

2010 REPORT TO THE COMMUNITY

GRAND RAPIDS HOUSING COMMISSION

Resident Services Home Ownership Programs Family Self-Sufficiency Program Retirement Communities Scholarship Program

ADAMS PARK APARTMENTS CAMP PAU COMMONS
 APARTMENTS CRESTON PLAZA APARTMENTS LEONARD TERRACE
 APARTMENTS MOUNT MERCY APARTMENTS RANSOM TOWER APARTMENTS
 SHELDON APARTMENTS SCATTERED SITES PROGRAM HOPE COMMUNITY TRANSITIONAL
 HOUSING PROGRAM SECTION 8 HOUSING CHOICE VOUCHER PROGRAM SECTION 8 PROJECT-BASED PROGRAM
 SECTION 8 MODERATE REHABILITATION PROGRAM SECTION 8 NEW CONSTRUCTION HOME AT LAST PROGRAM SECTION 8
 HOMEOWNERSHIP PROGRAM SECTION 5(H) HOMEOWNERSHIP PROGRAM FAMILY SELF-SUFFICIENCY PROGRAM RESIDENT
 SERVICES JEAN MCKEE RESIDENTS SCHOLARSHIP PROGRAM ADAMS PARK APARTMENTS CAMP PAU COMMONS APARTMENTS CRESTON
 PLAZA APARTMENTS LEONARD TERRACE APARTMENTS MOUNT MERCY APARTMENTS RANSOM TOWER APARTMENTS SHELDON
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Adams Park Campau Commons Creston Plaza Leonard Terrace Mount Mercy Ransom Tower Sheldon Apartments Scattered Sites Homeownership

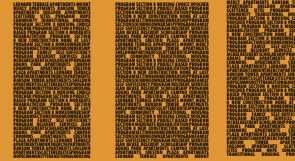
HOPE COMMUNITY
 HOUSING PROGRAM
 HOUSING CHOICE
 PROGRAM
 SECTION 8

TRANSITIONAL
 PROGRAM
 SECTION 8
 VOUCHER



AFFORDABLE HOUSING FOR LOW-INCOME FAMILIES

Adams Park
 Apartments
 Campau
 Commons
 Apartments



Creston Plaza
 Leonard
 Terrace
 Mount Mercy
 Apartments

Mount Mercy Apartments
 Ransom Tower
 Sheldon Apts
 Scattered
 Sites
 Program

**Adams Park
 Campau
 Commons
 Leonard Terrace
 Mercy Ransom**

Tower Apartments Sheldon Apartments Scattered Sites Program Hope Community Transitional Housing Program Section 8 Housing Choice Voucher Program Section 8 Project-Based Program Adams Park Apartments Campau Commons Apartments Creston Plaza Apartments Leonard Terrace Apartments Mount Mercy Apartments Ransom Tower Apartments Sheldon Apartments Scattered Sites Program Hope Community Transitional Housing Program Section 8 Housing Choice Voucher Program Section 8 Project-Based Program Section 8 Moderate Rehabilitation Program Section 8 New Construction Home at Last Program Section 8 Homeownership

Home at Last Program Section 8 Homeownership Program Section 5(h) Homeownership Program Family Self-Sufficiency Program Resident Services

AFFORDABLE HOUSING

Adams Park
 Apartments
 Campau Commons
 Apartments
 Creston Plaza
 Apartments
 Leonard Terrace
 Apartments
 Ransom Tower



Adams Park
 Apartments
 Campau Commons
 Apartments
 Creston Plaza
 Apartments
 Leonard Terrace
 Apartments
 Ransom Tower

Mount Mercy
 Apartments
 Ransom Tower
 Apartments
 Sheldon
 Apartments
 Scattered Sites
 Program
 Hope
 Community
 Transitional
 Housing Program
 Section 8 Housing
 Choice Voucher
 Program
 Section 8 Project-Based
 Program
 Section 8

Sheldon
 Apartments
 Scattered Sites
 Program
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 Transitional
 Housing Program
 Section 8 Housing
 Choice Voucher
 Program
 Section 8 Project-Based
 Program
 Section 8

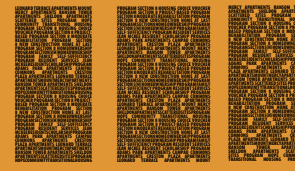
Sheldon
 Apartments
 Scattered Sites
 Program
 Hope
 Community

SELF-SUFFICIENCY TOOLS

Adams Park Campau Commons
 Creston Plaza Leonard Terrace
 Mount Mercy Ransom Tower
 Sheldon Apartments Scattered
 Sites Program Hope Community
 Transitional Housing Program
 Section 8 Housing Choice Voucher
 Program Section 8 Project-Based
 Program Section 8 Moderate
 Rehabilitation Program Section
 8 New Construction Home at
 Last Program Section 8
 Homeownership Program
 Section 5(h) Homeownership
 Program Family Self-Sufficiency
 Program Resident Services Jean
 McKee Resident Scholarship
 Program Adams Park Apartments
 Campau Commons Apartments
 Creston Plaza Apartments
 Leonard Terrace Apartments
 Mount Mercy Apartments
 Ransom Tower Apartments
 Sheldon Apartments Scattered
 Sites Program Hope Community
 Transitional Housing Program

HOMEOWNERSHIP TOOLS

Adams Park
 Apartments
 Campau Commons
 Apartments
 Creston Plaza
 Apartments
 Leonard Terrace
 Apartments
 Ransom Tower
 Sheldon
 Apartments



Adams Park
 Apartments
 Campau Commons
 Apartments
 Creston Plaza
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 Leonard Terrace
 Apartments
 Ransom Tower
 Sheldon
 Apartments

Mount Mercy
 Apartments
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 Apartments
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 Apartments
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 Program
 Hope
 Community
 Transitional
 Housing Program
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 Choice Voucher
 Program
 Section 8

Sheldon
 Apartments
 Scattered Sites
 Program
 Hope
 Community
 Transitional
 Housing Program
 Section 8 Housing
 Choice Voucher
 Program
 Section 8

Scattered Sites
 Hope Community

RESIDENT SERVICES

Resident Services
 Family Self-Sufficiency
 Program
 Section 8 Housing
 Retirement Communities
 Jean McKee Scholarship
 Program
 Family Self-Sufficiency
 Program
 Section 8 Housing
 Retirement Communities
 Jean McKee Scholarship
 Program

CHILDREN'S PROGRAMS

Leonard Terrace Mount Mercy
 Apartments
 Creston Plaza
 Apartments
 Leonard Terrace
 Apartments

RETIREMENT HOMES



MISSION

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

HISTORY

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

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

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

Visit our web site: www.grhousing.org

THE GRAND RAPIDS HOUSING COMMISSION



From left: Bobbie Butler, President; Betty Zylstra, Vice President; Angela Bunn, Commissioner; Robert Cooper, Commissioner; Patrick Miles, Sr., Commissioner

GRAND RAPIDS HOUSING COMMISSION BOARDS AND COMMITTEES

GRAND RAPIDS CITY OFFICIALS

Mayor: George Heartwell
City Manager: Gregory Sundstrom
City Commission:
Rosalynn Bliss Elias Lumpkins, Jr.
Walt Gutowski Dave Shaffer
Ruth Kelly James White, Sr.

LEONARD TERRACE HOUSING CORPORATION

Bruce Dutcher, President
Earl Holton, Vice President
David Hoogerhyde, Secretary/Treasurer
Shelley Wisdom

MOUNT MERCY HOUSING CORPORATION/ MOUNT MERCY PHASE I HOUSING CORPORATION

Jerry Herrema, President
Ellen James, Vice President
Betty Zylstra, Secretary/Treasurer
Maureen Walters

RANSOM AVENUE DEVELOPMENT CORPORATION

Robert Cooper, President/Secretary
Charles Carter, Vice President/Treasurer
Maureen Slade
Jacqueline Williams

HOPE COMMUNITY HOUSING CORPORATION

Douglas Dozeman, President
Jamie Ladd, Vice President
Soila Wareck, Secretary/Treasurer

RESIDENT ADVISORY BOARD

Angela Bunn, Chairperson	Lavita Brown
Richard Castleman	Ernest King
Willis Oteto	Sharon Penning
Tashana Phillips	Kelly Stanley
Jacqueline Williams	Virgie Young



As our board and staff reflect on the past year and forge ahead with activities that further the ambitious goals outlined in our 2010-2014 Five-Year Plan, we find ourselves navigating a road of both optimism and uncertainty.

During 2009 Congress and the new administration in Washington demonstrated a renewed commitment to affordable housing programs and the low-income households we serve. For the first time in years, the fiscal year 2010 HUD appropriations bill funded the Public Housing Operating Fund at 100 percent. The Operating Fund bridges the gap between what it costs to operate a public housing development and the rents low-income tenants pay. In addition, funding the GRHC received through the 2009 American Recovery and Reinvestment Act enabled us to complete a major renovation project at Adams Park Apartments, a development that serves disabled and older adults.

A 2008 federal Community Mental Health Block Grant and the 2010 renewal of HUD Supportive Housing Grants are making it possible for us to partner with Network 180 to provide mental health services to disabled residents at Adams Park and to continue “Home at Last,” a program that provides a rental subsidy and supportive services to 53 chronically homeless individuals.

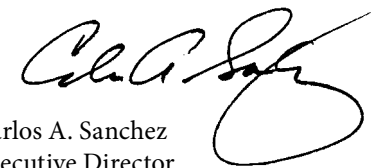
We recently added 152 vouchers to our Section 8 program through an agreement that our agency will administer “enhanced” vouchers at Rolling Pines Apartments. This agreement is serving the low-income tenants at Rolling Pines and has also resulted in 125 additional vouchers the GRHC is using to serve families on our Section 8 Housing Choice Voucher Program waiting list. Additionally, we were able to open the waiting list to 3,000 new households during the past year.

While we have made some progress toward meeting our community’s affordable housing needs, increased demand for affordable housing and funding uncertainties are offering fresh challenges as we contemplate the best means of assisting the many families who continue to struggle to afford simple necessities. With the federal budget for fiscal year 2011 not yet finalized and talk in Washington turning from a freeze on spending to extensive budget cuts, the GRHC is determined to maintain a steady course through both careful stewardship of the resources currently in hand and through creative, entrepreneurial strategies that will attract the new resources we need to tackle vital and long-deferred projects.

Our agency remains committed to the revitalization of Creston Plaza Apartments and will pursue funding for the total redevelopment of that site in the year ahead. Other priorities include expanding home ownership opportunities for low-income families within the next several years and partnering with the City of Grand Rapids to implement programs that will revitalize foreclosed and abandoned homes.

Rest assured that we will continue to work with our local, state and national legislators to ensure that the brunt of proposed budget cuts doesn’t fall on the households least able to weather those cuts.

We will also continue to work with the many organizations and individuals whose consistent support is essential to our operation. I would like to thank the GRHC board, our staff, the Mayor and City Commission of the City of Grand Rapids, and all of our community partners for their assistance and enduring commitment to equal housing opportunity.



Carlos A. Sanchez
Executive Director

Section 8 Program Opens Waiting List, Gains Housing Vouchers

During 2010 the GRHC earned “high performer” status under the U.S. Department of Housing and Urban Development (HUD) Section 8 Management Assessment Program. The Housing Commission now administers 2,966 housing vouchers and serves 7,311 people through Section 8, including 1,533 families with children, 486 senior citizens and 1,887 disabled persons.

The GRHC recently expanded its Section 8 Program with the addition of housing vouchers we now administer at Rolling Pines Apartments, a 152-unit development on Grand Rapids’ northeast side. These vouchers became available when Rolling Pines converted from HUD’s Section 8 Project-Based Program, which provides a federal rental subsidy tied to a specific building or units in a building, to a market-rate property in which units are no longer subsidized. The conversion process gave existing eligible low-income tenants the opportunity to receive a tenant-based Section 8 rental subsidy while they continue to live at Rolling Pines.

Twenty-seven Rolling Pines tenants were eligible for a Section 8 rental subsidy. The remaining 125 housing vouchers are being used to assist families on our Section 8 Housing Choice Voucher Program waiting list.

Section 8 Waiting List Opens After Six-Year Closure

The Housing Commission opened its Section 8 waiting list for a week in November, making it possible for low-income households to apply to our tenant-based housing assistance program for the first time since August 2004.

Interested families were invited to apply online by completing a simple standard form. Applicants could



also phone a “call center” to have their application form completed by one of the 38 GRHC staff members who manned ten dedicated phone lines.

The GRHC received more than 5,000 Section 8 applications, including more than 4,300 from Kent County households. Since our Section 8 Administrative Plan requires that we serve county residents before we can serve those applying from outside of the area, all of the 3,000 applicants chosen in the computerized random lottery that added families to our waiting list currently live in our community. Households on the Section 8 waiting list prior to the application period have been “grandfathered” and are being served by application date regardless of county of residence.

We are grateful to the dozens of community organizations and churches that helped us get the word out about the application period and also helped facilitate the application process for disabled persons in need of special accommodation, for those who lack computer or phone equipment, and for households whose members speak a language other than English or Spanish.

Pictured left: Rental units at Rolling Pines Apartments, a northeast-side apartment complex for which the GRHC administers Section 8 “enhanced” vouchers.

Below: GRHC staff man phones and computers to assist applicants during our agency’s November 2010 Section 8 open enrollment period.



Additional Program Updates

The Section 8 Homeownership Program welcomed 16 new families to the program during 2010, and six families purchased a home. Since the program’s inception in 2000, 70 GRHC clients have become home owners.

The GRHC recently received renewals of three HUD grants that support “Home at Last,” a program administered jointly with Network 180. Home at Last provides a housing rental subsidy and supportive services to individuals who are chronically homeless due to mental illness, addiction or other disabling condition. Eighty-seven percent of program participants have maintained permanent housing for 12 months or longer.



Campau Commons Apartments
821 South Division Avenue
92 Units, Low-Income Public Housing
Families, Seniors, Disabled



Creston Plaza Apartments
1014 Clancy Avenue NE
100 Units, Low-Income Public Housing
Families, Seniors, Disabled



Hope Community
1024 Ionia Avenue SW
24 Units Transitional Housing
Homeless Women and Children

Affordable Housing for Low-Income Families

The GRHC administers 949 apartments in nine housing communities. Most of the more than 5,000 applicants on the waiting list to rent our agency-owned housing units are in need of the family apartments we operate through our Low-Income Public Housing Program.

To maximize the efficiency with which we manage this high-demand program and to make the application process more accessible, during 2010 the GRHC transitioned to an online application process. Applications are now accepted 24/7, and applicants have the option of logging on to a secure web site to check the status of an application at any time.

The Housing Commission also contracted with an interpreting service to help us better meet the needs of clients and applicants who are not native English speakers. Our staff can make phone interpreters available to callers who need them in under a minute, and on-site interpreters can be at our offices in under an hour.

GRHC staff and our residents receive invaluable assistance from local businesses, organizations and volunteers, student interns and workers employed through programs offered by the American Association of Retired People. Our agency recognized the following organizations with 2010 Outstanding Community Partner awards for their exceptional assistance:

- Calvin College Service-Learning Center, StreetFest Program, for hundreds of hours of help with maintenance and landscaping work over the years.
- Hurst Mechanical for long-standing support of Mount Mercy residents during the winter holidays.
- Macatawa Bank for support of our Family Self-Sufficiency Program.
- Senior Meals Program, Inc., for providing critical nutrition services to our older residents.

Improvements Planned at Two Family Developments

Our capital budget for the fiscal year ending June 30, 2011, includes \$758,000 in improvements to GRHC housing developments.

Planned improvements at Campau Commons Apartments include exterior trim painting and concrete repairs, drainage improvements and the installation of Wi-Fi technology that will enhance security systems and facilitate Internet access for tenants.

Improvements are also planned at Hope Community, which serves homeless women and their children. This program offers not only shelter but also on-site child care and other tools and resources that help homeless mothers reclaim and maintain self-sufficiency.

The 12-unit Hope Community Service Center will receive exterior lighting and landscaping enhancements, upgrades to the Child Care Center, new bathroom and kitchen fixtures, new kitchen cabinets, new blinds in common areas and lever handles on entry doors. Planned improvements to Hope Community duplex units include landscaping, exterior painting, new mailboxes and the replacement of decks at several units.

Creston Plaza Redevelopment Update

The GRHC remains committed to the revitalization of Creston Plaza Apartments. The 30-year-old development is showing the effects of unstable soil conditions, poor drainage and concave terrain that have intensified structural problems related to settling. We have held resident and public meetings regarding redevelopment and have forged a revitalization plan. Our staff will pursue federal Low-Income Housing Tax Credits and other financing to fund this important project.

Improvements Completed, Planned at Retirement Developments

The GRHC operates five developments designed specifically to meet the housing and supportive needs of low-income senior citizens and those who are disabled.

The Housing Commission continues to partner with Network 180 to provide mental health and case management services at Adams Park Apartments, which is home to disabled adults and seniors ages 62 and older. We are committed to serving this vulnerable population beyond the term of a two-year Community Mental Health Block Grant that launched this partnership and recently identified HUD funding to continue the security services that are a critical part of the program.

Physical Improvements at Adams Park

An \$854,000 HUD Capital Fund Grant awarded under the 2009 American Recovery and Reinvestment Act enabled us to complete numerous improvements at Adams Park during the past year, including exterior repairs and upgrades, window replacement, carpet replacement in common areas, plumbing repairs and upgrades, new appliances and safety enhancements such as upgraded fire alarm and security systems.



Renovations at Retirement Developments

Ransom Tower Apartments received several upgrades during 2010, including a new emergency power generator and parking lot repaving. In the year ahead additional updates are planned: a new building ventilation system, new boilers and hot water storage tank, interior painting and repairs, window improvements and new carpeting in the Community Room.

The GRHC's capital budget for 2011 will fund several improvements at Leonard Terrace Apartments, including roof replacement as well as sidewalk and concrete repairs.

During the coming year the original 125-unit wing of Mount Mercy Apartments will receive new carpet in 20 apartments and several hallways, a new rooftop ventilation unit, a new hot water heater, new refrigerators and ranges in dwelling units, repairs to the chapel roof, and the repair or replacement of gutters and downspouts. Mount Mercy's 55-unit west wing will receive elevator upgrades, new floor tiles and paint, and updates to the room that houses the development's on-site secondhand store.

Sheldon Apartments will receive exterior lighting upgrades, landscaping and drainage improvements, concrete repairs, a new security card reader at the main building's south entrance, a drop box for the convenience of residents, additional electrical outlets on the Community Room stage and a storage shed that will house maintenance gear.



Adams Park Apartments
1440 Fuller Avenue SE
188 Units
Low-Income Public Housing
Age 62 or older, or disabled



Leonard Terrace Apartments
1315 Leonard Street NE
125 Units
Section 8 Project-Based Program
Age 55 or older



Mount Mercy Apartments
1425 & 1511 Bridge Street NW
180 Units
Section 8 Project-Based Program
Age 55 or older



Ransom Tower Apartments
50 Ransom Avenue NE
153 Units
Section 8 New Construction
Age 62 or older



Sheldon Apartments
1010 Sheldon Avenue SE
45 Units
Section 8 Project-Based Program
Age 55 or older

Community Partnerships Support Resident Services



Interns from the Grand Valley State University School of Social Work and numerous community organizations, churches and volunteers worked with GRHC Resident Services staff to bring the low-income households we serve supportive programs and services. Highlights of the past year include:

- On-site food pantry at all developments that serve senior citizens and the disabled
- Senior Meals café at Mount Mercy Apartments
- Meals on Wheels program
- Senior exercise and chair aerobics classes
- On-site secondhand store at Mount Mercy
- Resident craft room, library, knitting groups, community gardening, arts and crafts classes
- Resource Fair at Adams Park Apartments
- Mental health education and recovery groups
- Parenting classes at two family housing developments
- Women's Support Group
- Boot giveaway sponsored by New Hope Baptist Church
- Computer labs, computer and resumé writing classes
- Wellness and stress reduction workshops for families
- Children's Book Club at Campau Commons
- Resident birthday parties, potlucks, other social events
- Van trips to grocery stores and cultural attractions
- Health information and screenings
- Literacy skills assessments, English Conversation Club
- Annual "Back to School Bash" sponsored by Neighbors of Belknap Lookout
- Revamped Housing Readiness program for residents of Hope Community Transitional Housing Program

Pictured clockwise from top left: A resident of Campau Commons finds new winter boots during an event sponsored by New Hope Baptist Church; members of the Extra Mile Book Club display their handiwork; a Calvin College nursing student screens blood pressure during the Autumn Resource Fair at Adams Park Apartments.

FSS Program Offers Financial and Employment Training, Family Fun

During 2010 the Housing Commission was awarded a HUD grant that made it possible to add an additional Family Self-Sufficiency (FSS) Program Coordinator to our team. Expanded staffing, the commitment of community partner organizations and the ongoing “Passport to Success” initiative that’s a joint effort of the GRHC and Wyoming Housing Commission facilitated a full roster of events and special programs:

- A ten-week Financial Literacy course provided by Macatawa Bank and the Kent County Tax Credit Coalition focused on such topics as strategies for budgeting and saving, and how to establish and repair credit. Course teacher Jorge Gonzalez, now employed by Lighthouse Communities, Inc., is continuing to provide this vital personal financial management class to FSS Program participants in 2011.
- A Community Resource Fair held at Grand Rapids Community College brought 46 agencies, educational institutions and businesses together to meet a broad range of needs. Dean Transportation provided a shuttle between the fair and GRHC family housing sites.
- GED preparation classes at Campau Commons and Creston Plaza offered by Grand Rapids Public Schools.
- A “Model Success” Fashion Show at Wyoming Public Library featured FSS Program participants modeling fashions from the Women’s Resource Center. The program also included resumé writing tips from Michigan Works and job interviewing demonstrations provided by Fifth Third Bank.
- Pancake Breakfasts at Campau Commons and Creston Plaza introduced the FSS Program to prospective new participants.
- A Family Fun Day at Campau Park, with games and crafts provided by the Kent Intermediate School District Bright Beginnings Program, door prizes provided by Chemical Bank and a free picnic lunch sponsored by Macatawa Bank.



The “Passport to Success” initiative attracts and employs targeted resources to encourage enrollment in the Family Self-Sufficiency Program and to link program participants with needed community resources. This effort earned the Grand Rapids Housing Commission and Wyoming Housing Commission recognition from the WOOD-TV8 “Connecting with Community” awards competition, with both agencies among the eight finalists for the 2010 award. Joining our staff at the awards ceremony were representatives from several organizations that have been an integral part of Passport to Success, including Habitat for Humanity, Macatawa Bank and Grand Rapids Public Schools.

The GRHC Family Self-Sufficiency Program helped 384 households traverse the road to self-sufficiency during 2010. One hundred fourteen participants gained new employment during the year, 160 increased their escrow and 20 families graduated from the program. The total escrow distributed during 2010 was \$142,892.

FAMILY SELF-SUFFICIENCY COORDINATING COMMITTEE

Dan Buron, Goodwill Industries
 Bobbie Butler, President, Grand Rapids Housing Commission
 Deborah Conley, Michigan Family Resources
 Jorge Gonzalez, Lighthouse Communities, Inc.
 Rebeca Geerling, Executive Director, Wyoming Housing Commission
 Sylvia Hopson, Area Community Service Employment and Training Council (ACSET)
 Sue Ortiz, Inner City Christian Federation
 Michael Nowick, Kent County Department of Human Services
 Patti Mumaw, Grand Rapids Community College
 Holly Sturges, Director of Program Management, Grand Rapids Housing Commission
 RoShawnda Thompson, Spectrum Health Healthier Communities
 Hattie Tinney, Director of Housing Management, Grand Rapids Housing Commission

Grand Rapids Housing Commission Staff Representatives

Lois Alexander, LMSW, FSS Program Manager
 Brooke Allen, MSW, FSS Program Coordinator
 Talimma Billips, FSS Program Coordinator
 Erin Shibley, BSW, FSS Program Coordinator

Wyoming Housing Commission Staff Representatives

Myra Hawley, Section 8/FSS Coordinator
 Rachel Osbon, Section 8/FSS Coordinator
 Christine Roelofs, Administrative Aide

Community Partners, Donors and Volunteers

AARP Senior Employment
 ACCESS
 ACSET
 Airway Oxygen
 Alcoholics Anonymous
 Alger Park Christian Reformed Church
 Alticor, Inc.
 American Cancer Society
 American Heart Association
 American Red Cross
 Angel Food Ministries
 Apostolic Faith Church
 Arbor Circle
 Area Agency on Aging
 Assn. for the Blind & Visually Impaired
 Asthma Network of West Michigan
 Barnes & Noble
 Baxter Community Center
 Beckwith Hills Christian Reformed Church
 Belknap Commons
 Belton
 Bethlehem Lutheran Church
 Big Brothers/Big Sisters
 Blandford Nature Center
 Blue Heron Academy
 Boston Square Christian Reformed Church
 Brookside Christian Reformed Church
 Browning & Claytor Health Center
 Calvary Church
 Calvin College
 Camp Fire Boys & Girls
 Care Tree Adult Day Services
 CareOne
 Catherine's Care Center
 Catholic Information Center

Catholic Social Services
 CCS Diabetic Supplies
 Celebrate Recovery of West Michigan
 Celebration Cinema
 Center for Social Gerontology
 Chemical Bank
 Cherry Street Health Services
 Child and Family Resource Center
 Dorothy Chrusciel
 City of Grand Rapids
 City of Wyoming
 Clancy Street Ministries
 Community Baptist Church
 Community Home Care Services
 Community Rebuilders
 Cornerstone University
 Creston Neighborhood Association
 D.A. Blodgett Services
 Davenport University
 Daybreak Church
 Dean Transportation
 Delta Society
 Diplomat Pharmacy
 Disability Advocates
 Dispute Resolution Center
 Reverend Vernon Dix
 David Dutcher
 Dwelling Place, Inc.
 East Grand Rapids Public Schools
 East Paris Pharmacy
 Easter Seals – Michigan
 Eastpointe Interiors
 Elders' Helpers
 Empire Beauty Schools
 Everest Institute
 Fair Housing Center
 Family Dollar

Family Outreach Center
 Feeding America West Michigan
 Ferris State University
 Fifth Third Bank
 First Free Methodist Church
 First Park Congregational Church
 Chef Tommy Fitzgerald
 Focus Care
 Forest Hills Presbyterian Church
 Fountain Street Church
 Freedom in Christ Ministries
 Fuller Avenue Christian Reformed Church
 Fuller Area Neighbors
 Fulton Pharmacy
 Garfield Park Neighborhood Assn.
 Genesis Non-Profit Housing Corp.
 Gerald R. Ford Museum
 Gerontology Network
 Glory of the Lord Church
 Goodwill Industries
 Girl Scouts of Michigan Trails
 GRACE for the People Church
 Grace Pentecostal Church of God in Christ
 Meridell Gracias
 Grand Rapids African American Health Institute
 Grand Rapids City Attorney
 Grand Rapids City Commission
 Grand Rapids Civic Theatre
 Grand Rapids Clinical Oncology Program
 Grand Rapids Christian Schools
 Grand Rapids Community College



Grand Rapids Community Development Department
 Grand Rapids Equal Opportunity Dept.
 Grand Rapids Fire Department
 Grand Rapids First Church
 Grand Rapids Griffins
 Grand Rapids Home for Veterans
 Grand Rapids Home Health Care
 Grand Rapids Job Corps
 Grand Rapids Parks & Recreation Dept.
 Grand Rapids Police Department
 Grand Rapids Police Wives
 Grand Rapids Public Library
 Grand Rapids Public Schools
 Grand Rapids Urban League
 Grand Valley Health Plan
 Grand Valley State University
 Great Lakes Health Plan
 Guardian Angel Home Care
 Guardian Medical Monitoring
 Habitat for Humanity
 HairForce One
 Health Intervention Service
 Hearthstone Assisted Living
 Heartland Healthcare Center–Greenview
 Hearts in Step Christian Dance Academy
 Heartside Downtown Neighborhood Association

PROGRAMS LITERACY PROGRAMS MENTAL HEALTH SERVICES FOOD PANTRIES COMPUTER LABS NUTRITION SERVICES HEALTH INFORMATION/SCREENING HOUSING READINESS PROGRAM

Helping Hands
 HHS Health Options
 HME Repair Team
 Holland Home
 Rhoda Holmquist
 Home & Building Association of
 Greater Grand Rapids
 Home Depot
 Home Instead Senior Care
 Home Repair Services
 Homewatch Caregivers
 Hope Network Behavioral Health
 Services
 Hurst Mechanical
 In The Image
 Inner City Christian Federation
 John Ball Zoo
 Jubilee Jobs
 Kendall College of Art & Design
 Kent County Dept. of Human Services
 Kent County Earned Income Tax Credit
 Initiative
 Kent County Health Department
 Kent County Housing Commission
 Kent County Literacy Council
 Kent District Library
 Kent Health Plan Medication Assistance
 Program
 Kent ISD Bright Beginnings Program
 Kent Regional 4C
 Kentwood Police Department
 Danny & Jeannie Kieleszewski
 Dr. Brian Kingshott
 Dr. Anthony Kirk, DPM
 Kopper Top Restaurant
 LaGrave Ave. Christian Reformed Church
 Legal Aid of Western Michigan
 Life EMS
 Life Guidance Services
 LifeCenter Church

Lighthouse Communities, Inc.
 Literacy Center of West Michigan
 Living Waters Church
 Love in the Name of Christ
 Love Inc.
 Lutheran Child & Family Services
 Lutheran Social Services
 Lynncore MedGroup, Inc.
 Macatawa Bank
 Marquis Mobility
 Marrell & Marrell
 Meijer
 Mel Trotter Ministries
 Metron Home Care Services
 Michigan Blood Bank
 Michigan Dept. of Career Development
 Michigan Dept. of Community Health
 Michigan Family Resources
 Michigan Hepatitis C Foundation
 Michigan State Housing Development
 Authority
 M.S.U. Cooperative Extension Service
 Michigan Works
 Mobile Dentist
 Morningstar Church of God in Christ
 Mount Zion Church of God in Christ
 National City Community Development
 Corporation
 Neighbors of Belknap Lookout
 Network 180
 New Community Church
 New Hope Baptist Church
 New Horizons Computer Learning
 Centers
 New Horizons Music Ensemble
 New York Fried Chicken
 North End Community Ministry
 Oakdale Neighbors
 Oakdale Park Christian Reformed Church
 The Other Way Ministries

Our Hope Association
 Park Congregational Church
 PATH
 Pine Rest Christian Mental Health
 Services
 Planned Parenthood
 Plymouth Heights Christian Reformed
 Church
 Porter Hills Home Care
 Professional Health Management Group
 Project C.O.O.L.
 Project Rehab
 Pure Heart Ministries
 The Rapid I.T.P.
 Rental Property Owners Association
 Ruff Ryders, Grand Rapids
 Mona and Kristie Sallie
 The Salvation Army
 Samaritan's Carriage
 South End Community Outreach
 Ministries
 Senior Meals Program, Inc.
 Senior Neighbors
 Senior Singalong
 Servants Center
 Sherman Street Church
 Sisters in Support
 Sixty-First District Court
 South East Community Association
 South End Community Outreach
 Ministries
 Spectrum Health Healthier
 Communities
 St. Alphonsus Church
 St. John Vianney Catholic Church
 St. John's United Church of Christ
 St. Luke AME Zion Church
 St. Luke Lutheran Church
 St. Mark's Episcopal Church
 St. Mary's Advantage Health Care

St. Paul Episcopal Church
 St. Robert of Newminster Parish
 Steepletown Neighborhood Services
 Strong Beginnings
 Supercuts Studios
 Sylvan Christian School
 Temple Emanuel
 TENDON Diabetes Outreach Network
 Touchstone Innovaré
 Trinity Lutheran Church
 United Methodist Community House
 U.S. Department of Housing & Urban
 Development
 Unity Christian High School
 U.S. Senator Carl Levin
 U.S. Senator Debbie Stabenow
 U.S. Social Security Administration
 United Way
 Unity Christian High School
 University of Detroit Mercy
 University of Phoenix
 Urban Family Ministries
 Van Andel Arena
 Ruth Vanden Bosch, RN
 Veterans Administration
 Visiting Nurse Association
 Visiting Physicians Association
 Volunteers in Service
 Walmart
 Westminster Presbyterian Church
 Westside Apostolate
 Westside Complex
 Westview Christian Reformed Church
 Shelley Wisdom
 Women's Resource Center
 Wyoming Housing Commission
 Wyoming Park United Methodist Church
 Wyoming Public Library
 WZZM Food for Families
 YMCA ■ YWCA

Financial Highlights: Statement of Net Assets

Fiscal year ended June 30, 2010

Current Assets:

Cash and cash equivalents	2,708,360
Receivables, net	675,964
Prepaid expenses and other assets	16,294
Total current assets	3,400,618

Noncurrent assets:

Restricted cash and cash equivalents	3,949,696
Restricted investments	1,088,081
Capital assets	
Land	965,694
Building and equipment	57,192,149
Construction in progress	588,678
Less: accumulated depreciation	(21,685,865)
Capital assets, net	37,060,656
Other noncurrent assets	704,051
Total noncurrent assets	42,802,484
Total assets	46,203,102

Current liabilities:

Accounts payable	588,484
Accrued liabilities	154,756
Intergovernmental payables	262,855
Deferred revenue	48,210
Other current liabilities	21,030
Bonds, notes, and loans payable	433,335
Total current liabilities	1,508,670

Noncurrent liabilities:

Bonds, notes and loans payable	12,973,181
Tenant security deposits	199,499
Unearned revenue	12,026,546
Noncurrent liabilities - other	1,223,514
Total noncurrent liabilities	26,422,740
Total liabilities	27,931,410

Net assets:

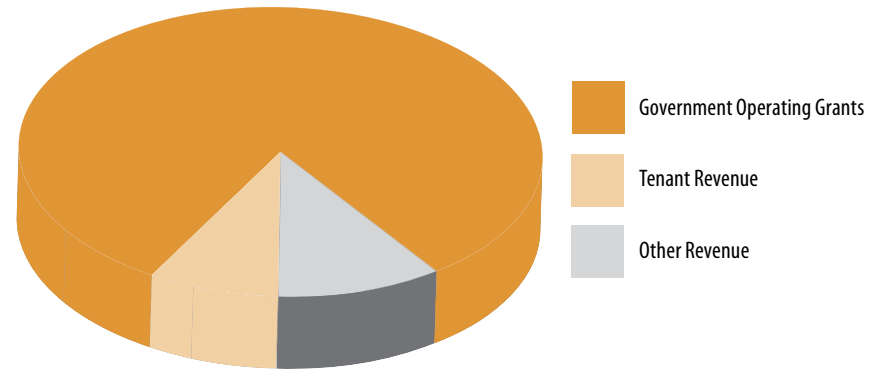
Invested in capital assets, net of related debt	23,654,140
Restricted	5,037,777
Unrestricted	(10,420,225)
Total net assets	18,271,692

Financial Highlights: Statement of Revenue and Expense

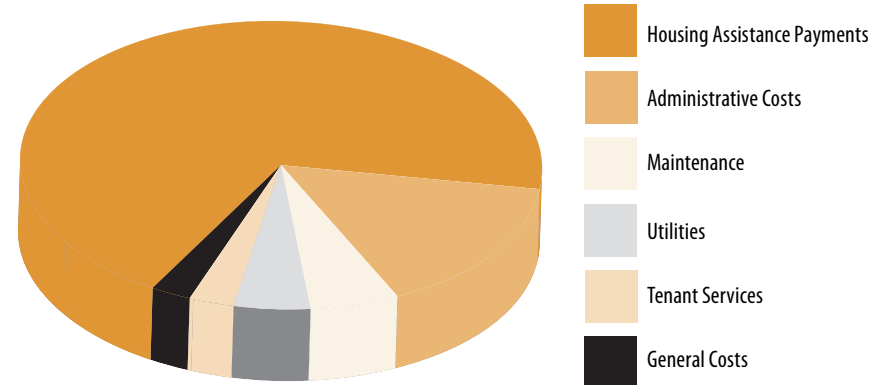
Fiscal year ended June 30, 2010

Operating revenues:	
Tenant revenue	2,078,425
Government operating grants	21,229,827
Other revenue	2,678,004
Total operating revenues	25,986,256
Operating expenses:	
Administrative	3,303,479
Tenant services	602,352
Utilities	1,039,693
Maintenance	1,187,933
General	492,197
Housing assistance payment	14,853,369
Total operating expenses before depreciation	21,479,023
Operating income before depreciation	4,507,233
Nonoperating revenues (expenses)	
Interest and investment revenue	148,272
Gain/loss on sales of fixed assets	(1,731)
Interest expense	(623,090)
Net nonoperating expenses	(476,549)
Capital grant	673,108
Depreciation and amortization expense	(1,455,649)
Net income (loss)	3,248,143

OPERATING REVENUES



OPERATING EXPENSES



Grand Rapids Housing Commission Program Summary

SECTION 8 VOUCHER PROGRAMS

2,966 units, rental subsidy for low-income households renting privately owned property in Greater Grand Rapids.

Housing Choice Voucher Program:

The primary federal Section 8 program

Mainstream Program: Rental subsidy for very low-income persons who are disabled

Enhanced Vouchers: Subsidy for low-income tenants of a specific development (Rolling Pines Apartments)

SECTION 8 PROJECT-BASED PROGRAM

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

Leonard Terrace Apartments: Seniors

Mount Mercy Apartments: Seniors

Sheldon Apartments: Seniors, Disabled

Oroiuis Apartments, Emerald Creek Apartments,

Heron Court: Disabled

Heron Manor Apartments: Seniors

SECTION 8 MODERATE REHABILITATION

102 units, subsidizes the rents of tenants in apartment buildings renovated by private developers.

Calumet Flats, Verne Barry Place

SECTION 8 NEW CONSTRUCTION

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

Ransom Tower Apartments: Seniors

HOME AT LAST PROGRAM

53 units, provides rental subsidy and supportive services to chronically homeless individuals.

SUPPORTIVE PROGRAMS FOR SECTION 8 CLIENTS

Family Self-Sufficiency Program: Offers Section 8 residents the opportunity to accrue funds in an escrow account as they advance in the workplace.

Section 8 Homeownership Program: Qualified

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

TRANSITIONAL HOUSING PROGRAM

The GRHC receives HUD and Michigan State Housing Development Authority (MSHDA) grants to fund on-site child care and case management services for residents of Hope Community Transitional Housing Program.

LOW-INCOME HOUSING TAX CREDITS

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

Campau Commons Apartments: Families, Seniors, Disabled

Mount Mercy Apartments: Seniors

Hope Community Transitional Housing Program:

Homeless Women with Children

Sheldon Apartments: Seniors, Disabled

PUBLIC HOUSING

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

Adams Park Apartments: Disabled, Seniors

Campau Commons Apartments: Families, Seniors, Disabled

Creston Plaza Apartments: Families, Seniors, Disabled

Scattered Sites Program:

The GRHC makes a limited number of single-family, rent-to-own homes available to eligible low-income families in conjunction with our Section 5(h) Homeownership Program.

SUPPORTIVE PROGRAMS FOR PUBLIC HOUSING RESIDENTS

Section 5(h) Homeownership Program: Eligible families rent a home through our Scattered Sites housing program with the option to buy the home.

Family Self-Sufficiency Program: Offers Public Housing residents the opportunity to accrue funds in an escrow account as they advance in the workplace.

Child Care Center at Hope Community.



2010 JEAN MCKEE RESIDENT SCHOLARSHIP WINNERS

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

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

Congratulations to the Jean McKee Resident Scholarship winners for the 2010-2011 academic year:

- Cheniquea Buxton, a graduate of Forest Hills Northern High School, is attending Howard University with a major in Nursing and a minor in Social Work.
- Autumn Braden, a graduate of Creston High School, is attending Grand Valley State University as a Nursing major.

Grant Awards

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT GRANT AWARDS

AMERICAN RECOVERY & REINVESTMENT ACT
FFY 2008: \$854,366

CAPITAL FUND PROGRAM
FFY 2010: \$575,227 • FFY 2009: \$576,554
FFY 2008: \$492,051

CAPITAL FUND FINANCING PROGRAM
FFY 2008: \$2,015,000

OPERATING FUND PROGRAM
FFY 2010: \$1,172,152 • FFY 2009: \$1,066,588

SECTION 8 HOUSING CHOICE VOUCHER PROGRAM
FFY 2010: \$18,394,789

HOUSING CHOICE VOUCHER -
FAMILY SELF-SUFFICIENCY PROGRAM
FFY 2009: \$194,756

SECTION 8 MODERATE REHABILITATION PROGRAM
FFY 2010, Verne Barry Place: \$538,953
FFY 2009, Calumet Flats: \$145,968

RESIDENT OPPORTUNITIES AND SELF-SUFFICIENCY
(ROSS) GRANT - FAMILY SELF-SUFFICIENCY
FFY 2009: \$65,500

SUPPORTIVE HOUSING GRANT
FFY 2010, Hope Community: \$226,900
FFY 2010, "Home at Last": \$359,351

REPLACEMENT HOUSING FUND GRANTS
FFY 2010: \$33,760 • FFY 2009: \$33,829
FFY 2008: \$182,909

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY (MSHDA) GRANT AWARD

FFY 2010: Emergency Shelter Grant: \$54,378

COMMUNITY MENTAL HEALTH FEDERAL BLOCK GRANT

FFY 2008: Adams Park Apartments: \$165,710



American Recovery and Reinvestment Act-funded roof renovation at Adams Park Apartments.

