voluntary Conversion offers significant funding advantages over the Rental Assistance Demonstration program conversion originally planned for this development. Both conversion approaches have the goal of securing more stable funding for this development, attracting private investment via the Low-Income Housing Tax Credit (LIHTC) program and making optimal maintenance possible.

During spring 2019 GRHC staff met with Adams Park residents to present information about the conversion plan and options available to current tenants. All residents will receive a Tenant Protection Voucher that will make it possible to either continue residency at Adams Park or move to private rental housing.

*GRHC Real Estate Development Coordinator Michael Weaver speaks with Adams Park residents about the conversion plan and the Tenant Protection Voucher that expands housing options for residents.*



The GRHC is pursuing LIHTC to undertake \$4.6 million in improvements at Adams Park, including:

- Boiler and trash compactor replacement
- Exterior lighting and grounds improvements
- New kitchen and bath cabinets and counter tops
- Vinyl flooring replacement
- Roofing and window replacement/repairs

HUD Capital Fund program monies will also be part of the funding mix to finance these renovations. Planned improvements will not require tenant relocation.



**ADAMS PARK APARTMENTS**  
1440 Fuller Avenue SE • 188 units  
Low-Income Public Housing  
Age 62 or older, or disabled



**LEONARD TERRACE APARTMENTS**  
1315 Leonard Street NE • 125 units  
Section 8 Project-Based Program  
Age 55 or older



**MOUNT MERCY APARTMENTS**  
1425 Bridge Street NW • 180 units  
Section 8 Project-Based Program  
Age 55 or older



**RANSOM TOWER APARTMENTS**  
50 Ransom Avenue NE • 153 units  
Section 8 New Construction  
Age 62 or older



**SHELDON APARTMENTS**  
1010 Sheldon Avenue SE • 45 units  
Section 8 Project-Based Program  
Age 55 or older

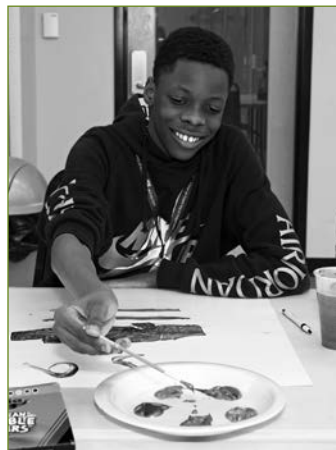
# Resident Services Program Highlights

The events of 2019 and early 2020 have affirmed the strength and effectiveness of the partnerships the GRHC Resident Services team has forged with organizations, donors and volunteers throughout our community. Our staff and residents are particularly grateful to the partners that have joined forces with us to help families weather COVID-19 in so many important ways during spring and summer 2020:

- The New Hope Baptist Church congregation made a sizable cash donation to help Hope Community residents stay current on rent during a time when many had no income.
- Meijer donated \$500 in gift cards to the Hope Community Resident Incentive Store so that staff could keep the store stocked with hygiene products, toiletries and other essential household items.
- Kids' Food Basket provided meals for children at our family development community centers when schools closed and young residents lost access to school meals.
- Faith-based partners that support our senior development food pantries continued to provide vital donations of fresh meats and produce.
- Meals On Wheels provided seniors home-delivered meals.

Among the many service highlights of 2019...

- On-site Meals On Wheels Dining Centers at four GRHC senior developments
- On-site Grand Valley State University (GVSU) Health Center at Mount Mercy Apartments serving the needs of adults ages 55 and older
- Senior health education and screening provided by nursing students from GVSU, the University of Detroit Mercy and Calvin University
- Social events and help accessing community resources facilitated by social work student interns from Calvin University, Cornerstone University and GVSU
- Partnership with Grand Rapids Public Schools and the USDA-funded "Meet Up and Eat Up" Summer Food Service Program provided summer meals for children at the Campau Commons and Creston Plaza community centers, with "grab-and-go" service to meet the needs of families during summer 2020
- Second Annual "Fathers and Field Day" event offered friendly family fun at Campau Commons Apartments
- "BBQ & Beautify" event brought Campau Commons residents, their neighbors and Friends of Grand Rapids Parks together during summer 2019 to enjoy a picnic and spruce up Campau Park
- Outings for senior residents to Celebration Cinema and Fifth Third Ballpark
- Veterans Day special event to honor GRHC residents who have served in the U.S. Armed Forces
- Volunteer and Section 8 landlord recognition events



# Community Partner Organizations, Donors & Volunteers

Alpha Women's Center  
 Aqua Perfection  
 Alcoholics Anonymous  
 Alternatives in Motion  
 Area Agency on Aging of Western Michigan  
 Association for the Blind & Visually Impaired  
 Baby Scholars  
 Aimee Baskovic  
 Baxter Community Center  
 Baxter Neighborhood Association  
 Beckwith Hills Christian Reformed Church  
 Berkley Hills Church  
 Boston Square Christian Reformed Church  
 Bridge Street House of Prayer  
 Brookside SERVE  
 Brown-Hutcherson Ministries  
 Browning Claytor Health Center  
 Calvin University  
 Calvin University Department of Nursing  
 Campau Connections  
 Campus Elementary School  
 Care Resources  
 The Care Team Michigan  
 Central Reformed Church  
 CINTAS  
 City of Grand Rapids  
 City of Grand Rapids Mobile GR & Parking Services  
 Clancy Street Ministries  
 Comcast  
 Comprenew  
 Cornerstone University  
 Covenant House Academy  
 Deaf & Hard of Hearing Services  
 Dean Transportation  
 Bill & Sandi DeBruyn  
 Mara Deckinga  
 Delaware Manor  
 Department of Health & Human Services  
 DHHS/Santa Claus Girls  
 Disability Advocates of Kent County  
 Dwelling Place  
 Easterseals  
 Effex Management Solutions  
 Marcia Everette  
 Express Employment Professionals  
 Family Outreach Center  
 Family Promise  
 Feed My People Ministry  
 Feeding America West Michigan Food Bank  
 Fellowship Chapel Kids Club  
 Fifth Third Bank  
 First Park Church  
 First United Methodist Church  
 Forest Hills Presbyterian Church  
 Forge Industrial Staffing  
 Fountain Street Church



*Forest Hills Presbyterian Church members deliver baskets of towels the congregation donated to Hope Community residents.*

Pastor David French  
 Kurt & Margaret Freund  
 Friends of Grand Rapids Parks  
 Fuller Avenue Christian Reformed Church  
 Garfield Park Neighborhood Association  
 Genesis Non-Profit Housing Corporation  
 Godwin Heights Public Schools  
 Good Food Box – Heartside Gleaning  
 Maria Goodfellow  
 Goodwill Industries  
 Grace Hill Church  
 Dr. Meridell Gracias  
 Grand Rapids Fire Department  
 Grand Rapids Police Department  
 Grand Rapids Public Library  
 Grand Rapids Public Schools (GRPS)  
 Grand Rapids Red Project  
 Grand Rapids Symphony Scorecard Program  
 Grand River Aseptic Manufacturing  
 Grand Valley State University (GVSU)  
 GRPS/USDA Summer Food Service Program  
 Guardian Angel Home Health Care Services  
 GVSU Kirkhof College of Nursing  
 Head Start for Kent County  
 Hispanic Center of West Michigan  
 Home Instead Senior Care  
 Hometown Pharmacy  
 Hurst Mechanical  
 Inner City Christian Federation (ICCF)  
 Indian Trails Walmart Shuttle  
 Margaret Jager  
 Kent County Community Action  
 Kent County Health Department  
 Kent District Library  
 Kent School Services Network  
 Kentwood Public Schools  
 LaGrave Avenue Christian Reformed Church  
 Life EMS  
 LINC UP  
 Mainstreet Association  
 Making Choices Michigan  
 Manpower  
 Pastor Ron Marckini  
 Meals On Wheels of Western Michigan  
 Meijer

Meridian Health  
 Michigan Dept. of Health & Human Services  
 MOKA  
 Michigan State University Extension  
 National Heritage Academies  
 National Kidney Foundation  
 Native American Family Services  
 Neighbors of Belknap Lookout  
 New Hope Baptist Church  
 New St. Mark Baptist Church  
 North End Community Ministry  
 Northlawn United Methodist Church  
 Notions Marketing  
 Oakdale Neighbors  
 Oakdale Park Christian Reformed Church  
 One in Christ Ministries  
 Podiatry West Senior Foot Care Services  
 Project Fresh  
 River City Scholars  
 The Salvation Army  
 Samaritas  
 SECOM  
 Seeds of Promise  
 Senior Neighbors  
 Senior Nursing Care Services  
 Senior Sing A-Long  
 Simply a Loving Touch (SALT)  
 Emily Sluiter  
 Speedway  
 St. Alphonsus Church  
 St. John's United Church of Christ  
 St. Luke A.M.E. Zion Church  
 St. Robert of Newminster Parish  
 Steepletown Neighborhood Services  
 Gary Stowie  
 Temple Emanuel  
 James Trimble  
 Two Men and a Truck  
 United Health Care  
 United Way 2-1-1  
 Unity Christian High School  
 University of Detroit Mercy  
 Urban League of West Michigan  
 Urban Pharm  
 Volunteer Management Association of West Michigan  
 Volunteers in Service  
 Maureen Walters  
 West Michigan Works  
 Westminster Presbyterian Church  
 Williamson Employment  
 Women's Resource Center  
 Paula Woods  
 Wyoming Housing Commission  
 Wyoming Public Schools  
 Xfinity, Hugo Carmona  
 YMCA  
 Zylstra Medical

# Financial Highlights: Statement of Net Assets

*Fiscal year ended June 30, 2019*

**Current assets:**

Cash and cash equivalents - unrestricted . . . . .	2,667,625
Receivables, net . . . . .	698,753
Prepaid expenses . . . . .	9,100
Due from partnerships . . . . .	<u>1,156,361</u>
<b>Total current assets . . . . .</b>	<b>4,531,839</b>

**Noncurrent assets:**

Cash and cash equivalents - restricted . . . . .	2,469,552
<b>Capital assets:</b>	
Not subject to depreciation . . . . .	362,824
Assets subject to depreciation - net . . . . .	11,647,043
Accrued interest receivable . . . . .	3,862,727
Notes receivable . . . . .	<u>6,083,777</u>
<b>Total noncurrent assets . . . . .</b>	<b>24,425,923</b>

**Total assets . . . . . 28,957,762**

Deferred outflows of resources . . . . . 210,928

**Current liabilities:**

Accounts payable . . . . .	326,507
Security deposit liability . . . . .	162,191
Pilot payable . . . . .	163,076
Due to other governmental units . . . . .	22,896
Accrued liabilities and other . . . . .	86,214
Loans and notes payable - current portion . . . . .	346,377
Unearned revenue . . . . .	<u>36,229</u>
<b>Total current liabilities . . . . .</b>	<b>1,143,490</b>

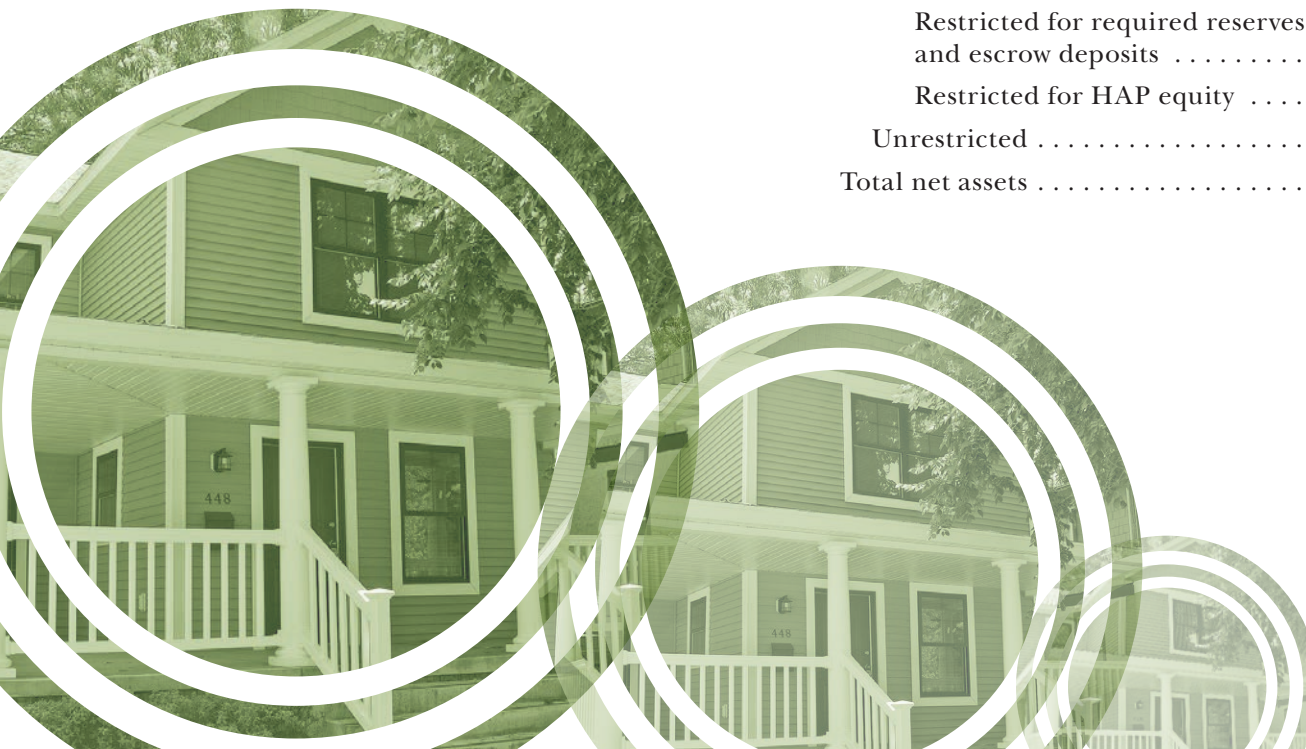
**Noncurrent liabilities:**

Compensated absences . . . . .	237,561
Net pension liability . . . . .	708,740
Net OPEB liability . . . . .	407,615
Loans and notes payable - net of current portion . . . . .	7,959,881
Noncurrent liabilities - other . . . . .	<u>685,031</u>
<b>Total noncurrent liabilities . . . . .</b>	<b>9,998,828</b>

**Total liabilities . . . . . 11,142,318**

**Net assets:**

Net investment in capital assets . . . . .	3,703,609
<b>Restricted:</b>	
Restricted for required reserves and escrow deposits . . . . .	1,622,037
Restricted for HAP equity . . . . .	96,361
Unrestricted . . . . .	<u>12,604,365</u>
<b>Total net assets . . . . .</b>	<b>18,026,372</b>



# Financial Highlights: Statement of Revenue & Expense

## Fiscal year ended June 30, 2019

### Operating revenues:

Federal grants	26,615,254
Tenant revenue	2,038,756
Miscellaneous	257,468
Other revenue	195,872
<b>Total operating revenues</b>	<b>29,107,350</b>

### Operating expenses:

Housing assistance payments	21,325,296
Administrative	4,854,240
Utilities	874,494
Maintenance	1,325,579
General	495,126
Property management fees	11,562
Depreciation expense	1,002,591
<b>Total operating expenses</b>	<b>29,888,888</b>

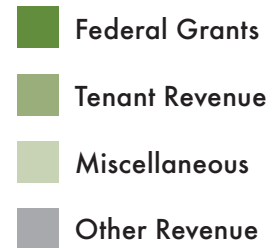
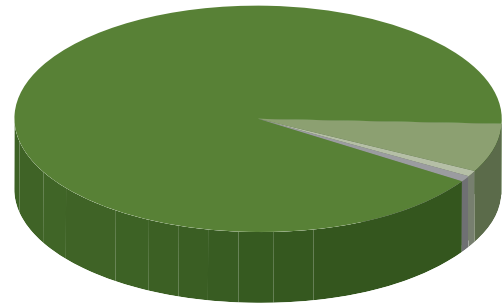
Operating loss . . . . . (781,538)

### Nonoperating revenues (expenses):

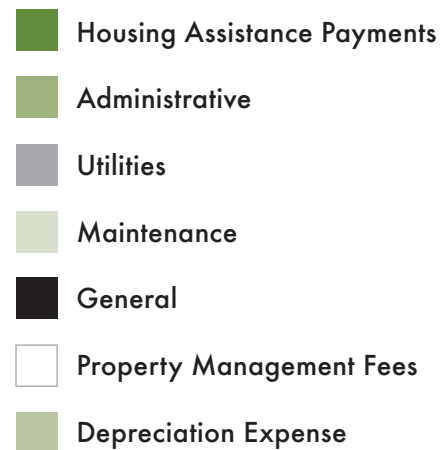
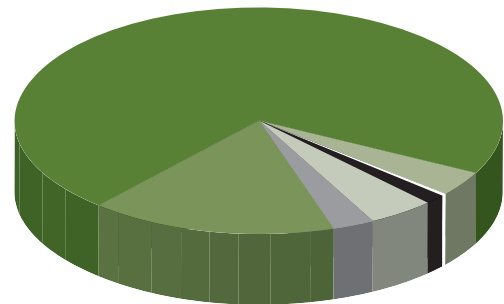
Interest revenue	372,282
Loss on sale of assets	(7,094)
Interest expense and paying agent fees	(371,073)
<b>Total nonoperating expenses</b>	<b>(5,885)</b>

Net income (loss) . . . . . (787,423)

### Operating Revenues



### Operating Expenses



# Grand Rapids Housing Commission Program Summary

## Section 8 Voucher Programs

3,536 units, rental subsidy for low-income households renting privately owned property in Greater Grand Rapids.

Housing Choice Voucher program:  
The primary federal Section 8 program

Mainstream program: Rental subsidy for very low-income non-elderly people who have a disability  
HUD-Veterans Affairs Supportive Housing program (HUD-VASH): Rental subsidy and case management services for veterans experiencing homelessness or at risk for homelessness

## Section 8 Project-Based Program

690 units, rental subsidy is assigned to specific units within a building or to an entire building.

Campau Commons Apartments:

Families, Seniors, Disabled

Creston Plaza Apartments:

Families, Seniors, Disabled

Leonard Terrace Apartments: Seniors

Mount Mercy Apartments: Seniors

Scattered Sites: Families, Seniors, Disabled

Sheldon Apartments: Seniors, Disabled

*Partner developments for which the GRHC administers subsidies:*

501 Eastern Apartments

Garfield Park Lofts

Harrison Park Apartments

Heron Court Apartments: Disabled

Heron Manor Assisted Living Apartments: Seniors

Oroiquis Apartments: Disabled

Pine Avenue Apartments

St. James Apartments: Special Needs

Stockbridge Apartments

## Section 8 Moderate Rehabilitation

102 units, subsidizes tenant rents in apartment buildings renovated by private developers.

Calumet Flats

Verne Barry Place

## Section 8 New Construction

153 units, rental subsidy program that encouraged developers to construct new rental housing for low-income families.

Ransom Tower Apartments: Seniors

## Supportive Programs for Section 8 Clients

Family Self-Sufficiency program:

Offers Section 8 residents the opportunity to accrue funds in an escrow account as they become employed and advance in the workplace.

Section 8 Homeownership program:

Qualified Section 8 recipients use their rental subsidy toward home mortgage payments.

## Low-Income Housing Tax Credits

441 units. Tax credits give investors an economic incentive to invest in affordable housing.

Campau Commons Apartments:

Families, Seniors, Disabled

Creston Plaza Apartments: Families, Seniors, Disabled

Mount Mercy Apartments: Seniors

Sheldon Apartments: Seniors

Hope Community Rapid Re-Housing Program: Homeless Women and Children

## Rapid Re-Housing Program

24 units. The GRHC receives HUD and Continuum of Care grants to fund on-site case management services for residents of Hope Community.

## Rental Assistance Demonstration Program

212 units, HUD program that allows the conversion of Public Housing to the Section 8 Project-Based Voucher program.

Campau Commons Apartments:

Families, Seniors, Disabled

Creston Plaza Apartments: Families, Seniors, Disabled

Scattered Sites: Families, Seniors, Disabled

## Public Housing/Section 18 Program

203 units. Apartments and single-family homes for low-income households.

Adams Park Apartments\*:

Disabled, Seniors

Scattered Sites\*\*:

Families, Seniors, Disabled

*\*Scheduled for conversion through the HUD Section 18 - Streamlined Voluntary Conversion program*

*\*\*Scheduled for conversion through the HUD Section 18 - Scattered Sites program*

## Supportive Programs for Public Housing Residents

Family Self-Sufficiency program:

Offers Public Housing program participants the opportunity to accrue funds in an escrow account as they become employed and advance in the workplace.





## U.S. Department of HUD Grant Awards

### CAPITAL FUND PROGRAM

FFY 2020: \$459,325 • FFY 2019: \$430,175  
FFY 2018: \$413,543 • FFY 2017: \$360,742  
FFY 2016: \$377,190

### OPERATING FUND PROGRAM

FFY 2019: \$637,995

### SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

FFY 2019: \$23,297,907

### RESIDENT OPPORTUNITY & SELF-SUFFICIENCY - FAMILY SELF-SUFFICIENCY PROGRAM

FFY 2019: \$334,669

### SECTION 8 MODERATE REHABILITATION PROGRAM

FFY 2019, Verne Barry Place: \$500,980  
FFY 2019, Calumet Flats: \$128,680

### SECTION 8 PROJECT-BASED PROGRAM

FFY 2019, Ransom Tower Apartments: \$978,759

### SUPPORTIVE HOUSING GRANT

FFY 2019, Hope Community Rapid Re-Housing Program:  
\$159,663

### SECTION 8 MAINSTREAM PROGRAM

FFY 2020: \$517,228 • FFY 2019: \$344,507

### HUD-VETERANS AFFAIRS SUPPORTIVE HOUSING PROGRAM

FFY 2019: \$105,705



## Jean McKee Resident Scholarship Program



*Scholarship winners Myonbe Thomas (left) and Trudy Kallon (right) with GRHC President Bobbie Butler.*

Each year the GRHC awards college scholarships to deserving college-bound residents of our affordable housing programs. Winners receive \$500 each year for up to four years for a total scholarship award of up to \$2,000.

The scholarship program was established in memory of Jean McKee, a local attorney, former teacher and longtime champion of education who served on the Housing Commission from 1985 -1999.

Congratulations to the scholarship winners for the 2019-2020 academic year:

- Trudy Kallon is a graduate of Union High School. Trudy attends Columbia College as a Fashion Studies major.
- Myonbe Thomas is a graduate of University Prep Academy. He is a Business major at Ferris State University.



## GRAND RAPIDS HOUSING COMMISSION

1420 Fuller Avenue SE | Grand Rapids, MI 49507 | 616.235.2600 | [www.grhousing.org](http://www.grhousing.org)