

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Grand Rapids Housing Commission (GRHC)</u> PHA Code: <u>MI073</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: <u>07/2009</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>422</u> Number of HCV units: <u>2,814</u>				
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
					PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update. Current 5-Year Plan runs through 2009—not updated for 2009.				
5.1					
5.2					
6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <ol style="list-style-type: none"> 1. Eligibility, Selection and Admissions Policies 2. Financial Resources 3. Rent Determination 4. Operations and Management <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</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, 143 Antoine SW, Grand Rapids, MI Creston Plaza Apartments, 1014 Clancy St. 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 				

7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p><u>HOPE VI:</u> The GRHC will apply for HOPE VI funds, if available, and will engage in mixed-finance development activities that will enable us to:</p> <ol style="list-style-type: none"> 1. Provide supportive and community services at Campau Commons (MI073000005, 92 housing units), and 2. Construct 48 new units of Scattered Sites public housing—2- to 4-bedroom units ranging in size from 1,168 to 1,474 square feet. <p>Timetable for application submission is not possible to determine, available after publication of NOFA. Community Center will house management and resident services offices as well as community meeting space and a Head Start facility. Scattered Sites housing would become available to low-income families through the GRHC's homeownership programs.</p> <p><u>DEMOLITION/DISPOSITION/CONVERSION OF PUBLIC HOUSING:</u> The GRHC has no plans to engage in any demolition/disposition activities and no plans to convert any public housing units to tenant-based assistance.</p> <p><u>HOMEOWNERSHIP PROGRAMS:</u></p> <ol style="list-style-type: none"> 1. The GRHC will continue to administer a Public Housing Section 5(h) Homeownership Program. To date, the GRHC has acquired 150 units of Scattered Sites housing (MI073000004); 126 leaseholders have exercised their option to purchase their home. 2. During 2009 the GRHC will develop a new Section 32 Homeownership Program and hopes to make 48 new single-family homes available to low-income families through this program during the next several years. Construction of these homes depends on the availability of funding. 3. The GRHC will continue to administer a Section 8 Homeownership Program. Since the program's inception in 2000, 41 GRHC clients have become homeowners. <p><u>PROJECT-BASED VOUCHERS:</u> The GRHC will continue to administer 425 units through the Section 8 Project-Based Program. Locations of project-based units: Leonard Terrace Apartments, 1315 Leonard St. NE, Grand Rapids, MI Mount Mercy Apartments, 1425 & 1511 Bridge St. NW, Grand Rapids, MI Sheldon Apartments, 1010 Sheldon SE, Grand Rapids, MI Emerald Creek Apartments, 3416 Haleh Circle SE, Grand Rapids, MI Oroquois Apartments, 406 Bridge St. NW, Grand Rapids, MI Heron Courtyard, 1138 Heron Court NE, Grand Rapids, MI Heron Manor, 2106 Leonard St. NE, Grand Rapids, MI</p> <p>Project-based housing supports the GRHC's PHA Plan goal of ensuring equal opportunity in housing for all Americans, including senior citizens, the disabled and extremely low-income households.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing. ATTACHMENT G</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. ATTACHMENT H</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input checked="" type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> <p>The GRHC plans to pursue CFFP funds to:</p> <ol style="list-style-type: none"> 1. Complete the Community Center at Campau Commons (MI073000005); 2. Revitalize Adams Park (MI073000001) and Creston Plaza (MI073000002) housing developments.

Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

The housing needs of families in the Grand Rapids jurisdiction were assessed based on information contained in the City of Grand Rapids Consolidated Housing & Community Development Plan FY 2005-2010 and the Comprehensive Housing Affordability Strategy (CHAS) Databook for Michigan provided by the U.S. Department of HUD. These resources were utilized to complete the table below, "Housing Needs of Families in the Jurisdiction by Family Type."

The ratings for the following factors shown in the table are on a 1 to 5 scale; 1 signifies "no impact" and 5 signifies "severe impact."

- Affordability: problems with rent burden (rent comprising greater than 30% of income) and/or severe rent burden (rent comprising greater than 50% of income)
- Supply: Ranking based on vacancy rates. Vacancy rates indicate a stable market.
- Quality: Ranking based on physical quality and age of structures. Older structures and housing code violations are heavily concentrated within the central portion of the City, where low- and moderate-income households are also concentrated.
- Accessibility: lack of units that are accessible to persons with disabilities.
- Size: Ranking based on overcrowding rates.
- Location: extent to which the supply of units available limits housing choices for families to particular locations, notably areas of poverty/minority concentration.
- Senior citizens: The City of Grand Rapids Consolidated Plan identifies permanent supportive housing as the priority for this population.

9.0

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <=30% of AMI	8,077	5	2	4	1	2	5
Income <=30% of AMI but <=50% of AMI	5,567	5	2	4	1	2	5
Income >50% but <80% of AMI	6,898	3	2	4	1	2	5
Senior Citizens	4,564	4	2	4	3	1	2
Households with a Disabled Member	4,149	5	5	4	5	1	2
African American	7,288	5	2	4	1	2	5
Hispanic	3,413	5	2	4	1	2	5

Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

The GRHC will employ the following strategies to address the housing needs of Grand Rapids families:

1. Maximize the number of affordable units available by: employing effective maintenance and management policies to minimize the number of units off line; reducing turnover time for vacated public housing units; reducing the time needed to renovate public housing units; seeking replacement of public housing units lost to the inventory through mixed-finance development; seeking replacement of public housing units lost to the inventory through Section 8 replacement housing resources; maintaining or increasing Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction; and participating in the City of Grand Rapids Consolidated Plan development process to ensure coordination with broader community strategies.
2. Increase the number of affordable housing units by: applying for additional Section 8 units should they become available; leveraging affordable housing resources in the community through the creation of mixed-financed housing; and pursuing housing resources other than public housing or Section 8 tenant-based assistance.
3. Target available assistance to families at or below 30% of AMI by adopting rent policies that support and encourage work.
4. Target available assistance to families at or below 50% of AMI by employing admissions preferences aimed at families that are working and by adopting rent policies that support and encourage work.
5. Target available assistance to the elderly by continuing to develop resident services for the elderly and by outreach to community partners that serve the low-income elderly.
6. Target available assistance to the disabled by: applying for special-purpose vouchers targeted to families with disabilities, should vouchers become available; affirmatively marketing to local nonprofit agencies that assist families with disabilities; and developing resident services for the disabled.
7. Conduct activities to affirmatively further fair housing by: counseling Section 8 tenants re the location of units outside of areas of poverty or minority concentration and helping them locate to those units; and marketing the Section 8 program to property owners outside of areas of poverty/minority concentrations.

9.1

	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 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, disabled and senior citizens in a manner that 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 beginning construction of a Community Center at Campau Commons (MI073000005), the launch of a new Family Self-Sufficiency Program initiative designed to attract new program participants and to link current participants with community resources, and the expansion of a rental subsidy program targeted to our community’s hardest-to-house population, the chronically homeless. These accomplishments were completed with an improved year-end financial position and a positive cash flow for the fiscal year ended 6/30/08.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>The GRHC defines “substantial deviation” as a change to its mission and/or additions to and deletions of the goals outlined in the Five-Year Plan. The addition or deletion of objectives to meet existing goals would not be considered a substantial deviation unless it relates to demolition or disposition, designation or conversion activities.</p> <p>The Grand Rapids Housing Commission defines “significant amendment or modification” to the Annual Plan as any change with regard to demolition or disposition designation, or conversion activities.</p> <p>Other information: Description of activities, services, programs provided to help child or adult victims of domestic violence, dating violence, sexual assault or stalking, and/or to prevent domestic violence, dating violence, sexual assault and stalking.</p> <ol style="list-style-type: none"> 1. The GRHC operates Hope Community Transitional Housing Program, which includes housing facilities and supportive services for homeless women with children, including adult and child victims of domestic violence, dating violence, sexual assault and stalking. 2. The GRHC works to prevent domestic violence, dating violence, sexual assault and stalking at its housing developments through environmental design (security lighting, security cameras, limiting access points), by providing recreational and educational programs for at-risk youth and families, through the cooperation of community-oriented teams that include residents and nonprofit service providers, and by facilitating on-site “community policing” activities of the Grand Rapids Police Department. 3. The GRHC’s Section 8 Administrative Plan (Chapter 2) gives a preference to victims of domestic violence in cases where households on the Section 8 waiting list are split and a determination must be made re which household member will retain a placement on the waiting list. 4. The GRHC’s Section 8 Administrative Plan (Chapter 15) assists child or adult victims of domestic violence, dating violence, sexual assault or stalking by specifically prohibiting termination of assistance to victims or threatened victims when a family member engages in violent or stalking activity that would normally lead to termination of assistance. 5. GRHC staff work with community partner organizations such as the Grand Rapids Police Department, The Salvation Army-Booth Family Services and YWCA Domestic Violence Services to link tenants who are victims of violence or stalking with appropriate information and services.
<p>11.0</p>	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights): ATTACHMENT A</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only): ATTACHMENT B</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only): ATTACHMENT C</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only): ATTACHMENT D</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only): ATTACHMENT D1</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations: ATTACHMENT E</p> <p>(g) Challenged Elements: ATTACHMENT F</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only): ATTACHMENT G</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only): ATTACHMENT H</p>