



GRAND RAPIDS  
HOUSING COMMISSION

# 2022 Report to the Community



## Celebrating 45 Years of Exceptional Leadership

Housing Commission President Bobbie Butler retired from the commission in spring 2022 after 45 years of exceptional service and leadership; she joined the Housing Commission in 1977 and has been President since 1980.

Program and service highlights during Bobbie's decades of service are shown below. We thank her for the many contributions she has made to our agency and community!



1980  
Ransom Tower Apartments opens, with 153 units for senior citizens.

1986  
20 single-family homes and duplexes known as Scattered Sites I are completed.

1988  
The GRHC becomes voucher administrator of an 86-unit Section 8 Moderate Rehabilitation development operated by Dwelling Place.

1989  
50 single-family homes and duplexes known as Scattered Sites II are renovated.

HUD awards the GRHC 64 certificates through "Operation Bootstrap," the predecessor to our current Family Self-Sufficiency Program.

1990  
The GRHC's Section 8 program grows to 1,100 units.

1991  
Hope Community opens, offering transitional housing for women and children experiencing homelessness.

1992  
The GRHC transforms Mount Mercy Academy into 125 senior apartments.

The Shelter Plus Care program opens, providing units to 20 veterans experiencing homelessness.

1992-1998  
The GRHC purchases/rehabilitates 50 homes and constructs 50 new homes, making these available to low-income families through the Section 5(h) Homeownership program.

1994  
The Section 8 program expands capacity to serve 1,450 families.

2000  
The Section 8 Homeownership program is established.

2005  
A \$6.3 million 55-unit addition opens at Mount Mercy Apartments.

The \$4.8 million conversion of Sheldon School to Sheldon Apartments is completed.

2007  
Campau Commons redevelopment is completed, 100 units open.

2008  
The American Recovery & Reinvestment Act funds a renovation of Adams Park Apartments.

A partnership with Network 180 brings mental health and security services to Adams Park.

Mount Mercy Apartments opens a new Senior Meals café.

2011  
A new partnership with Pine Rest supports health services at Adams Park.

2013  
Two single-family home ownership units are completed on Oakdale Street SE.

2015  
Redeveloped Creston Plaza opens, bringing 100 units to Grand Rapids' northeast side.

Hope Community transitions to a Rapid Re-Housing program model, serving women and children experiencing homelessness.

2017  
Established HUD-funded Veterans Affairs Supportive Housing program in support of West Michigan veterans.

Leveraged the Section 8 Project-Based Voucher program to support the Low-Income Housing Tax Credit applications of nonprofit community partners seeking to construct affordable rental housing.



2018  
Partnered with the City of Grand Rapids to create a Rental Assistance Center that provided low-income households with rental readiness services.

Established a HUD-funded Mainstream Voucher program in support of non-elderly adults with disabilities.

2019  
Established a HUD-funded Foster Youth to Independence program in support of youth aging out of the foster care system.

2021  
Antoine Court Apartments opens, offering 50 units for veterans, seniors and people with disabilities.

Established Emergency Housing Voucher program funded under the American Rescue Plan Act in support of households experiencing or at risk for experiencing homelessness.

# The Grand Rapids Housing Commission



*From left: Monica Steimle-App, President; Betty Zylstra, Vice President; Patrick Miles Sr., Commissioner; Michael Bernier, Commissioner; Jamon Alexander, Commissioner*

## Grand Rapids Housing Commission Boards and Committees

### Grand Rapids City Officials

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

### Resident Advisory Board

Michael Bernier, Chairperson  
Martha Dove  
Ellen Fitzgerald  
Barbara Jones  
Jo Ann Morris  
Yesica Robinson  
Leonard Webster  
Virgie Young

### Housing Corporations

Adams Park Housing Corporation  
Creston Plaza General Partnership  
Grand Rapids Scattered Sites Housing Corporation  
GRHC Affordable Housing Corporation  
Hope Community Housing Corporation  
Leonard Terrace Housing Corporation  
Mount Mercy Housing Corporation  
Mount Mercy Phase I Housing Corporation  
Ransom Avenue Development Corporation

### Housing Corporation Board Members

Bobbie Butler  
Ellen James  
Patrick Miles Sr.  
Daniel Oglesby  
Monica Steimle-App  
Victor Vasquez Jr.  
Betty Zylstra



## 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.*



As our community attains a “new normal” in the wake of the COVID-19 pandemic, the Grand Rapids Housing Commission board and staff are deeply grateful to the organizations and volunteers who continue to partner with us to help ensure that vulnerable households in our community meet basic needs for food, housing and health care. With your help our residents and agency are navigating what is surely one of the most challenging periods we will face together. Realizing the advantages of connectivity and collaboration, the GRHC anticipates growing existing partnerships and forging new bonds in order to expand our capacity to meet critical housing and supportive needs.

The Housing Commission is working to build resources that will help the families we serve as well as other low-income Grand Rapids residents move toward a stronger financial future. One of our goals in the year ahead is to develop the services offered at the Grand Rapids EnVision Center housed at the Campau Commons Community Center; with this goal in mind our agency is applying to participate in a HUD “Moving to Work” initiative that will help assisted families build their savings and credit worthiness. The Moving to Work program affords administrative flexibility that will allow us to use federal funding to implement innovative strategies designed to address specific local needs. Partner organizations offering financial literacy and educational resources will be critical to the success of both our Moving to Work initiative and broader EnVision Center services.

A 2020 housing needs assessment prepared for the Grand Rapids Chamber of Commerce shows that a lack of affordable housing continues to be a big problem for our city. Housing is defined as “affordable” when its cost is no more than 30 percent of monthly household income; in the city of Grand Rapids more than half of the families renting housing spend more than this and almost a third of renters spend more than half of their income on housing. The GRHC is working to expand housing availability by supporting the efforts of affordable housing developers through awards of Section 8 Project-Based Vouchers and by making undeveloped parcels available to organizations equipped to construct affordable single-family homes. We also continue to strategize repositioning options for Adams Park Apartments and the development of additional new affordable housing.

Over the past year our agency has implemented operational changes designed to optimize customer service delivery and that will continue to be a focus in the year ahead. As our board and staff work to help assisted families navigate a very tight housing market, an evolving community health scenario, inflationary pressures and other challenges, I would like to extend my thanks to all of the organizations and individuals who have reached out to collaborate with us to meet our residents’ needs, including HUD, Mayor Bliss and the Grand Rapids City Commission, and all of our housing, human services, employment and educational partners. Thank you for your ongoing support.

Sincerely,

Lindsey S. Reames  
Executive Director

## Meeting Resident Needs During Unprecedented Times



*A Kent County Health Department nurse preps a resident during a vaccine clinic at Mount Mercy Apartments*

*The COVID-19 pandemic has been especially difficult to navigate for households that have limited resources. The Housing Commission has been heartened by the many ways our staff and community have joined forces to support GRHC residents during uniquely challenging times. Highlights of our efforts follow.*

### Promoting Housing Stability

The GRHC worked with our residents and landlords to help families maintain stable housing. Housing Choice Voucher program clients and residents of GRHC housing developments were encouraged to promptly report any change in income or circumstance that may necessitate income recertification.

Our agency offered COVID-19 resources on the GRHC website and social media accounts, including links to Kent County Health Department information as well as information about the CDC Eviction Moratorium, the City of Grand Rapids Eviction Prevention Program and the state COVID Emergency Rental Assistance (CERA) program.

The GRHC provided rental property owners with eviction prevention tips and information about the MSHDA COVID Emergency Rental Assistance (CERA) program.

The GRHC worked to assist households experiencing homelessness or at risk for experiencing homelessness by administering Emergency Housing Vouchers awarded under the American Rescue Plan Act.

### Ensuring Service Continuity

The GRHC updated IT infrastructure to allow for virtual one-on-one client meetings during a time when administrative and housing management offices were closed to the public. We also provided online access to Housing Commission meetings and Section 8 Homeownership program orientation meetings.

The FCC Emergency Broadband Benefit program was promoted on the GRHC website and social media accounts; the program helped low-income households obtain low-cost internet service.

### Supporting Health and Wellness

The GRHC Resident Services team partnered with the Kent County Health Department to host COVID-19 vaccine clinics at GRHC housing developments, including Adams Park, Campau Commons, Leonard Terrace, Mount Mercy and Ransom Tower Apartments. These efforts were supported by the GVSU Kirkhof College of Nursing and Calvin University nursing students and staff. The GRHC also partnered with the Black Impact Collaborative and Cherry Health to offer additional COVID-19 vaccine clinics at GRHC housing developments. All clinics were open to the community.

Resident Services staff worked with the Kent County Health Department to distribute thousands of face masks the department donated to residents of GRHC housing developments.

The Housing Commission provided staff with face masks and instituted additional safety and sanitation protocols at all GRHC offices and housing development common areas.



*GRHC and GRPS staff distribute "grab and go" meals during a summer "Meet Up and Eat Up" event at Campau Commons Apartments*

### Supporting Food Security

- Partnered with the USDA-funded The Emergency Food Assistance Program (TEFAP) to continue to provide quarterly food distribution at GRHC developments serving seniors and people with disabilities.
- Partnered with Kids Food Basket to provide young residents of Campau Commons and Creston Plaza with sack lunches during the time schools were closed due to the pandemic.
- Continued to host the GRPS/USDA "Meet Up and Eat Up" summer meal program at GRHC family developments, offering "grab and go" meal multi-packs to families with children ages 18 and under.
- With the continuing support of our community partners, maintained on-site food pantry distribution at all of our senior housing developments.
- Worked with Meals on Wheels to distribute meal boxes to residents at four senior housing developments during a time when Meals on Wheels congregate meal services were closed.

# Realigning Resources to Support Community Housing Needs

## Asset Repositioning Update

The GRHC continues to seek innovative avenues for converting our 203 units of Section 9 Low-Income Public Housing to Section 8 funding; this conversion will help to ensure funding stability that will improve our ability to attract private investment and support optimal maintenance of our affordable housing stock.

Our agency is renovating 15 single-family Scattered Sites homes and then will sell these through the HUD Section 18 - Scattered Sites program. The homes will be sold at fair market value within parameters designed to ensure that all units remain affordable and will benefit low-income households:

- With HUD approval, the current tenant has the option to purchase the home. The tenant will receive a Tenant Protection Voucher that will make it possible for a mortgage-eligible resident to use rental assistance toward home mortgage payments. Alternatively, the tenant can choose to receive help moving to a comparable unit through the Uniform Relocation Act.
- A home not purchased by the current tenant will be offered for sale to a resident who participates in the GRHC Family Self-Sufficiency Program.
- Homes not purchased by a GRHC resident will first be offered for sale to nonprofit developers, second to individuals with a household income not greater than 80 percent of Area Median Income and finally to for-profit developers who operate affordable housing programs.

Sale proceeds will be used to acquire or construct additional affordable units or to further programs that empower our program participants to purchase a home.



*One of nine single-family homes sold during late 2020 and early 2021*

## Home Sales Fund Development

During 2020 and 2021, nine single-family homes in our Scattered Sites program were sold through the HUD De Minimis Reduction initiative. The homes were sold to GRHC residents and other households whose income does not exceed 80 percent of the Area Median Income. Some of the proceeds funded construction of Antoine Court Apartments, with the balance slated for future development projects or the rehabilitation of existing properties.

## Project-Based Voucher Awards

During 2021 the GRHC invited qualified developers to apply to receive Section 8 Project-Based Vouchers in support of local affordable housing development. The GRHC ultimately awarded 38 vouchers:

- Twenty-one vouchers committed to BSQ Together, a group developing affordable units in the southeast-side Boston Square neighborhood.
- Eleven vouchers committed to 900 Division-9 Limited Dividend Housing Association in support of affordable housing along Division Avenue.
- Six vouchers committed to Lexington Limited Dividend Housing Association for affordable housing in northwest Grand Rapids.

## Lot Sales Support Affordable Housing Development

Given the critical shortage of affordable housing in our community, earlier this year the GRHC made 23 undeveloped parcels purchased from the City years ago available to partner organizations planning to build affordable dwellings; all lots were offered at the original purchase price of \$2,000.

Mel Trotter Ministries purchased four lots with the goal of constructing a single-family home on each property.

Matthew's House purchased four lots with the goal of constructing two affordable tiny houses on each to accommodate small households.

Habitat for Humanity purchased five lots with the goal of constructing affordable single-family homes.

The GRHC is pleased to partner with these organizations to increase the availability of affordable units and will market the remaining ten lots to additional affordable housing developers. Proceeds from these sales will fund the rehabilitation of existing properties as well as new development opportunities.

## Section 8 Program Highlights

### Housing Choice Voucher (HCV) Program

The GRHC administers 3,723 Housing Choice Vouchers, including 445 vouchers that are administered through specialized programs targeted to meet the needs of veterans, people with disabilities and people experiencing or at risk for experiencing homelessness. The program is currently serving households that applied in 2019.

During 2020 the HCV program received a \$392,588 grant from the Coronavirus Aid, Relief and Economic Security (CARES) Act which was used to update agency IT infrastructure so that we could effectively serve families through virtual briefings and hearings and efficiently gather and process required paperwork during a time when the administrative office was closed due to the COVID-19 pandemic.

### Mainstream Voucher Program

During late 2020 the GRHC was awarded a \$495,593 HUD Mainstream Voucher program grant authorized under the federal CARES Act. Mainstream Vouchers support the housing needs of non-elderly people who have disabilities; HUD defines non-elderly as under age 62. The grant funded 75 vouchers, bringing the total number of Mainstream Vouchers the GRHC administers to 247.

In addition to a rental housing subsidy, the Mainstream program provides supportive services coordinated by the GRHC's on-staff social work professionals in collaboration with The Salvation Army, Disability Advocates, the Area Agency on Aging of Western Michigan, Cherry Health and other organizations that serve people who have disabilities.



### Foster Youth to Independence

The U.S. Department of Health and Human Services estimates that more than 20,000 young people age out of foster care each year. The National Center for Housing and Child Welfare estimates that about 25 percent of these youth experience homelessness within four years of leaving foster care; an even higher number are precariously housed.

The GRHC has partnered with the Kent County Department of Health and Human Services, the West Michigan Partnership for Children, the Grand Rapids Area Coalition to End Homelessness and the Continuum of Care to administer a Foster Youth to Independence (FYI) program in Kent County. Funded by HUD, FYI is a collaborative effort to prevent and end homelessness among youth who have a current or prior history of involvement with child welfare agencies.

Through the FYI program, the GRHC awards vouchers that provide a rental housing subsidy for up to 36 months; these are administered through the Housing Choice Voucher program. Eligible youth are between the ages of 18 and 24, must have left foster care or will leave foster care within 90 days, and must be experiencing homelessness or be at risk for experiencing homelessness. The program also offers supportive services that may include counseling related to life skills, educational resources, employment, and finding and maintaining rental housing.

The GRHC currently administers ten vouchers through this program.

### Emergency Housing Vouchers

The GRHC is one of 625 housing authorities nationwide that received an award through the Emergency Housing Voucher (EHV) program enacted in March 2021 as part of the American Rescue Plan Act. Emergency Housing Vouchers (EHVs) provide a tenant-based rental subsidy to families that are experiencing homeless or are at risk for experiencing homelessness as well as those fleeing domestic violence, dating violence, sexual assault, stalking or human trafficking.

The GRHC administers 42 EHVs, with households referred by the Kent County Continuum of Care and other partner organizations that work with vulnerable populations. These vouchers are administered in conjunction with our HCV program under rules specific to EHVs.

The EHV program requires housing authorities to link families with housing search assistance during their initial housing search. GRHC staff conduct owner outreach to identify potential rental units for EHV clients, proactively check in with clients to assess their progress toward finding a suitable unit, and work with community partners to link families with resources such as transportation, help finding accessible apartments and units in low-poverty neighborhoods, and help with completing rental housing applications and forms.

Congress has funded the EHV program through 2022, with renewal funding provided on a calendar-year basis beginning in 2023.

# Homeownership and Family Self-Sufficiency Program Highlights

The GRHC Family Self-Sufficiency (FSS) Program offers participants in our 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 2021 the FSS Program served more than 300 households. Seventeen participants graduated from the program, with an average escrow award of \$10,476. A total of \$178,095 in escrow was awarded.

## EnVision Center in Development

The Grand Rapids EnVision Center that's housed at the Campau Commons Community Center was established in 2020 to help GRHC residents and other eligible low-income households achieve self-sufficiency and a stronger financial future.

The GRHC is currently working with partner organizations to identify and develop programs and services that will engage residents and other members of the community in activities designed to promote financial literacy as well as home ownership and other opportunities that advance housing equity. Staff are also working to identify funding sources that would help the center grow capacity and service offerings.

## Section 8 Homeownership Program

The GRHC continues to administer a Section 8 Homeownership program that empowers Housing Choice Voucher program participants to use their federal housing subsidy to pay a home mortgage rather than rent.

Participants in the GRHC's Housing Choice Voucher Homeownership program must:

- Attend a program orientation meeting.
- Currently receive Section 8 rental assistance through the GRHC.
- Have been a participant in the Housing Choice Voucher program for at least one year.
- Meet income eligibility requirements.
- Head of household must be employed at the same job for the past year (waived for senior citizens and people with disabilities).
- Be a first-time home buyer as defined by HUD and Fair Housing guidelines.
- Agree to use the home as a sole residence, having no ownership interest in any other home.
- Enter into a Statement of Homeowner Obligations.
- Complete the formal application process and meet all lender and GRHC program requirements.

The program has a preference for GRHC Family Self-Sufficiency Program participants.

Sixty-nine Section 8 Housing Choice Voucher program participants have become home owners since the program's inception in 2002.

*The Campau Commons Community Center, site of the Grand Rapids EnVision Center*

## FSS Coordinating Committee

Rob Batterbee, Fifth Third Bank  
Jeffrey Brazier, Huntington Bank  
Amanda Briggs, U.S. Department of Veterans Affairs  
Dee Brown, Express Employment Professionals  
Nancy Campbell, West Michigan Works  
Alisa Flores, Home Repair Services  
Shanna Hogan, Kent ISD  
Kelsey McFarland, ICCF Community Homes  
Jinnifer Ortquist, MSU Extension  
Venessa Remo, Opportunity Resource Fund

## GRHC Staff Representatives

Wanda Couch, Housing Choice Voucher Program Manager  
Kimberly Brown, HCV/FSS Coordinator  
Margo Gatling, HCV/FSS Coordinator  
Rufus Granderson, HCV/FSS Coordinator  
Erica Kurban, HCV/FSS Coordinator  
Lauri Parks, HCV/FSS Coordinator

## Wyoming Housing Commission

Rebeca Venema, Executive Director  
Kimberly Seymour, FSS/Section 8 Coordinator

## Kent County Community Action

Emily Stroka, FSS/Section 8 Coordinator  
Queyonna Hunt, FSS/Section 8 Coordinator  
Jennifer Kozlowski, FSS/Section 8 Coordinator





## Affordable Housing and Services for Families

The GRHC operates 258 units of agency-owned family housing, including apartment complexes and duplex and single-family homes administered through the Section 8 Project-Based or Low-Income Public Housing (LIPH) programs and Hope Community, a Rapid Re-Housing development that serves women and children experiencing homelessness.

During late 2020 the GRHC completed \$673,000 in renovations to 20 Scattered Sites units that were converted to Section 8 Project-Based housing through the HUD Rental Assistance Demonstration program in 2019. The renovations were funded through HUD Capital Fund program grants.

### Faith-Based Partner Supports GRHC Families



Residents test new bikes and gear donated by New Hope Baptist Church

The generous congregation of New Hope Baptist Church offered tremendous and consistent support to residents of Hope Community and Campau Commons as they struggled to cope with challenging times:

- During spring 2020 New Hope made a cash donation to pay rent balances for families at Hope Community Rapid Re-Housing program and also provided each resident with \$50, which covered a month of rent for households that had no income.
- During winter 2021 New Hope gifted each family at Campau Commons Apartments and Hope Community \$100 toward rent.
- During summer 2021 New Hope donated 61 bicycles and helmets to young residents.
- During fall 2021 the New Hope congregation donated cash GRHC Resident Services staff used to purchase backpacks filled with school supplies for distribution to resident schoolchildren.

### Major Hope Community Renovation Planned



Hope Community duplex units

The Housing Commission will seek funding as well as in-kind donations of goods and services that will enable us to undertake extensive repairs and upgrades at our Hope Community Rapid Re-Housing program facilities, which include a 12-unit Service Center and 12 duplex units. Built in 1990 with labor and materials donated by the Home Builders Association of Greater Grand Rapids, Hope Community serves women and children who are experiencing homelessness.

The GRHC has identified about \$1.2 million in improvements at the 32-year-old development, including:

- Landscaping upgrades
- Parking lot and concrete repairs
- Electrical system upgrades, interior and exterior lighting improvements
- HVAC improvements
- Flooring replacement
- Roofing and window replacement or repairs
- New kitchen appliances in all units
- Plumbing upgrades, new hot water heaters
- New kitchen cabinets and counter tops in all units
- New bathroom vanities in duplexes
- New interior doors and sliding glass doors in duplexes
- New commercial washers and dryers in the Service Center
- Weatherizing of all units, attic insulation in duplexes



**Campau Commons Apartments**  
821 Division Avenue South  
92 units  
Section 8 Project-Based Program  
Serves families, seniors,  
people with disabilities



**Creston Plaza Apartments**  
1080 Creston Plaza Drive NE  
100 units  
Section 8 Project-Based Program  
Serves families, seniors,  
people with disabilities



**Hope Community**  
1024 Ionia Avenue SW  
24 units  
Rapid Re-Housing Program  
Serves women and children  
experiencing homelessness



**Scattered Sites**  
20 duplex units  
Section 8 Project-Based Program  
Serves families, seniors,  
people with disabilities

# Affordable Housing for Seniors, People with Disabilities



**Adams Park Apartments**  
1440 Fuller Avenue SE, 188 units  
Low-Income Public Housing Program  
Ages 62+, people with disabilities



**Antoine Court Apartments**  
901 Division Avenue South, 50 units  
Section 8 Project-Based Program  
Veterans, seniors, people with disabilities



**Leonard Terrace Apartments**  
1315 Leonard Street NE, 125 units  
Section 8 Project-Based Program  
Ages 55 and older



**Mount Mercy Apartments**  
1425 Bridge Street NW, 180 units  
Section 8 Project-Based Program  
Ages 55 and older



**Ransom Tower Apartments**  
50 Ransom Avenue NE, 153 units  
Section 8 New Construction  
Ages 62 and older



**Sheldon Apartments**  
1010 Sheldon Avenue SE, 45 units  
Section 8 Project-Based Program  
Ages 55 and older



*The recently completed Antoine Court Apartments*

The GRHC operates six developments designed especially to meet the housing and supportive needs of veterans, senior citizens and adults who have disabilities. During recent years more than ever, community partners have been vital to our operations as our staff work to safeguard and support the health, safety and food security of residents. The GVSU Kirkhof College of Nursing, Meals on Wheels of Western Michigan, the USDA, North End Community Ministry and many other partners have been enormously supportive of our residents.

## Antoine Court Opens

In October 2021 the GRHC celebrated the completion of Antoine Court Apartments, an affordable housing development located at 901 Division Avenue South. The LEED Gold Certified structure features 50 one-bedroom units, including 18 units of Permanent Supportive Housing.

Supported by the Section 8 Project-Based Voucher program, Antoine Court has a preference for veterans. The development also serves adults who have a disability as well as seniors ages 62 and older. Supportive services are customized to meet resident needs and are coordinated by GRHC staff in partnership with health care providers and social services agencies.

The GRHC leveraged \$1.4 million in Low-Income Housing Tax Credits to fund the \$13.5 million project.

## Senior Community Improvements

The GRHC completed a total of \$248,000 in repairs and upgrades at our senior housing developments during 2020 and early 2021:

- Fire alarm panel replacement at Leonard Terrace Apartments
- Passenger elevator modernization and roof repairs at Mount Mercy
- Ransom Tower elevator cab repairs and improvements, HVAC system improvements, fire pump replacement
- Roof replacement at Adams Park

## Adams Park Apartments Redevelopment Planned

A 2021 architectural inspection of Adams Park Apartments revealed that our plan to renovate the 50-year-old development may not be feasible due to the age and condition of plumbing and electrical systems that were built beneath the structure; these would not be easily replaceable in the event of failure. During the year ahead the GRHC will forge a plan for the total redevelopment of the 188-unit development.



*Above: picnic shelter at Adams Park*

*Left: a resident uses the Adams Park Computer Lab*

The GRHC will consider HUD grants as well as Low-Income Housing Tax Credits as possible funding sources for this project. The development process will include extensive input from residents and community partners, including the many organizations that are focused on the revitalization of Boston Square, the neighborhood that includes Adams Park.

Redevelopment planning will take several years and will include a comprehensive resident relocation plan that will ensure all current residents' housing needs are met.

## Community Partners, Donors and Volunteers

Alcoholics Anonymous  
 Alpha Women's Center  
 Alternatives in Motion  
 Amplify GR  
 Area Agency on Aging of  
 Western Michigan  
 Association for the Blind &  
 Visually Impaired  
 Baxter Community Center  
 Baxter Neighborhood  
 Association  
 Beckwith Hills Christian  
 Reformed Church  
 Berkley Hills Church  
 Black Impact Collaborative  
 Boston Square Christian  
 Reformed Church  
 Bridge Street House of Prayer  
 Brookside SERVE  
 Calvin University  
 Campus Elementary  
 Care Resources  
 The Care Team Michigan  
 Catherine's Health Center  
 Central Reformed Church  
 Change at the Edges  
 Cherry Health  
 Cinnaire  
 City of Grand Rapids  
 City of Grand Rapids Crime  
 Prevention  
 City of Grand Rapids Mobile GR  
 & Parking Services  
 Coit Community Church  
 Comcast, Hugo Carmona  
 Comprenew  
 Cornerstone University  
 Covenant House Academy  
 Creston Neighborhood Assn.  
 CQI Coverage Quest Insurance  
 Group  
 Deaf & Hard of Hearing Services  
 Delaware Manor  
 DHHS/Santa Claus Girls  
 Disability Advocates of Kent  
 County  
 Dwelling Place  
 Easterseals  
 Effx Management Solutions  
 The Emergency Food Assistance  
 Program (TEFAP)  
 Family Outreach Center  
 Family Promise  
 Feed My People Ministry  
 Feeding America West Michigan  
 Food Bank  
 Fifth Third Bank  
 First Church  
 First Park Church  
 First United Methodist Church



Forest Hills Presbyterian Church  
 Pastor David French  
 Kurt and Margaret Freund  
 Friends of Grand Rapids Parks  
 Fuller Avenue Christian  
 Reformed Church  
 Garfield Park Neighborhood  
 Association  
 Genesis Non-Profit Housing  
 Corporation  
 Goodwill Industries  
 Grace Hill Church  
 Dr. Meridell Gracias  
 Grand Rapids Area Coalition to  
 End Homelessness  
 Grand Rapids Dream Center  
 Grand Rapids Fire Department  
 Grand Rapids Police  
 Department  
 Grand Rapids Public Library  
 Grand Rapids Public Schools  
 GRPS/USDA Summer Food  
 Service Program  
 Grand Rapids Red Project  
 Grand Rapids Symphony  
 Grand River Aseptic  
 Manufacturing  
 Guardian Angel Home Health  
 Care  
 Grand Valley State University  
 GVSU Kirkhof College of  
 Nursing  
 Habitat for Humanity of Kent  
 County  
 Head Start for Kent County  
 Healthy Homes Coalition of  
 West Michigan  
 Heartside Gleaning Initiative  
 Hispanic Center of West  
 Michigan  
 Holland Home

Home Builders Association of  
 Greater Grand Rapids  
 Home Instead Senior Care  
 Home Repair Services  
 Hospice of Michigan  
 Hurst Mechanical  
 ICCF Community Homes  
 Kent County Community Action  
 Kent County Friend of the Court  
 Kent County Health Department  
 Kent District Library  
 Kent Regional 4C  
 Kent School Services Network  
 Kentwood Police Department  
 Keystone Retirement Services  
 Kids' Food Basket  
 LaGrave Avenue Christian  
 Reformed Church  
 Legal Aid of Western Michigan  
 Life EMS  
 LINC UP  
 Mainstreet Association  
 Manpower  
 Meals on Wheels of Western  
 Michigan  
 Meijer  
 Metro Health  
 Michigan Dept. of Health &  
 Human Services  
 Michigan Rehabilitation Services  
 Michigan State Housing  
 Development Authority  
 Michigan State University  
 Extension  
 MOKA  
 Multitude Ministries  
 National Assoc. of Housing &  
 Redevelopment Officials  
 National Heritage Academies  
 National Nail  
 Neighbors of Belknap Lookout

Network 180  
 New Hope Baptist Church  
 New St. Mark Baptist Church  
 North End Community Ministry  
 Northlawn United Methodist  
 Church  
 Nonprofit Innovations, Inc.  
 Notions Marketing  
 Oakdale Neighbors  
 Oakdale Park Christian  
 Reformed Church  
 One in Christ Ministries  
 Patriot Agency, Charlie Batizy  
 Podiatry West Senior Foot Care  
 Services  
 Project Fresh  
 The Rapid  
 Reliance Community Care  
 Partners  
 Rental Property Owners  
 Association  
 The Salvation Army  
 Samaritas  
 SECOM  
 Senior Neighbors  
 Senior Nursing Care Services  
 Senior Sing A-Long  
 Simply a Loving Touch  
 Sixty-First District Court  
 SOAR (SSI/SSDI Outreach,  
 Access & Recovery)  
 South East Market  
 Spectrum Health Healthier  
 Communities  
 St. Alphonsus Church  
 St. John's United Church of  
 Christ  
 St. Luke A.M.E. Zion Church  
 St. Robert of Newminster Parish  
 Temple Emanuel  
 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  
 U.S. Department of Housing &  
 Urban Development  
 Village of Heather Hills  
 Visiting Physicians Association  
 Volunteers in Service  
 West Michigan Partnership for  
 Children  
 West Michigan Works  
 Western Michigan University  
 Westminster Presbyterian  
 Church  
 Women's Resource Center  
 Wyoming Housing Commission  
 YMCA ■ YWCA

## Financial Highlights: Statement of Net Assets

*Fiscal year ended June 30, 2021 (unaudited)*

### Current assets:

Cash and cash equivalents-unrestricted .	\$3,646,429
Receivables	
Tenant and other . . . . .	78,575
Allowance for doubtful accounts . . . . .	(97,829)
Other . . . . .	332,932
Prepaid expenses . . . . .	12,294
Due from partnerships . . . . .	<u>1,261,578</u>
Total current assets . . . . .	5,233,979

### Noncurrent assets:

Cash and cash equivalents-restricted . . . . .	3,910,736
Capital assets:	
Not subject to depreciation . . . . .	1,587,000
Assets subject to depreciation - net . . . . .	10,128,940
Accrued interest receivable . . . . .	4,600,803
Notes receivable . . . . .	<u>6,173,622</u>
Total noncurrent assets . . . . .	26,401,101

Total assets . . . . . 31,635,080

Deferred outflows of resources . . . . . 111,156

### Current liabilities:

Accounts payable . . . . .	183,631
Security deposit liability . . . . .	170,103
Pilot payable . . . . .	102,409
Due to other governmental units . . . . .	10,161
Accrued liabilities and other . . . . .	132,565
Loans and notes payable - current portion . . . . .	354,507
Unearned revenue . . . . .	<u>135,639</u>
Total current liabilities . . . . .	1,089,015

### Noncurrent liabilities:

Compensated absences . . . . .	361,389
Net pension liability . . . . .	404,456
Net OPEB liability . . . . .	824,902
Loans and notes payable - net of current portion . . . . .	7,260,472
FSS escrow payable . . . . .	<u>839,987</u>
Total noncurrent liabilities . . . . .	9,691,206

Total liabilities . . . . . 10,780,221

### Deferred inflows of resources -

    Deferred inflows related to pensions . . . . . 97,708

### Net position:

    Net investment in capital assets . . . . . 4,100,961

#### Restricted:

    Restricted for required reserves  
    and escrow deposits . . . . . 2,897,131

    Restricted for HAP equity . . . . . 428,680

    Unrestricted . . . . . 13,441,535

Total net position . . . . . 20,868,307

# Financial Highlights: Statement of Revenue and Expense

*Fiscal year ended June 30, 2021 (unaudited)*

Operating revenues:

Federal grants	30,733,854
Tenant revenue	2,125,226
Miscellaneous	486,802
Other revenue	<u>217,092</u>
<b>Total operating revenues</b>	<b>33,562,974</b>

Operating expenses:

Housing assistance payments	23,517,634
Administrative	5,144,084
Utilities	818,931
Maintenance	1,421,211
General	572,921
Property management fees	22,313
Depreciation expense	<u>772,440</u>
<b>Total operating expenses</b>	<b>32,224,534</b>

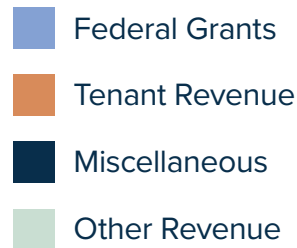
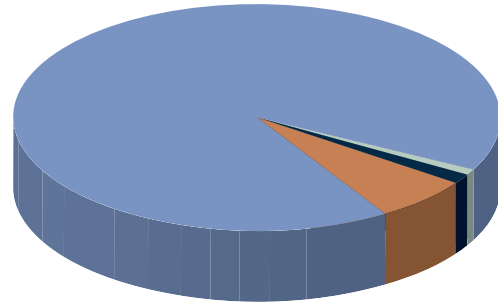
Operating income (loss) 1,338,440

Nonoperating revenue (expense):

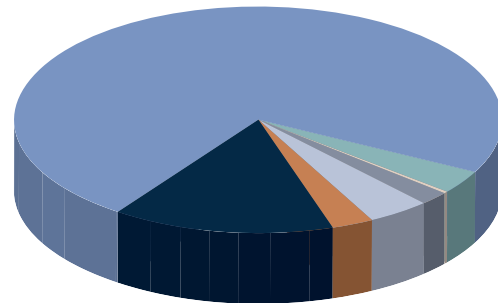
Investment income - net	371,918
Gain on sale of assets	511,336
Interest expense and paying agent fees	<u>(269,599)</u>
<b>Total nonoperating expense</b>	<b><u>613,655</u></b>

Change in net position 1,952,095

## Operating Revenues



## Operating Expenses



# Grand Rapids Housing Commission Program Summary

## **Housing Choice Voucher (HCV) Program**

2,532 units, tenant-based rental subsidy for low-income households renting privately owned property in Greater Grand Rapids.

## **HCV Non-Elderly Disabled (NED) Program**

100 units, tenant-based rental subsidy for low-income households in which the head of household, the spouse or co-head is under age 62 and has a disability.

## **HCV Mainstream Program**

247 units, tenant-based rental subsidy for households that include at least one family member who is under age 62 and has a disability; targeted to those transitioning out of institutional settings or experiencing homelessness.

## **HUD-Veterans Affairs Supportive Housing Program**

22 units, tenant-based rental subsidy for veterans experiencing homelessness or housing instability.

## **HCV Emergency Housing Voucher Program**

42 units, tenant-based rental subsidy for households experiencing homelessness.

## **HCV Foster Youth to Independence Program**

10 units, tenant-based rental subsidy provides for the housing and supportive needs of youth ages 18-24 who are aging out of foster care.

## **HCV Rapid Re-Housing Program, Hope Community**

24 units, GRHC agency-owned facility supports women with children who are experiencing homelessness; families typically transition from this program to the HCV program.

## **Section 8 Project-Based Program I**

### **GRHC-Owned Housing Developments**

- Campau Commons Apartments, 92 units serving families, seniors and people with disabilities
- Creston Plaza Apartments, 100 units serving families, seniors and people with disabilities
- Scattered Sites, 20 duplex units serving families, seniors and people with disabilities
- Antoine Court Apartments, 50 units serving veterans, seniors and individuals eligible for Permanent Supportive Housing
- Leonard Terrace Apartments, 125 units serving ages 55 and older
- Mount Mercy Apartments, 180 units serving ages 55 and older
- Sheldon Apartments, 45 units serving ages 55 and older

## **Section 8 Project-Based Program I**

### **Partner developments for which the GRHC administers vouchers**

- 415 Franklin, ICCF Community Homes, 6 units
- 501 Eastern, ICCF Community Homes, 10 units
- Garfield Park Lofts, LINC UP, 8 units
- Harrison Park Apartments, Dwelling Place, 11 units
- Heron Court, Genesis Non-Profit Housing Corporation, 33 units
- Heron Manor, Genesis Non-Profit Housing Corporation, 22 units
- Oroiquis Apartments, Genesis Non-Profit Housing Corporation, 27 units
- Pine Avenue Apartments, Dwelling Place, 5 units
- St. James Apartments, Genesis Non-Profit Housing Corporation, 8 units
- Stockbridge Apartments, ICCF Community Homes, 15 units

## **Section 8 Moderate Rehabilitation Program**

Subsidizes tenant rents in apartment buildings renovated by private developers. GRHC administers subsidies for:

- Vern Berry Place, Dwelling Place, 86 units
- Calumet Flats, Dwelling Place, 16 units

## **Section 8 New Construction**

Rental subsidy program encouraged developers to construct new low-income rental housing.

Ransom Tower Apartments, 153 units

## **Low-Income Public Housing (LIPH) Program**

*GRHC LIPH units are slated for conversion through the HUD Section 18 program*

- Adams Park Apartments, 188 units serving seniors and people with disabilities
- Scattered Sites, 15 single-family homes slated for sale to eligible low-income households

## Grant Awards

### CAPITAL FUND PROGRAM

FFY 2022: \$506,457 • FFY 2021: \$409,794  
FFY 2020: \$461,884 • FFY 2019: \$432,331  
FFY 2018: \$413,543

### SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

FFY 2021: \$25,227,111  
Supplemental CARES Act award: \$1,269,593

COVID-19 Emergency Housing Vouchers: \$16,800

### SECTION 8 MODERATE REHABILITATION PROGRAM

FFY 2021, Verne Barry Place: \$514,284  
FFY 2021, Calumet Flats: \$133,227

### SECTION 8 MAINSTREAM PROGRAM

FFY 2021: \$726,545 • FFY 2020: \$517,228  
Supplemental CARES Act award: \$7,696

### HUD-VETERANS AFFAIRS SUPPORTIVE HOUSING PROGRAM

FFY 2021: \$128,467 • FFY 2020: \$111,569

### SECTION 8 NEW CONSTRUCTION PROGRAM

FFY 2021, Ransom Tower Apartments: \$976,719

### OPERATING FUND PROGRAM

FFY 2021: \$586,572  
Coronavirus Aid, Relief and Economic Security (CARES)  
Act award: \$58,948

### RESIDENT OPPORTUNITY & SELF-SUFFICIENCY -

FAMILY SELF-SUFFICIENCY PROGRAM: FFY 2021: \$376,246

### SUPPORTIVE HOUSING GRANT

FFY 2021, Hope Community Rapid Re-Housing Program:  
\$180,965

## Jean McKee Resident Scholarship Expands Scope

The GRHC's Resident Scholarship program was established in 2000 in memory of Jean McKee, a local attorney, former teacher and longtime champion of education who served on the Housing Commission governing board from 1985–1999. The program awards college scholarships of up to \$2,000 to residents of our affordable housing programs. Over the years, the Scholarship program has awarded a total of \$43,000 to 39 resident students. Our most recent Scholarship awardee is Rodney Cancler, a 2020 graduate of City High Middle School who attends Michigan State University as a Computer Engineering major.

During early 2021 the Jean McKee Resident Scholarship program expanded its scope to support a YMCA summer camp experience for young residents of our agency-owned family housing developments. The YMCA is covering 25 percent of the camp cost for GRHC residents and also assists with bus transportation to Camp Manitou-Lin on Barlow Lake. The inaugural Summer Camp Scholarship season served 16 young GRHC residents ages 6-16.



*A young GRHC resident selects a backpack full of camping supplies provided by the Jean McKee Resident Scholarship Summer Camp initiative*

Our board and staff are sincerely grateful to the McKee family, the YMCA and all of the Jean McKee Resident Scholarship program donors whose generosity continues to promote access to invaluable educational opportunities.





GRAND RAPIDS HOUSING COMMISSION | 1420 FULLER AVENUE SE | GRAND RAPIDS, MI 49507 | 616.235.2600 | WWW.GRHOUSING.ORG

