



GRAND RAPIDS
HOUSING
COMMISSION

ANNUAL REPORT TO THE COMMUNITY



**20
23**





GRAND RAPIDS
HOUSING
COMMISSION

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.

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

Housing Corporations and Governing Board

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

Resident Advisory Board

Michael Bernier, Chairperson
Iasha Anderson
Martha Dove
Ellen Fitzgerald
Barbara Jones
Brenda Lipsey
Debra Lockridge
Jackie Moore
Lucy Nelson
Yesica Robinson

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 Grand Rapids City Manager and approved by the City Commission.



Over the past year inflation has impacted every sector of the economy, including a challenging local housing marketplace in which demand for units far exceeds supply. The Grand Rapids Housing Commission (GRHC) has taken action to help increase housing access and ease the rent burden for assisted families.

One of the most impactful changes to our operation during 2023 was the expansion of our service area to include Ottawa County. This gives our Housing Choice Voucher rental subsidy program participants a wider area in which to locate suitable housing and assures that Kent and Ottawa County residents enjoy equal access to our largest tenant-based rental subsidy program. The expansion also makes it possible for the GRHC to support affordable housing development in Ottawa County through the commitment of Section 8 Project-Based Vouchers (PBVs) that tie a rental subsidy to the specific property; PBV commitments can be game changers for developers seeking federal Low-Income Housing Tax Credit awards.

During late 2022 the GRHC commissioned a Kent County rental housing survey that ultimately showed the HUD-established rent ceilings or “Fair Market Rents” set for federal housing programs in our area were substantially lower than actual rents. The Housing Commission shared the survey data with HUD officials, and updated Fair Market Rents that more accurately reflect our competitive rental marketplace were issued this spring, benefiting thousands of families that receive a rental subsidy through housing programs administered by the GRHC and other federally funded agencies.

The GRHC has been selected by HUD to become one of 18 public housing authorities nationwide participating in a “Moving to Work” (MTW) Demonstration Program cohort that will assess the impact of personal savings on assisted households’ ability to maintain stable housing. Our staff is in the process of collaborating with community partner organizations to launch a resident Asset-Building Program that will get underway this fall. Our designation as an MTW agency affords administrative flexibilities that are spurring program innovations which include administrative efficiencies, an expansion of our Project-Based Voucher Program to support new affordable housing development and a new landlord incentive program designed to maximize the availability of rental housing to the families we serve.

In the coming year our agency will move ahead with plans to renovate our Hope Community Rapid Re-Housing Program facilities, supported in part by a \$500,000 HOME-ARP/ERRIS grant awarded by the City of Grand Rapids. We will also partner with Amplify GR and Brinshore Development to start planning the total redevelopment of Adams Park Apartments, a 188-unit property that has been a fixture of the Boston Square neighborhood for more than 50 years.

Our board and staff are energized and inspired by the partnerships we have forged in the interests of meeting families’ housing and supportive needs, and we look forward to deepening these connections to meet the challenges and maximize the opportunities that lie ahead. I am sincerely grateful for the support of our Housing Commissioners and staff, the leadership and staff of the City of Grand Rapids, and all of our housing, human services, employment and educational partners. Thank you!

A handwritten signature in black ink that reads "Lindsey S. Reames". The signature is written in a cursive, flowing style.

Lindsey S. Reames
Executive Director

Better Together: Joining Forces to Build Affordable Housing Access

Leveraging Resources to Promote Self-Sufficiency and Program Innovation

During 2022 the GRHC was one of 18 housing authorities selected to participate in a U.S. Department of Housing and Urban Development (HUD) “Moving to Work” (MTW) Demonstration Program cohort designed to help low-income households build and grow personal savings. First authorized by Congress in 1996, MTW gives housing authorities the flexibility to try “out of the box” ideas that address community needs in innovative ways.

The GRHC is currently laying the foundation for an MTW Asset-Building Initiative that will get underway this fall—see details on the “Building Self-Sufficiency and Economic Well Being” page of this report.

The GRHC’s participation in the MTW Demonstration Program will support housing access and equity in ways that extend beyond the Asset-Building Initiative because of the administrative flexibility the program affords. The GRHC’s MTW designation is making it possible for our agency to use up to 50 percent of our authorized voucher units for project-based assistance, greatly enhancing our agency’s ability to impact the availability of affordable housing units through support of the development activities of local housing providers.

Supporting Affordable Housing Development

During the past year the GRHC awarded 119 Project-Based Vouchers (PBVs) to twelve developments in support of expanding local affordable housing access. Voucher awards give developers applying for federal Low-Income Housing Tax Credits a significant advantage over applicants who do not have PBVs. A summary of recent PBV awards follows.



Belknap Place Apartments

Belknap Place Apartments, 310 Trowbridge Street NE
50 units, 4 Project-Based Vouchers
Serves singles and families; 1-, 2- and 3-bedroom units
Developer/Manager:
PK Companies and Third Coast Development



Kingsbury Place Apartments

Kingsbury Place Apartments, 730 Center Court NW
44 units, 11 Project-Based Vouchers
Serves singles and families; 1-, 2- and 3-bedroom units
Developer: Genesis Non-Profit Housing Corporation
Manager: Dwelling Place

Affordable housing projects currently in development:

900 Division, 900 Division Avenue South
47 units of senior housing, 11 Project-Based Vouchers
Developer: 900 Division-9 LDHA, LLC

Academy Manor, 2025 Fulton Street East
108 units of senior housing, 6 Project-Based Vouchers
Developer: PK Development Group

Boston Square Together, Phases I and II, Kalamazoo Avenue SE
Phase I: 45 units, 9 PBVs; Phase II: 57 units, 12 PBVs
Serves families; developer: Amplify GR

First Hope at 10th Apartments, 91 & 100 West 10th St., Holland
49 units of family housing, 11 Project-Based Vouchers
Developer: Dwelling Place

Leonard Avenue Apartments, 851 Leonard Street NW
55 units of senior housing, 13 Project-Based Vouchers
Developer: Genesis Non-Profit Corporation

Lexington School Apartments, 45 Lexington Avenue NW
39 units of senior housing, 6 Project-Based Vouchers
Developer: Lexington LDHA, LLC

MoTown Square Affordable Assisted Living, 240 Hall Street SE
54 units of assisted-living housing for seniors, 12 PBVs
Developer: LINC Up and MoTown Square Development

Samaritas Affordable Living, 736 E. Savidge Street, Holland
53 units of family housing, 2 Project-Based Vouchers
Developer: Samaritas

Shea Ravines, 2929 Burlingame Avenue SW, Wyoming
56 units serving people with disabilities, 20 PBVs
Developer: WODA Cooper and Cherry Health

Well House Rising, various southeast-side addresses
7 units of permanent shared housing for families experiencing homelessness, 2 Project-Based Vouchers
Developer: Well House

HCV Program: Innovating to Level the Playing Field

During the past year the GRHC has taken a number of steps to ensure that participants in our HUD-funded Section 8 Housing Choice Voucher (HCV) Program have equal access to available rental units in our community's very competitive rental marketplace.

Expanded Service Area

Early this year the Housing Commission approved an expansion of the GRHC's service area to include not only Kent County but also Ottawa County. This change extends the geographic area in which current HCV Program participants can search for a rental unit and also offers a program preference to Ottawa County residents; so when our HCV waiting list opens to new applicants this fall, residents from both counties will be placed at the top of the list. Additionally, this move has made it possible for the GRHC to support affordable housing development in Ottawa County through the commitment of Project-Based Vouchers, which provide a rental subsidy tied to units within a development.

Partnered with HUD to Make Rising Rents More Affordable

Differences between the annually established HUD "Fair Market Rents" (FMRs) that set the rent limits for our HCV Program and the actual rents in the Grand Rapids marketplace led the GRHC to commission a rent survey that was distributed to 25,000 Kent County households late last year. The survey results demonstrated that while the original local 2023 FMRs set by HUD increased 17 percent from 2022, they still fell short of actual local rents. In March 2023 HUD increased FMRs to reflect the updated rent data provided by our agency; this benefited not only Grand Rapids Housing Commission program participants but also households that participate in HUD-funded programs administered by other Kent County agencies, including HOME Investment Partnership developments and the Emergency Solutions Grant Program as well as Continuum of Care Fund recipients.

Built Relationships to Ensure Housing Access

The GRHC hosted several forums for our landlord partners over the past year, helping property owners to better understand the benefits of participation in our HCV Program. We also rolled out a new Landlord Incentive Initiative that offers rental property owners and managers the opportunity to earn up to \$1,500 in cash when they rent to a family that participates in the HCV Program. During the year ahead



we will launch outreach efforts to introduce Ottawa County landlords to our program and its benefits.

Added Flexibility to Meet Needs

In early 2022 the GRHC amended the Administrative Plan that governs our HCV Program to expand the types of permitted rental housing to include shared housing, a single unit occupied by an assisted family and another resident or residents. An assisted household can share with an assisted or unassisted household. In general, a resident owner may not be related to the assisted family, however, exceptions are made in situations where a reasonable accommodation is authorized to meet the needs of an assisted person who has a disability.

During the past year the GRHC also modified the HCV Administrative Plan to extend the period during which voucher recipients must locate housing from 60 to 120 days and also added a preference for households experiencing homelessness that are referred by the Kent County Continuum of Care; this is limited to 25 percent of the annual attrition of the program. Funded by HUD, Continuum of Care grants support community efforts to develop and implement a systematic response to ending homelessness. Continuum of Care funds are administered locally by the Grand Rapids Area Coalition to End Homelessness, a collaborative effort of more than 60 organizations, municipalities and individuals.

Our agency's designation as a "Moving to Work" Program participant is making it possible for us to implement additional flexibilities, including less frequent recertification for fixed-income households, limited self-certification of assets for seniors and people with disabilities, and a streamlined unit inspection process for qualifying landlords.

Building Self-Sufficiency and Economic Well Being

Funded by the U.S. Department of Housing and Urban Development, the Family Self-Sufficiency (FSS) Program offers GRHC program participants an opportunity to accrue funds in an escrow account when an increase in earned income increases the portion of monthly rent a household pays. The household can use some of the escrowed savings for activities that further the family's progress toward meeting self-sufficiency goals and receives the account balance upon successful completion of the program.

During 2022 the GRHC established dedicated FSS Program offices within the Grand Rapids EnVision Center at Campau Commons and offered a series of program orientation meetings to make this valuable opportunity to build a personal financial "nest egg" more accessible to our clients. The FSS Action Plan that governs the program was also revised to allow participation by residents using Project-Based Vouchers as well as those enrolled in our HCV Homeownership Program.

The GRHC's efforts to grow the FSS Program this year have been bolstered by a generous \$20,000 donation from Huntington Bank. This support has made it possible to offer periodic special events and programs designed to help families reach financial goals and maintain housing stability.

Our FSS staff also conducted a client survey to help tailor program offerings to better meet families' interests and needs. Respondents' top service areas of interest were receiving help with attaining home ownership, budgeting, and building or repairing credit. The greatest barriers to reaching financial goals were low credit score, transportation issues and child care access or affordability.

During 2022 the FSS Program served 230 households. Thirty-four program graduates earned a total of \$240,973, with an average escrow award of \$7,087. One participant earned \$27,000 in escrowed funds and purchased a home!

Homeownership Program Highlights

The GRHC administers a HUD-funded Housing Choice Voucher (HCV) Homeownership Program that empowers HCV Program participants to use their federal subsidy toward home mortgage payments rather than rental housing expenses. This program has a preference for residents who participate in the GRHC Family Self-Sufficiency Program.

Seventy-one Housing Choice Voucher Program participants have become home owners since the program's inception in 2002.

Family Self-Sufficiency Program 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 Intermediate School District
Kelsey McFarland, ICCF Community Homes
Jinnifer Ortquist, MSU Extension
Venessa Remo, Opportunity Resource Fund

Grand Rapids Housing Commission Representative

Wanda Couch, Housing Choice Voucher Program Manager

Wyoming Housing Commission Representative

Kimberly Seymour, FSS/Section 8 Coordinator

Kent County Community Action Representatives

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

New Initiative Helps Families Build Savings

The GRHC is launching an Asset-Building Program that is the research-oriented focus of our activities as a HUD "Moving to Work" Demonstration Program agency. This initiative will assess the impact of personal savings on assisted families' ability to maintain stable housing.

The GRHC will invite a limited number of Housing Choice Voucher Program participants who have children ages 13-18 to open a savings account with a participating bank or credit union. Each head of household's account will receive a monthly \$50 cash deposit from the GRHC; participants can deposit additional amounts we will match on an annual basis up to \$1,000. We will continue to make deposits for two years or until the account balance reaches \$5,000. There is also a youth program component that encourages families' teen children to save.

Staff recently met with representatives from area banks to encourage their participation as providers of financial support, banking services and financial literacy training. The team anticipates that banking partners and program participants will be in place by early fall. The anticipated cost of the two-year program is \$100,000.

Supporting Housing Stability: GRHC-Owned Family Developments

In addition to establishing a dedicated Family Self-Sufficiency (FSS) Program office within the Grand Rapids EnVision Center during the past year, the GRHC has made progress on plans to expand access to home ownership opportunities and raise capital that will fund future development projects as well as the rehabilitation of existing properties.



One of 15 units currently being renovated for conversion through the HUD Section 18 - Scattered Sites Program

Scattered Sites Conversion

The GRHC continues to work toward selling the remaining 15 Scattered Sites home ownership units in our Low-Income Public Housing inventory. A total of \$749,000 in capital needs at these properties are currently being addressed, after which the Housing Commission will apply for disposition through the HUD Section 18 Program.

All Scattered Sites units sold under the Section 18 disposition approval will remain affordable either through sale to the current resident, a GRHC Family Self-Sufficiency Program participant, a nonprofit organization or a resident of the community whose household income is not greater than 80 percent of area median income.

Scattered Sites residents who do not purchase the homes they currently occupy will be offered another form of housing assistance and may be eligible for relocation assistance under the Uniform Relocation Act.

Hope Community Rehabilitation Project



The Hope Community Service Center

Early this year the City of Grand Rapids awarded the GRHC a \$500,000 grant in support of our plan to undertake extensive renovations at the Hope Community Service Center. The funds are made available through the City's Fiscal Year 2024 Neighborhood Investment Plan, HOME-American Rescue Plan (HOME-ARP) Allocation Plan and Economic Resiliency and Recovery Investment Strategy (ERRIS). Hope Community is a Rapid Re-Housing Program that serves families experiencing homelessness.

The GRHC has identified a total of \$2.4 million in capital needs at Hope Community facilities, so the City grant represents a partial but very significant step toward making much-needed repairs and improvements. Staff are in the process of prioritizing Service Center renovations that will get underway this fall, and we continue to seek financial resources for additional rehabilitation projects at both the 12-unit center and 12 nearby duplex units.



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
Southwest Grand Rapids locations
24 units
Rapid Re-Housing Program
Serves families experiencing
homelessness

Scattered Sites Program
Various Grand Rapids locations
20 duplex units
Section 8 Project-Based Program
Serves families, seniors,
people with disabilities

Supporting Independence: GRHC Senior Communities

The easing of COVID-19 restrictions during the past year led to the welcome return of social, informational and recreational activities at our senior housing developments. Meals On Wheels Dining Centers and on-site libraries, computer and craft rooms reopened, and potlucks, game and movie nights, and club meetings were back on the calendar, as were many educational opportunities provided by community partners such as MSU Extension, the GVSU Kirkhof College of Nursing, the Calvin University Department of Nursing and many others.

Our board, staff and residents are sincerely grateful to the partners who innovated with us to safely continue critical services during the pandemic and are now back on site with our residents providing so many health- and life-enhancing programs and opportunities.



A Sheldon Apartments resident, GRHC staff and representatives from Oak Street Health and Humana enjoy a Valentines Day bash



Adams Park Apartments, a 188-unit senior development slated for total redevelopment

Adams Park Redevelopment

The GRHC has forged an agreement with Brinshore Development and the nonprofit organization Amplify GR to work with us as co-developers on a total redevelopment of Adams Park Apartments, a 188-unit property that serves seniors ages 62 and older as well as adults with disabilities. Amplify GR is one of several community organizations working to revitalize the Boston Square neighborhood that includes Adams Park; the input Amplify GR leaders have received from stakeholders in the broader community and their knowledge of planned residential development in the neighborhood will help inform the GRHC's process as we consider the optimal unit mix for a new Adams Park.

Brinshore Development and Amplify GR will join GRHC staff in a master planning process that will include a community engagement phase focused on receiving input from current Adams Park residents. Redevelopment planning is expected to take several years and will include a comprehensive relocation plan that ensures all current residents' housing needs are met.

The planning process currently underway also includes environmental, architectural and engineering reviews, geotechnical testing and site planning.

The Housing Commission plans to pursue HUD grants as well as federal Low-Income Housing Tax Credits to finance this project.



Top row, from left:

Adams Park Apartments

1440 Fuller Avenue SE
188 units
Low-Income Public Housing
Ages 62 and older, and 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

Better Together: Supportive Services Partnerships

The GRHC continues to partner with organizations and volunteers to bring not only affordable housing but also a variety of supportive programs and services to the families we serve. Check out the “Community Partners, Donors and Volunteers” page of this report to view a partial list of the many agencies with whom we have been proud to partner over the past year.

Among the services offered during 2022 and early 2023:



- Established an annual “Health and Unity in the Community” resource fair/family fun fair at Campau Park in partnership with the Black Impact Collaborative, Cherry Health and dozens of other community partners.
- Continued our partnership with the Grand Rapids Public Schools Nutrition Services Department to once again host the USDA “Meet Up and Eat Up” summer meal program at Campau Commons and Creston Plaza.
- Partnered with the Grand Rapids Public Library to offer Mobile Library services at Campau Commons Community Center and the Bobbie Butler Community Center at Creston Plaza.
- Partnered with the Michigan Secretary of State to bring the agency’s Mobile Unit to the Campau Commons Community Center, offering all GRHC residents a convenient way to get or renew a driver’s license or ID, register a vehicle, get a disability placard application or register to vote.
- Numerous longtime partners provided food support and hosted events at GRHC family developments.



- Partners continued their longstanding support of on-site food pantries at GRHC senior communities.
- Numerous partners donated holiday feasts and hosted holiday events at GRHC senior developments.
- Senior Sing A-Long serenaded many senior events.



A few of many special events and services partners provided to residents of GRHC senior developments:

- The GRHC partnered with the Black Impact Collaborative and Cherry Health to host vaccine clinics at our senior housing developments.
- The Humane Society of West Michigan provided a pet vaccine clinic at Mount Mercy Apartments.
- Leonard Terrace Apartments residents enjoyed an arts and crafts party hosted by students from the GVSU Kirkhof College of Nursing. The event also included helpful information from Disability Advocates of Kent County.
- Valentine’s Day parties at several senior communities offered opportunities to celebrate on the dance floor!



Community Partners, Donors and Volunteers

AARP
 Advocates for Senior Issues
 Aetna
 Alcoholics Anonymous
 Alpha Women's Center
 Amplify GR
 Arbor Circle
 Area Agency on Aging of Western Michigan
 Association for the Blind and Visually Impaired
 At Home Rehab
 AYA Youth Collective
 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
 CaptionCall
 Care Resources
 The Care Team Michigan
 Catherine's Health Center
 Central Reformed Church
 Cherry Health
 Cinnaire
 City Impact
 City of Grand Rapids
 City of Grand Rapids Crime Prevention
 City of Grand Rapids Mobile GR and Parking Services
 Coit Community Church
 Community Food Club
 Comprenew
 CoreWell Health
 Cornerstone University
 Covenant House Academy
 Creston Neighborhood Association
 Deaf and Hard of Hearing Services
 DHHS/Santa Claus Girls
 Disability Advocates of Kent County
 Dwelling Place
 Early Learning Neighborhood Collaborative
 Easterseals
 Effex Management Solutions
 Elara Caring
 The Emergency Food Assistance Program (TEFAP)
 Exalta Health
 Fair Housing Center of West Michigan
 Family Outreach Center
 Family Promise
 Feed My People Ministry
 Feeding America West Michigan
 Fifth Third Bank
 First Church
 First Park Church



First United Methodist Church
 Forest Hills Presbyterian Church
 1428 Financial Wellness
 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 Area Hoarding Taskforce
 Grand Rapids Community College
 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
 Health Care Associates and Community Care Givers
 Healthy Homes Coalition of West Michigan
 The Heat and Warmth Fund (THAW)
 Hispanic Center of West Michigan
 Home Builders Association of Greater Grand Rapids
 Home Instead Senior Care
 Home Repair Services
 Hometown Pharmacy
 Hospice of Michigan
 Housing Kent
 Housing Next

Humana
 Humane Society of West Michigan
 Huntington Bank
 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
 LaGrave Avenue Christian Reformed Church
 Leaves Personal Care
 Legal Aid of Western Michigan
 Life Beyond the Horizon
 Life EMS
 LINC Up
 Main Street Association
 Making Choices Michigan
 Meals on Wheels of Western Michigan
 Michigan Department of Health and Human Services
 Michigan Rehabilitation Services
 Michigan Secretary of State
 Michigan State Housing Development Authority
 Michigan State University Extension
 MOKA
 Multitude Ministries
 National Association of Housing & Redevelopment Officials
 National Heritage Academies
 Neighbors of Belknap Lookout Network 180
 New Hope Baptist Church
 New St. Mark Baptist Church
 North End Community Ministry
 Northlawn United Methodist Church
 Oak Street Health
 Oakdale Neighbors
 Oakdale Park Christian Reformed Church
 One in Christ Ministries
 The Other Way Ministries
 Patriot Agency, Charlie Batizy

Podiatry West Senior Foot Care Services
 Proactive GR
 Project Fresh
 The Rapid
 Reliance Community Care Partners
 Reliance Integrated Wellness Center
 Renew Mobility
 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 and Recovery)
 South East Market
 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
 Two Men and a Truck
 United Church Outreach Ministry
 United Health Care
 United Methodist Community House
 United Way 2-1-1
 Unity Christian High School
 University of Detroit Mercy
 University of Michigan Health-West
 Urban League of West Michigan
 U.S. Department of Housing and Urban Development
 Vibrant Futures
 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
 Zylstra Medical

Financial Highlights: Statement of Net Assets

Fiscal year ended June 30, 2022

Current assets:

Cash and cash equivalents - unrestricted	4,493,067
Receivables	
Tenant and other	99,427
Allowance for doubtful accounts	(99,390)
Other	455,753
Prepaid expenses	7,315
Due from partnerships	<u>1,373,578</u>
Total current assets	6,329,750

Noncurrent assets:

Cash and cash equivalents - restricted	4,893,376
Capital assets:	
Not subject to depreciation	3,408,564
Assets subject to depreciation - net	14,071,349
Accrued interest receivable	440,694
Notes receivable	<u>1,707,679</u>
Total noncurrent assets	24,521,662

Total assets 30,851,412

Deferred outflows of resources:

Excess consideration provided in acquisition	2,939,178
Deferred outflows related to pensions	22,632

Current liabilities:

Accounts payable	152,140
Security deposit liability	228,854
Pilot payable	115,081
Due to other governmental units	82,484
Related party payable	42,701
Accrued liabilities and other	300,796
Loans and notes payable - current portion	309,466
Unearned revenue	<u>132,273</u>
Total current liabilities	1,363,795

Noncurrent liabilities:

Compensated absences	261,967
Net pension liability	261,650
Total OPEB liability	827,670
Loans and notes payable - net of current portion	9,163,508
FSS escrow payable	<u>783,824</u>
Total noncurrent liabilities	11,298,619

Total liabilities 12,662,414

Deferred inflows of resources:

Deferred inflows related to pensions	<u>184,223</u>
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Net position:

Net investment in capital assets	8,006,939
Restricted:	
Restricted for required reserves and escrow deposits	3,873,225
Restricted for HAP equity	345,276
Unrestricted	<u>8,741,145</u>
Total net position	20,966,585

Financial Highlights: Statement of Revenue and Expense

Fiscal year ended June 30, 2022

Operating revenues:

Federal grants	30,345,715
Tenant revenue	2,459,050
Miscellaneous	564,245
Other revenue	<u>125,089</u>
Total operating revenues	33,494,099

Operating expenses:

Housing assistance payments	23,501,846
Administrative	5,141,155
Utilities	1,337,089
Maintenance	1,691,169
General	773,879
Management fees	18,813
Depreciation expense	<u>713,759</u>
Total operating expenses	33,177,710

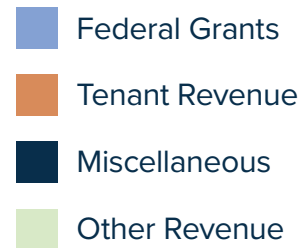
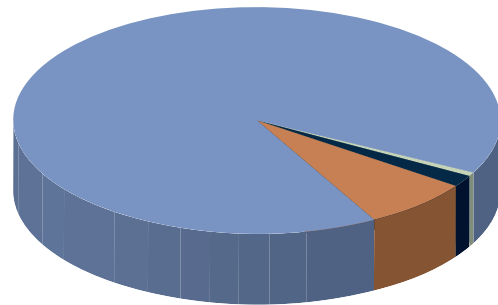
Operating income (loss) 316,389

Nonoperating revenue (expense):

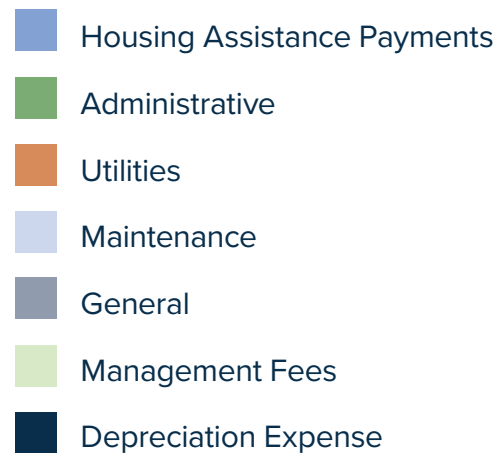
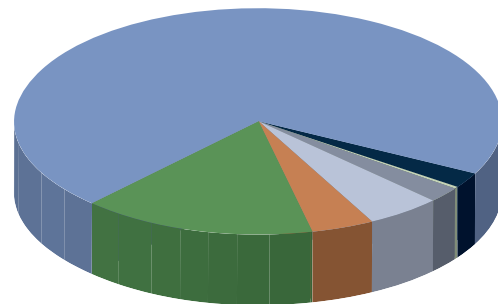
Investment income - net	232,090
Interest expense and paying agent fees	(407,605)
Amortization	<u>(42,596)</u>
Total nonoperating expense	<u>(218,111)</u>

Change in net position 98,278

Operating Revenues



Operating Expenses



Grand Rapids Housing Commission Program Summary

Section 8 Voucher Programs

Rental subsidy available to low-income households renting privately owned property located throughout the GRHC service area.

HOUSING CHOICE VOUCHER (HCV)

PROGRAM:

2,552 units, tenant-based rental subsidy; the primary federal Section 8 program.

MAINSTREAM PROGRAM:

247 units, rental subsidy for very low-income non-elderly people with disabilities who are experiencing homelessness.

NON-ELDERLY PEOPLE WITH DISABILITIES (NED) PROGRAM:

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

HUD-VETERANS AFFAIRS SUPPORTIVE HOUSING (HUD-VASH) PROGRAM:

22 units, rental subsidy and case management services for veterans experiencing or at risk for experiencing homelessness.

FOSTER YOUTH TO INDEPENDENCE (FYI) PROGRAM:

10 units, rental subsidy and supportive services for youth aging out of foster care who are experiencing or are at risk for experiencing homelessness.

EMERGENCY HOUSING VOUCHER (EHV) PROGRAM:

42 units, rental subsidy for families experiencing homelessness, at high risk for housing instability, or fleeing domestic violence, dating violence, sexual assault, stalking or human trafficking. Referral is through the Continuum of Care or emergency shelter agencies.

Section 8 Moderate Rehabilitation

102 units, project-based program that subsidizes the rents of tenants in apartment buildings renovated by private developers. Supported by the Project-Based Voucher Program.

- Calumet Flats, 16 units; people experiencing domestic violence
- Verne Barry Place, 86 units; people experiencing chronic homelessness

Section 8 New Construction

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

- Ransom Tower: Ages 62 and older

Rapid Re-Housing Program

24 units. The GRHC receives HUD grants to fund supportive services provided to families experiencing homelessness; referral is through The Salvation Army.

- Hope Community*

*Low-Income Housing Tax Credit Program development

Low-Income Public Housing Program

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

- Adams Park Apartments,** 188 units
Ages 62 and older, people with disabilities
- Scattered Sites,** 15 units
The GRHC rents single-family units to families, seniors, people with disabilities

**Slated for conversion through Section 18 or similar program

Section 8 Project-Based Vouchers (PBVs)

874 units. Rental subsidy for low-income families is assigned to units within a building or to an entire building.

- Antoine Court, 50 units; serves veterans, ages 55 and older with a disability, ages 62 and older, people experiencing chronic homelessness
- Campau Commons Apartments,* 92 units; serves families, seniors, people with disabilities
- Creston Plaza Apartments,* 100 units; serves families, seniors, people with disabilities
- Leonard Terrace Apartments, 125 units; serves ages 62 and older, ages 55-61 with disabilities
- Mount Mercy Apartments,* 180 units; serves ages 62 and older, ages 55-61 with disabilities
- Scattered Sites, 20 units; serves families, seniors, people with disabilities
- Sheldon Apartments,* 45 units; serves ages 62 and older, ages 55-61 with disabilities

*Low-Income Housing Tax Credit Program development

Partner developments for which the GRHC administers Project-Based Vouchers:

- 415 Franklin Apartments, 6 vouchers
- Belknap Place Apartments, 4 vouchers
- Calumet Flats, 16 vouchers
- Garfield Park Lofts, 8 vouchers
- Harrison Park Apartments, 11 vouchers
- Heron Courtyard, 33 vouchers
- Heron Manor, 22 vouchers
- Kingsbury Place, 11 vouchers
- Oroquis Apartments, 27 vouchers
- Pine Avenue Apartments, 5 vouchers
- St. James Apartments, 8 vouchers
- Steepleview Apartments, 10 vouchers
- Stockbridge Apartments, 15 vouchers
- Verne Barry Place, 86 vouchers

Recent Grant Awards

CAPITAL FUND PROGRAM

FFY2023: \$509,386 • FFY 2022: \$506,457 • FFY 2021: \$409,794
FFY 2020: \$461,884 • FFY 2019: \$432,331

SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

FFY 2022: \$26,202,416

EMERGENCY HOUSING VOUCHERS: \$160,727

SECTION 8 MODERATE REHABILITATION PROGRAM

FFY 2022, Verne Barry Place: \$561,043

FFY 2022, Calumet Flats: \$142,583

SECTION 8 MAINSTREAM PROGRAM

FFY 2022: \$1,144,533 • FFY 2021: \$726,545

SECTION 8 NEW CONSTRUCTION PROGRAM

FFY 2022, Ransom Tower Apartments: \$1,111,470

OPERATING FUND PROGRAM

FFY 2022: \$494,687

FAMILY SELF-SUFFICIENCY PROGRAM:

FFY 2022: \$478,324

SUPPORTIVE HOUSING GRANT

FFY 2022, Hope Community Rapid Re-Housing Program:
\$159,663

HUNTINGTON BANK GRANT in support of the GRHC

Family Self-Sufficiency Program: \$20,000

CITY OF GRAND RAPIDS HOME-ARP/ERRIS GRANT

Committed early 2023 in support of Hope Community
Rapid Re-Housing Program renovations: \$500,000

Jean McKee Resident Scholarship Program Highlights



Scholarship winners Michelle Johnson (left) and Sarah Dorris

The Jean McKee Resident Scholarship Program awards college scholarships to deserving 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. The program is funded by private donations.

Congratulations to our scholarship winners for the 2023–2024 academic year:

- Sarah Dorris, a GRHC Family Self-Sufficiency Program client who is currently an undergraduate student in Paralegal Studies at Bryant Stratton College.
- Michelle Johnson, a GRHC Family Self-Sufficiency Program client who is attending Auguste Escoffier School of Culinary Arts, with the goal of becoming a professional baker.

Summer Camp Scholarship Highlights

The Jean McKee Resident Scholarship Program once again offered a YMCA summer camp experience for young residents of our agency-owned family housing developments. The YMCA covered 20 percent of the camp cost for GRHC residents and also assisted with bus transportation to Camp Manitou-Lin on Barlow Lake. During summer 2023 the program served 16 young GRHC residents ages 6-15.

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.



**AFFORDABLE
HOUSING FOR
WEST MICHIGAN**

