

Streamlined Annual PHA Plan (High Performer PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-HP is to be completed annually by High Performing PHAs. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) High-Performer PHA – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) Small PHA - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) Housing Choice Voucher (HCV) Only PHA - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) Standard PHA - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) Troubled PHA - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) Qualified PHA - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.
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A.1	<p>PHA Name: Grand Rapids Housing Commission PHA Code: mi073 PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: July 1, 2018 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units: 231 Number of Housing Choice Vouchers (HCVs): 3,382 Total Combined: 3612 PHA Plan Submission Type: <input checked="" type="checkbox"/> High Performer <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>Locations where the public may view and/or obtain copies of the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan:</p> <ol style="list-style-type: none"> 1. GRHC Administrative Office, 1420 Fuller Ave. SE, Grand Rapids, MI 2. GRHC web site: www.grhousing.org 3. GRHC asset management project offices: <ul style="list-style-type: none"> Adams Park Apartments, 1440 Fuller Ave. SE, Grand Rapids, MI Campau Commons Apartments, 821 South Division Ave., Grand Rapids, MI Creston Plaza Apartments, 1080 Creston Plaza Dr. NE, Grand Rapids, MI Hope Community, 1024 Ionia SW, Grand Rapids, MI Leonard Terrace Apartments, 1315 Leonard St. NE, Grand Rapids, MI Mount Mercy Apartments, 1425 Bridge St. NW, Grand Rapids, MI Ransom Tower Apartments, 50 Ransom Ave. NE, Grand Rapids, MI Sheldon Apartments, 1010 Sheldon SE, Grand Rapids, MI <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete the table below)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:											
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Lead PHA:																					

B.	Annual Plan Elements
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B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission:</p>
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B.1
(cont.)

- | Y | N |
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| <input type="checkbox"/> | <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> Financial Resources. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> Rent Determination. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> Homeownership Programs. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> Safety and Crime Prevention. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> Pet Policy. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> Substantial Deviation. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> Significant Amendment/Modification |

(b) The PHA must submit its Deconcentration Policy for Field Office Review.
The GRHC's Deconcentration Policy is incorporated within our Section 8 Administrative Plan.

In Chapter 5, "Briefings and Voucher Issuance," page 5-3, "Oral Briefing," the list of topics that must be covered as part of the Section 8 orientation process includes: where the family can lease a unit, an explanation of how portability works, and "the advantages of areas that do not have a high concentration of low-income families." On page 5-5, the Administrative Plan dictates that the orientation packet must include resources to help the participant find rental units outside of high-poverty areas. It must also include "maps showing areas with housing opportunities outside of areas of poverty or minority concentration, both within its jurisdiction and its neighboring jurisdiction"; "information about the characteristics of these areas, including job opportunities, schools, transportation and other services"; and "an explanation of how portability works, including a list of portability contact persons for neighboring PHAs, including names, addresses and telephone numbers."

In Chapter 13, "Owners," Part 1, Section 13.1.A, "Owner Recruitment and Retention," page 13-2, the GRHC states its policy to "...conduct owner outreach to ensure that owners are familiar with the [Section 8] program and its advantages. The GRHC will actively recruit property owners with property located outside areas of poverty and minority concentration. These outreach strategies will include:

- Distributing printed material about the program to property owners and managers.
- Holding owner recruitment/information meetings as needed and as resources permit.
- Participating in community-based organizations comprised of private property and apartment owners and managers.
- Developing working relationships with owners and real estate brokers associations."

In Chapter 17, "Project-Based Vouchers," Section 17-II.B, "PBV Owner Proposals" pages 17-5, 17-6 and 17-7, the GRHC states that when requesting proposals for rehabilitated and newly constructed units, for existing housing units, and proposals subject to a previous competition under a federal, state or local housing assistance program, our agency will rate and rank proposals using several criteria, including "extent to which the project furthers the GRHC goal of deconcentrating poverty and expanding housing and economic opportunities."

Excerpts of chapters 5, 13 and 17 of the Section 8 Administrative Plan are submitted as Attachments A, B, C; sections relevant to Deconcentration Policy are highlighted.

(c) If the PHA answered yes for any element, describe the revisions for each element below:

Financial Resources.

The GRHC has completed RAD Program conversion of Campau Commons Apartments (MI073000005) and plans to similarly convert Scattered Sites (MI073000004) and Adams Park Apartments (MI073000001), with all conversions slated to be completed by late 2018. As a result of the conversion of the developments listed above, Capital Fund Program grants to the GRHC will be eliminated for the affected developments. The remaining Capital Fund allocation for each affected development is approximated in the Capital Fund Program Five-Year Action Plan included as Attachment D.

We anticipate any reduction in Capital Fund grants will be offset by funds received through the Section 8 Project-Based Program and gained through private investment in the affected developments. By providing the opportunity to attract private funding that would enhance GRHC maintenance efforts, these conversions support a specific maintenance goal in our 2015-2019 Five-Year PHA Plan to "maintain the Housing Commission real estate in good condition" as well as the following specific objective: "Pursue RAD Program grants to convert our remaining Public Housing Program units to the Section 8 Project-Based Program, with the goal of attracting new funding sources that would support optimal maintenance at these developments."

For more complete information about the GRHC's financial resources, please reference the excerpt from the GRHC's Fiscal Year 2018 Operating Budget included as Attachment E.

Revisions to Policies that Govern Eligibility, Selection and Admissions

The GRHC has amended Chapter 3 of its Section 8 Administrative Plan, "Eligibility," as follows:

3-11.A, "Income Eligibility and Targeting," "Using Income Limits for Eligibility": Language has been added to specify that the GRHC will consider a family to be continuously assisted if the family was leasing a unit under the 1937 Housing Act program at the time they were selected from the GRHC waiting list.

3-11.E, "Students Enrolled in Institutions of Higher Education," has been amended to incorporate FR Notice 9/21/16. The criteria used to define "independent student" have been expanded to include:

- The individual is at least 24 years old by December 31 of the award year for which aid is sought.
- The individual is an orphan, in foster care, or a ward of the court at any time when the individual was 13 years of age or older.
- The individual is or was immediately prior to attaining the age of majority, an emancipated minor or in legal guardianship as determined by a court of competent jurisdiction in the individual's state of legal residence.
- The individual is a veteran of the U.S. Armed Forces or is currently serving on active duty in the Armed Forces for other than training purposes.
- The individual is a graduate or professional student.
- The individual is married.
- The individual has one or more legal dependents other than a spouse (for example, dependent children or an elderly dependent parent).

<p>B.1 (cont.)</p>	<ul style="list-style-type: none"> • <u>The individual has been verified during the school year in which the application is submitted as either an unaccompanied youth who is a homeless child or youth, or as unaccompanied, at risk of homelessness, and self-supporting by:</u> <ul style="list-style-type: none"> - A local educational agency homeless liaison - The director of a program funded under subtitle B of title IV of the McKinney-Vento Homeless Assistance Act or a designee of the director - A financial aid administrator • The individual is a student for whom a financial aid administrator makes a documented determination of independence by reason of other unusual circumstances. • The individual was not claimed as a dependent by his/her parents pursuant to IRS regulations, as demonstrated on the parents' most recent tax forms. • The individual provides a certification of the amount of financial assistance that will be provided by his/her parents. This certification must be signed by the individual providing the support and must be submitted even if no assistance is being provided. <p>If the GRHC determines that an individual meets the definition of a vulnerable youth such a determination is all that is necessary to determine that the person is an independent student for the purposes of using only the student's income for determining eligibility for assistance.</p> <p>The GRHC will verify that a student meets the above criteria in accordance with the policies in Section 7-II.E.</p> <p>The Section also clarifies our definition of "vulnerable youth."</p> <p>3-III.G, "Notification," has been amended to incorporate an updated "Certification of Domestic Violence, Sexual Assault or Stalking" form; the time frame within which applicants denied housing assistance must notify the GRHC that they wish to claim protection under the Violence Against Women Act has been extended from 10 to 14 days.</p> <p>Relevant excerpts of Chapter 3 are provided as Attachment F.</p> <p>The GRHC has amended Chapter 4 of its Section 8 Administrative Plan, "Applications, Waiting List and Tenant Selection," as follows: 4-1.B, "Applying for Assistance," has been amended to clarify the GRHC's two-step application process.</p> <p>Relevant excerpts of Chapter 4 are provided as Attachment G.</p> <p>The GRHC has amended Chapter 5 of its Section 8 Administrative Plan, "Briefings and Voucher Issuance," as follows:</p> <p>5-1.B, "Briefing," "Oral Briefing," has been amended to add that each briefing must include the following:</p> <ul style="list-style-type: none"> • An explanation of how portability works. The GRHC may not discourage the family from choosing to live anywhere in the GRHC jurisdiction or outside the GRHC jurisdiction under portability, unless otherwise expressly authorized by statute, regulation, PIH Notice, or court order. • The GRHC must inform the family of how portability may affect the family's assistance through screening, subsidy standards, payment standards, and any other elements of the portability process which may affect the family's assistance. <p>5-1.B, "Briefing," "Briefing Packet," has been amended to add:</p> <ul style="list-style-type: none"> • Information on federal, state and local equal opportunity laws and a copy of the housing discrimination complaint form. • An Explanation of the advantages of moving to an area that does not have a high concentration of low-income families. • Informational brochures: "Protect Your Family from Lead in Your Home"; "VAWA Information"; "Is Fraud Worth It"; "What You Should Know About EIV." <p>5-1.C, "Family Obligations," has been amended to add language in compliance with 24 CFR 5.2005(c)(1): "Any incidents of, or criminal activity related to, domestic violence, dating violence, sexual assault, or stalking will not be construed as serious or repeated lease violations by the victim."</p> <p>Relevant excerpts of Chapter 5 are provided as Attachment A.</p> <p>The GRHC has amended chapter 7 of its Section 8 Administrative Plan, "Verification," as follows: 7-III.K, "Parental Income of Students Subject to Eligibility Restrictions," has been amended to specify the following: "If a student enrolled at an institution of higher education is under the age of 24, is not a veteran, is not married, does not have a dependent child, and is not a person with disabilities receiving HCV assistance as of November 30, 2005, the income of the student's parents must be considered when determining income eligibility, unless the student is determined independent from his or her parents or a vulnerable youth in accordance with GRHC policy [24 CFR 5.612, FR 4/10/06, p. 18146, and FR Notice 9/21/16]."</p> <p>Relevant excerpt of chapter 7 is provided as Attachment I.</p> <p>The GRHC has amended Chapter 11 of its Section 8 Administrative Plan, "Reexaminations," as follows: 11-1.E, "Determining Ongoing Eligibility of Certain Students," has been amended to add "vulnerable youth" status as a factor in determining eligibility.</p> <p>Relevant excerpt of Chapter 11 is provided as Attachment L.</p> <p><u>Revisions to Policies that Govern Rent Determination:</u> The GRHC has amended Chapter 6 of its Section 8 Administrative Plan, "Income and Subsidy Determinations," as follows: 6-III.C, "Applying Payment Standards," "Changes in Payment Standards," "Decreases," has been amended to clarify GRHC policy regarding applying changes to the payment standard schedule that result in payment reductions to families who are being assisted under an existing HAP contract.</p> <p>Relevant excerpts of Chapter 6 are provided as Attachment H.</p>
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<p>B.1 (cont.)</p>	<p>The GRHC has amended Chapter 8 of its Section 8 Administrative Plan, “Housing Quality Standards and Rent Reasonableness Determinations,” as follows:</p> <p>“Introduction” has been amended to clarify that “All units must pass HQS inspection prior to the approval of a lease and at least once every 24 months during the term of the contract, and at other times as needed, to determine that the unit meets HQS.”</p> <p>8-I.C, “Life-Threatening Conditions,” has been amended to enumerate the conditions the GRHC deems life threatening.</p> <p>8-I.E, “Special Requirements for Children,” has been amended to include the following: “The GRHC must complete a risk assessment of the dwelling unit within 15 calendar days after being notified by a public health department or other medical health care provider.”</p> <p>8-III.B, “Rent Reasonableness Determinations,” has been amended as follows: “HUD requires the GRHC to make a determination of rent reasonableness (even if the owner has not requested a change) if there is a 10 percent decrease in the Fair Market Rent.” (Note: changed 5 percent decrease to 10 percent decrease.)</p> <p>Relevant excerpts of Chapter 8 are provided as Attachment J.</p> <p>The GRHC has amended Chapter 9 of its Section 8 Administrative Plan, “General Leasing Policies,” as follows:</p> <p>9-1.B, “Requesting Tenancy Approval,” has been modified to specify that the GRHC will accept missing information, missing documents, and lease term corrections only as hard copies delivered personally or by mail of fax.</p> <p>9-I.H, “Changes in Lease or Rent,” has been modified as follows: “In these cases [where the lease or rent has changed], if the HCV assistance is to continue, the family must submit a new Request for Tenancy Approval (RTA) along with a new dwelling lease containing the proposed changes. A new tenancy must then be approved in accordance with this chapter.</p> <p>Relevant excerpts of Chapter 9 are provided as Attachment K.</p> <p>The GRHC has amended Chapter 11 of its Section 8 Administrative Plan as follows:</p> <p>11-III.B, “Recalculating Family Share and Subsidy Amount,” “Changes in Payment Standards and Utility Allowances,” has been amended to include some flexibility in the manner in which a decrease in the payment standard is implemented. The change incorporates the following language: “If the payment standard amount has decreased during the term of a HAP contract, the GRHC is not required to reduce the payment standard as the HAP contract remains in effect. At the family’s second annual reexamination, the GRHC may, but is not required to, apply the decreased payment standard or may gradually implement the reduced payment standard.”</p> <p>Relevant excerpt of Chapter 11 is provided as Attachment L.</p> <p>The GRHC has amended Chapter 12 of its Section 8 Administrative Plan, “Termination of Assistance and Tenancy,” as follows:</p> <p>12-II.E, “Termination Related to Domestic Violence, Dating Violence, Sexual Assault or Stalking,” and 12-II.F, “Termination Notice,” have been amended to replace form 50066, Certification of Domestic Violence, with form 5382, the updated Certification.</p> <p>Relevant excerpts of Chapter 12 are provided as Attachment M.</p> <p>The GRHC has amended Chapter 14 of its Section 8 Administrative Plan, “Program Integrity,” as follows:</p> <p>14-I.A, “Preventing Errors and Program Abuse,” has been amended to incorporate the following information:</p> <ul style="list-style-type: none"> • “What you should know about EIV” • An explanation of changes in HUD regulations or GRHC policy that affect the program. • A statement that first-time owners (or their agents) are required to participate in a briefing session that explains HAP contract requirements. <p>Relevant excerpts of Chapter 14 are provided as Attachment N.</p> <p>The GRHC has amended Chapter 16 of its Section 8 Administrative Plan, “Program Administration,” as follows:</p> <p>16-II.C, “Utility Allowance,” has been amended to address air conditioning.</p> <p>Relevant excerpt of Chapter 16 is provided as Attachment O.</p> <p>The GRHC has added Chapter 18, “Project Based Vouchers (PBV) Under the Rental Assistance Demonstration (RAD) Program,” to its Section 8 Administrative Plan in order to meet HUD requirements under RAD. The chapter includes the following sections governing eligibility, selection and admissions, and rent determination:</p> <p>Part V, “Selection of PBV Program Participants”</p> <p>Part VI, “Occupancy”</p> <p>Part VII, “Determining Contract Rent”</p> <p>Part VIII, “Payments to Owner”</p> <p>Chapter 18 is included in its entirety as Attachment P.</p>
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B.2**New Activities.**

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year:

Y N

- Hope VI or Choice Neighborhoods.
- Mixed Finance Modernization or Development.
- Demolition and/or Disposition.
- Conversion of Public Housing to Tenant-Based Assistance.
- Conversion of Public Housing to Project-Based Assistance under RAD.
- Project-Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Lund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.

Mixed-Finance Modernization or Development:

Conversion of Public Housing to Project-Based Assistance under RAD:

Project-Based Vouchers:

In March 2015, the GRHC received HUD RAD Program approval to convert 300 LIPH units to the Section 8 Project-Based Program. Developments slated for conversion were Campau Commons Apartments (92 units), Adams Park Apartments (188 units) and Scattered Sites (MI073000004, 20 units). Conversion would utilize both HUD grants and funds leveraged through federal Low-Income Housing Tax Credits.

Campau Commons Apartments, 92 units:

The conversion of Campau Commons Apartments (MI073000003) was completed in May 2017. Located at 821 South Division Ave. in Grand Rapids, this development served and continues to serve families, seniors and disabled persons.

Bedroom distribution at Campau Commons is:

- One-bedroom units will remain the same (16 units).
- Two-bedroom units will remain the same (34 units).
- Three-bedroom units will remain the same (37 units).
- Four-bedroom units will remain the same (5 units).

Tenant relocation was not necessary for this development.

Adams Park Apartments, 188 units:

The CHAP awarded to the GRHC for the conversion of Adams Park Apartments (MI078000001) has been returned because the funding needed to make required repairs to the development was not available within the time frame specified by the RAD Program. During late 2017 the GRHC submitted an application to HUD for a new CHAP, with a plan to apply to the 9 percent Low-Income Housing Tax Credit (LIHTC) program administered by MSHDA to obtain the financing needed to undertake required renovations; the LIHTC application will be submitted in the April 2018 Funding Round.

Located at 1440 Fuller Ave. SE in Grand Rapids, Adams Park serves disabled adults and seniors ages 62 or older; Adams Park will continue to serve these populations after conversion under the RAD Program. Bedroom distribution at Adams Park is:

- One-bedroom units will remain the same (183 units).
- Two-bedroom units will remain the same (5 units).

Tenant relocation is not necessary for this development and is not a part of the conversion plan.

Scattered Sites Program, 20 units:

Scattered Sites Program (MI073000004), 20 units (serves families, seniors and disabled persons, and will continue to serve these populations after conversion under the RAD Program). Units are all 3 bedrooms; this will remain the same. Conversion of this development will be completed during 2018. Tenant relocation is not necessary for this development and is not a part of the conversion plan.

In February 2016, the GRHC received HUD RAD Program approval to convert an additional 22 units of Scattered Sites Program housing (MI073000004) to the Section 8 Project-Based Program; the GRHC requested a Transfer of Assistance that would enable us to move this subsidy to our Hope Community Rapid Re-Housing facility, a severely distressed 24-unit development that serves homeless women and children. Hope Community did not ultimately meet the criteria to receive the Transfer of Assistance.

The 22 units* of Scattered Sites housing that received the RAD award in 2016 are home ownership units (residents must be eligible and willing to purchase these units) and it was ultimately determined that these did not meet the criteria for RAD Program conversion. The CHAP for these Scattered Sites units was returned and the GRHC awaits HUD approval to revert the units to its Section 5(h) Homeownership Program so that the units can be sold to eligible low-income households. This change does not constitute a "Significant Amendment" to our Public Housing Agency Plan or Five-Year Plan.

*The GRHC demolished the Scattered Sites unit located at 333 Florence Street NE in 2017 due to extensive fire damage sustained on July 10, 2016. The GRHC applied for a De Minimis Reduction for this development; on February 13, 2017. The lot at 333 Florence St. NE will be retained for future development.

By providing the opportunity to attract private funding that would enhance GRHC maintenance efforts, the conversions listed above support a specific maintenance goal in our 2015-2019 Five-Year PHA Plan to "maintain the Housing Commission real estate in good condition" as well as the following specific objective: "Pursue RAD Program grants to convert our remaining Public Housing Program units to the Section 8 Project-Based Program, with the goal of attracting new funding sources that would support optimal maintenance at these developments."

<p>B.2 (cont.)</p>	<p><u>Mixed-Finance Modernization or Development:</u></p> <p>The GRHC plans to apply for Low-Income Housing Tax Credits to finance needed improvements at Hope Community Rapid Re-Housing Program; Hope Community includes 24 units located at 1024 Ionia Avenue SW (12 units), 34/38 Albany St. SW (2 units), 35/37 Shelby St. SW (2 units), 43/47 Canton St. SW (2 units), 106/108 Putnam St. SW (2 units), 1043/1045 Ionia Ave. SW (2 units), and 1106/1108 Ionia Ave. SW (2 units). Hope Community serves homeless women and their minor children and will continue to serve this population after renovation. Bedroom distribution at Hope Community is:</p> <ul style="list-style-type: none"> • 12 modular units that can be configured for one to three bedrooms. • Two-bedroom duplex units (6 units). • Three-bedroom duplex units (6 units). <p>Renovation will not require tenant relocation.</p> <p>Renovation of Hope Community supports a specific maintenance goal in our 2015-2019 Five-Year PHA Plan to “maintain the Housing Commission real estate in good condition.” Additionally, renovation supports the specific community planning goal to “serve the housing and supportive needs of child and adult victims of domestic violence, dating violence, sexual assault or stalking by continuing to offer services to homeless women and their children through Hope Community Rapid Re-Housing Program.”</p> <p><u>Project-Based Vouchers:</u></p> <p>The GRHC is providing four community partner organizations a total of 71 Project-Based Vouchers in support of Low-Income Housing Tax Credit applications that would bring an additional 351 units of affordable housing to our community. The organizations and developments supported include:</p> <p>Developer: Inner City Christian Federation 415 Franklin Street SE, Grand Rapids, MI, 40 units new construction – 6 vouchers committed 501 Eastern Avenue SE, Grand Rapids, MI, 45 units new construction - 10 vouchers committed; LIHTC awarded in 2017. Stockbridge Apartments, First St. and Stocking Ave. NW, Grand Rapids, MI, 64 units new construction - 15 vouchers committed; LIHTC awarded in 2017.</p> <p>Developer: Genesis Non-Profit Housing Corporation St. James Apartments, 750 First Street NW, 52 units new construction - 8 vouchers committed; LIHTC awarded in 2017.</p> <p>Developer: Dwelling Place Harrison Park Apartments, Grand Rapids, MI, 45 units new construction - 11 vouchers committed; LIHTC awarded in 2017. Pine Avenue Apartments, Grand Rapids, MI, 23 units new construction - 5 vouchers committed Harvest Hill Apartments, 100 Childsdale Ave. NE, Rockford, MI, 46 units rehabilitation – 8 vouchers committed</p> <p>Developer: LINC Community Revitalization Garfield Park Lofts, 100 Burton St. SE, Grand Rapids, MI, 36 units new construction - 8 vouchers committed; LIHTC awarded in 2017.</p> <p>GRHC support of these partners’ LIHTC applications furthers specific 2015-2019 Five-Year Plan Community Planning objectives: “Continue to assume a leadership role in comprehensive community planning related to affordable housing programs and services, working with the City of Grand Rapids and other local officials to meet not only current but emerging housing needs” and “Support the City of Grand Rapids Consolidated Housing and Community Development Plan (2011-2016) to maximize the availability of affordable housing options in our community.”</p> <p><u>Additional Activities:</u></p> <p>The 2016 Consolidated Appropriations Act authorizes HUD to expand the agency’s “Moving to Work” (MTW) demonstration program by an additional 100 public housing authorities over seven years.</p> <p>When HUD opens the MTW application process, the GRHC will apply. The MTW program would afford our agency the flexibility to allocate resources in order to address 2015-2019 Five-Year Plan goals related to maximizing resident self-sufficiency, housing choice and cost efficiency.</p> <p>The Grand Rapids Housing Commission is working with the City of Grand Rapids to establish an Affordable Housing Community Fund that will fund mixed-use, mixed-income housing facilities; this supports a specific 2015-2019 Five-Year Plan objective to work with the City to explore the establishment of a housing trust fund.</p>
<p>B.3</p>	<p>Progress Report.</p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals in the PHA 5-Year Plan.</p> <p>The Grand Rapids Housing Commission continues to make significant progress toward accomplishing its stated mission of providing housing assistance and affordable housing opportunities to lower income families and disabled and senior citizens in a manner this is fiscally sound and in a way that supports families, neighborhoods and economic self-sufficiency.</p> <p>Some of the most significant accomplishments of the past year include:</p> <ul style="list-style-type: none"> • The completion of a total of \$2.6 million in needed capital improvements at three of the GRHC’s agency-owned housing developments; this accomplishment supported Five-Year Plan maintenance goals. • RAD Program conversion of Campau Commons Apartments was completed, supporting Five-Year Plan maintenance goals and promoting greater housing choice for GRHC residents. • Worked with the City of Grand Rapids to create an Affordable Housing Community Fund; established a nonprofit organization to administer the fund. This accomplishment supported Five-Year Plan community planning goals. • Provided 71 Section 8 Project-Based Vouchers to support the LIHTC applications of four nonprofit agencies seeking to bring 351 units of affordable housing to our community. This accomplishment supported Five-Year Plan community planning goals. • Provided specialized SSI/SSDI Outreach, Access and Recovery (SOAR) training to Resident Services staff to enhance their ability to serve households that are homeless or at risk of homelessness. This accomplishment supports Five-Year Plan management and resident services goals.

B.3 (cont.)	<ul style="list-style-type: none"> • Continuance of a partnership with Network 180 that brings case management services to the disabled residents of Adams Park Apartments. This accomplishment supports Five-Year Plan resident services goals. • Continuance of a partnership with the Grand Valley State University Kirkhof College of Nursing that is bringing regular health screening, health informational programs and nutrition education services to residents of GRHC developments that serve seniors and disabled persons. This accomplishment supports Five-Year Plan resident services goals. • Continuance of Resident Services and Family Self-Sufficiency programs that have brought health care, educational, training, employment, social, and nutritional programs and services to hundreds of low-income households. This accomplishment supports Five-Year Plan resident services goals.
B.4	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit? Y N <input checked="" type="checkbox"/> <input type="checkbox"/> Fiscal Year ended 6/30/17</p> <p>(b) If yes, please describe:</p> <ol style="list-style-type: none"> 1. "Timeliness of Income Reexaminations," Section 8 Housing Choice Voucher Program: The audit identified that 13 of 40 files selected for testing had notices of rent determination dated after the 12-month reexamination period. GRHC management has implemented procedures to ensure that all reexaminations are completed in a timely manner. 2. "Immaterial Noncompliance/Significant Deficiency in Internal Control Over Compliance," Section 8 Housing Choice Voucher Program: Auditors observed that two out of forty files tested did not contain enterprise income verification (EIV) system support in the tenant file; both files contained notes indicating that the Section 8 Coordinator had attempted to run the tenant through the EIV system, however, there was not timely follow-up to ensure that file documentation was complete. The GRHC has implemented procedures to ensure all files have complete file documentation.
Other Document and/or Certification Requirements.	
C.1	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p><u>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations</u>, must be submitted by the PHA as an electronic attachment to the PHA Plan. See Attachment Q.</p>
C.2	<p>Civil Rights Certification.</p> <p><u>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations</u>, must be submitted by the PHA as an electronic attachment to the PHA Plan. See Attachment R.</p>
C.3	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan? (pending RAB review and comments) Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>Resident Advisory Board comments will be available after the board's March meeting.</p> <p>Resident Advisory Board meeting minutes will be available at Attachment S.</p>