1960s

1965
The U.S. Federal Housing Administration is renamed the Department of Housing and Urban Development (HUD).

1966
The Grand Rapids Housing Commission (GRHC) is established under Public Act 18.

1967
Donald O’Keefe is appointed director of the GRHC.

1969
Forty units at Campau Park become Grand Rapids’ first public housing.

OUR 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 website: www.grhousing.org
THE GRAND RAPIDS HOUSING COMMISSION

GRAND RAPIDS CITY OFFICIALS
Mayor: Rosalynn Bliss
City Manager: Gregory Sundstrom
City Commission:
David Allen      Senita Lenear
Joseph Jones     Jon O’Connor
Ruth Kelly       Dave Shaffer

ADAMS PARK HOUSING CORPORATION
Ellen James, President    Jerry Herrema
Daniel Oglesby          Victor Vazquez
Betty Zylstra

CRESTON PLAZA GENERAL PARTNERSHIP
Jerry Herrema, President  Melvin Fox
Ellen James              Betty Zylstra

HOPE COMMUNITY HOUSING CORPORATION
Douglas Dozeman, President
Jamie Ladd               Soila Wareck

LEONARD TERRACE HOUSING CORPORATION
Patrick Miles Sr., President  Earl Holton
David Hoogerhyde          Shelley Wisdom

MOUNT MERCY HOUSING CORPORATION/
MOUNT MERCY PHASE I HOUSING CORPORATION
Jerry Herrema, President
Melvin Fox
Ellen James
Betty Zylstra

RANSOM AVENUE DEVELOPMENT CORPORATION
Robert Cooper, President
Charles Carter
Maureen Slade

GRAND RAPIDS SCATTERED SITE HOUSING CORPORATION
Ellen James, President
Jerry Herrema
Betty Zylstra

RESIDENT ADVISORY BOARD
Angela Bunn, Chairperson  Janice Duple
Peter Ferwerda          Shelly Frydrych
Matthew Gebott         Jo Ann Morris
Jacqueline Williams    Virgie Young

The GRHC board and staff extend our sincere best wishes to Robert Cooper, who served on the Housing Commission for more than 15 years. Mr. Cooper has helped our agency navigate many challenges and maximize many opportunities over the years, and we thank him for his dedication and support.
As the GRHC celebrates 50 years of service, I am mindful that the Housing Commission’s accomplishments over the years are very much shared with the many community partners who have supported our mission to ensure equal access to high-quality affordable housing. I am deeply appreciative of this support.

During the past half-century, the GRHC has grown from 228 units of Public Housing in 1969 to more than 4,300 units provided through a diverse array of programs. This past year we completed a $23.5 million redevelopment project and opened 100 beautiful LEED-certified homes at Creston Plaza Apartments. Creston Plaza revitalization was made possible through participation in a HUD program that enables conversion of Low-Income Public Housing units to a Section 8 program that makes investment in affordable housing attractive to private investors. With the goal of providing optimal maintenance at all GRHC-owned developments, we successfully pursued conversion of our remaining Public Housing units at Adams Park, Campau Commons and Scattered Sites. We will complete a total of $3 million in improvements at these developments in the year ahead and will use the proceeds from loan refinancing to complete an additional $3 million in improvements at Leonard Terrace and Ransom Tower.

As I reflect over the past decades, I have been struck with the reality that while our programs have expanded to meet our community’s needs, the GRHC continues to have long waiting lists and a housing supply that falls far short of demand. We are currently exploring participation in a new HUD demonstration program that affords housing authorities the flexibility to use federal funds to develop strategies that support specific community needs; our first project would be the development of a new retirement development on Division Avenue near Campau Commons. Our five-year plan also includes a goal to develop new home ownership units that would be made available through our Scattered Sites program.

Over the years, the GRHC has expanded not only our housing stock but also our capacity to meet the supportive needs of our residents. We continue to partner with Network 180, the Senior Meals Program and dozens of other organizations that work with our Resident Services staff to provide health care, educational, employment and recreational opportunities. We were recently honored to receive a Distinguished Community Engagement Award from Grand Valley State University for a partnership with the GVSU Kirkhof College of Nursing that is bringing vital health screening and nutritional services to residents of Adams Park Apartments.

As we enter our sixth decade, I would like to extend my sincere thanks to our Housing Commissioners and staff, the Mayor and the Grand Rapids City Commission, and all of our community partners for their invaluable support and enduring commitment to equal housing opportunity.

---

1970s

1970
100 units are completed at Creston Plaza Apartments family housing development.

1971
188 units open at Adams Park Apartments, housing senior citizens and the disabled.

1972
72 units are added at Campau Commons Apartments.

1973
Leonard Terrace Apartments opens, offering 125 units for senior citizens and the disabled.

1974
The Housing and Community Development Act establishes the Section 8 Program.

1976
The GRHC receives 150 Section 8 Housing Certificates.

1977
Ruth Wunsch is appointed director of the GRHC.
During autumn 2015 the Grand Rapids Housing Commission (GRHC) celebrated the completion of a $23.5 million total redevelopment project at Creston Plaza Apartments, a 100-unit agency-owned family housing development on Grand Rapids’ northeast side.

The LEED-certified affordable housing development offers 17 single-family homes, 83 one- to four-bedroom units in duplex-, triplex- and townhouse-style buildings, and a Community Center that houses resident meeting space as well as management and resident services offices. Units range from 800 to 1200 square feet in size and are targeted to households earning 30 to 60 percent of the average median annual income in our area—for a family of four, currently $20,040 to $40,080.

Creston Plaza redevelopment was made possible through the HUD Rental Assistance Demonstration (RAD) Program. Introduced in 2012, the RAD Program enables public housing authorities to convert housing units funded through HUD’s Low-Income Public Housing Program to long-term Section 8 contracts that are compatible with the federal Low-Income Housing Tax Credit (LIHTC) Program. Conversion of the units at Creston Plaza enabled the GRHC to attract $2.4 million in LIHTC that were sold to private investors to raise the funding needed for the project.

The GRHC served as the developer for this project. Isaac V. Norris & Associates was the architect for Creston Plaza redevelopment, and Pioneer Construction was the project’s general contractor.

Additional RAD Program Conversions Planned
HUD Rental Assistance Demonstration (RAD) Program awards are making it possible for the GRHC to convert 322 additional agency-owned housing units from the Low-Income Public Housing (LIHPT) Program to Section 8 Project-Based Program housing. The conversion process is expected to be completed in 2017. Units slated for conversion include:
- Adams Park Apartments, 188 units
- Campau Commons Apartments, 92 units
- Scattered Sites duplexes, 42 units

The conversion of our LIHPT units to Section 8 housing will provide 20-year contracts that give the Housing Commission the flexibility to leverage not only public but also private financial resources, including Low-Income Housing Tax Credits that give investors an economic incentive to invest in affordable housing. Additionally, conversion will give residents the flexibility to transfer to the Section 8 Housing Choice Voucher Program after one year of residency at a GRHC development.

“Moving to Work” Program
The Housing Commission is exploring the feasibility of participating in “Moving to Work,” a new HUD demonstration program that affords public housing authorities the flexibility to use their federal funding to develop strategies specifically designed to meet local needs.

If the GRHC participates in the Moving to Work Program, projects under consideration will include construction of a retirement development along Division Avenue near Campau Commons Apartments.

For the latest development news, please visit the Grand Rapids Housing Commission website: www.grhousing.org.
**1980s**

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

1983
Carlos A. Sanchez is appointed executive director of the GRHC.

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

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

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

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

**SECTION 8 AND HOME OWNERSHIP**

During 2016 the GRHC once again earned a “high performer” designation under the U.S. Department of Housing and Urban Development (HUD) Section 8 Management Assessment Program (SEMAP). SEMAP measures the performance of housing authorities in 14 key areas, including waiting list management, participant income verification, rental housing subsidy calculation and rental unit inspection. Established in 1974, Section 8 offers a federal rental subsidy to low-income households renting privately owned property.

The GRHC Section 8 Program has grown from a 1976 allotment of 150 Section 8 Housing Certificates to the 3,290 Section 8 Housing Choice Vouchers we administer today. During 2015 the Housing Commission worked with more than 950 rental property owners to serve 9,321 people through the voucher program, including 4,411 families with children, 1,020 senior citizens and 2,274 disabled persons. The average annual household income of Section 8 Housing Choice Voucher Program participants was $13,110.

**RAD Conversion Spurs Project-Based Program Expansion**

The Section 8 Project-Based Program assigns a rental subsidy to specific units within a building or to the entire building.

The conversion of Creston Plaza Apartments from the Low-Income Public Housing Program to Section 8 Project-Based Program housing increased our Project-Based Program inventory by 100 units, bringing the total number of Project-Based Vouchers we administer to 425. We anticipate that an additional 322 vouchers will be added to the Project-Based Program with the planned conversion of additional Low-Income Public Housing units in the year ahead. The GRHC is pleased to offer residents of the Project-Based Program housing we administer the convenience of on-site service for the required annual Section 8 recertification process.

**Homeownership Program**

Established in 2000, the GRHC’s Section 8 Homeownership Program makes it possible for qualified Section 8 Housing Choice Voucher Program participants to use their rental subsidy toward home mortgage payments. Participants must be first-time home buyers and are required to complete home ownership classes on such topics as budgeting and pre-purchase home inspections prior to purchasing a home. Home owners recertify for the program each year and can continue to receive Section 8 assistance for up to 15 years.

Since the Section 8 Homeownership Program’s inception, 56 GRHC families have realized their dream of owning a home.
FAMILY SELF-SUFFICIENCY PROGRAM

The HUD-funded Family Self-Sufficiency (FSS) Program offers GRHC residents the opportunity to accrue funds in an interest-bearing escrow account when they become employed or are promoted on the job. As a family’s income increases, the household pays a higher proportion of its total rent. The GRHC deposits the difference between the original and adjusted rents in an escrow account to benefit the family. Escrow accrues for up to five years, with an average 2015 award of $7,350.

During the past year, 442 households participated in the FSS Program. Among participants, 313 were employed, with an average income of $14,000. Seventy-nine participants went from part-time to full-time employment, and 45 received a promotion or wage increase. GRHC staff celebrated with 23 program graduates.

The Grand Rapids Housing Commission continues to partner with community organizations to offer FSS Program participants vocational and educational programs, employment and job search resources, help with financial planning and budgeting, health care, recreational and child care resources, and other opportunities that help smooth the path toward self-sufficiency. During 2015, a partnership with organizations serving the Campau Park neighborhood brought a “Fitness Fun Day” to our residents that included healthful eating tips, a resource fair, and games and contests for kids of all ages.

FAMILY SELF-SUFFICIENCY COORDINATING COMMITTEE
Bobbie Butler, President, Grand Rapids Housing Commission
Deborah Conley, Michigan Family Resources
Maureen Downer, Area Community Service Employment and Training Council (ACSET)
Yolanda Duncan, Grand Rapids Community College
Jorge Gonzalez, LINC
Angie Hamlett, Inner City Christian Federation
Pamela Houtteman, Goodwill Industries
Sireece Martin, Inner City Christian Federation
Megan Seely, Goodwill Industries
Kathleen Russo, Chemical Bank
Hattie Tinney, GRHC Deputy Executive Director
Rebecca Venema, Executive Director, Wyoming Housing Commission

Grand Rapids Housing Commission Staff Representatives
Felicia Clay, Resident Services Manager
Kathy Monroe, Resident Services Specialist
Eulondon Reeves, Resident Services Specialist
Erin Shibley, Resident Services Specialist

Wyoming Housing Commission Staff Representatives
Myra Iacovoni, FSS/Section 8 Coordinator
Amandalynn VanderMolen, FSS/Section 8 Coordinator
Christine Roelofs, Administrative Aide
1990s

1990
The GRHC’s Section 8 Program grows to 1,100 units.

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

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

The Shelter Plus Care Program opens, providing units to 20 homeless veterans.

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

1994
The Section 8 Program grows to serve 1,450 families.

AFFORDABLE HOUSING FOR FAMILIES

During 2015 the GRHC was pleased to open a completely revitalized Creston Plaza Apartments family development on Grand Rapids’ northeast side. Offering 100 affordable one- to four-bedroom apartments, duplex units and single-family homes, the opening of Creston Plaza marked the culmination of a six-year planning and development process that was strongly supported by the City of Grand Rapids, HUD and many community partner organizations.

Creston Plaza redevelopment was made possible through a HUD Rental Assistance Demonstration (RAD) Program grant that enabled the GRHC to convert the development from the Low-Income Public Housing Program to Section 8 Project-Based Program housing.

Section 8 provides more stable funding than annual grants provided under the LIPH Program, giving the Housing Commission the flexibility to leverage not only public but also private financial resources, including Low-Income Housing Tax Credits that give investors an economic incentive to invest in affordable housing.

The GRHC is pursuing RAD Program grants to convert an additional 322 units to the Project-Based Program in support of maintenance goals. These conversions will also promote housing choice as eligible residents can elect to transfer to the Section 8 Housing Choice Voucher Program after one year of residency at a GRHC development. The Voucher Program provides a subsidy to rent privately owned property.

Conversions at our family housing developments will include:

- Ninety-two units at Campau Commons Apartments, slated for completion during fall 2016. This will make it possible for the GRHC to undertake $95,500 in capital improvements, including parking lot re-paving, concrete repairs and energy-saving improvements such as the addition of water aerators and LED light bulbs.
- Twenty Scattered Sites Program units are projected to be converted in early 2017, paving the way for $400,000 in improvements.
- Twenty-two Scattered Sites Program units are projected to be converted by late 2017.

An additional 188 units will be converted at Adams Park Apartments, with $2,518,700 in improvements planned (see facing page).

Hope Community Adopts Rapid Re-Housing Model

The GRHC’s Hope Community has converted from transitional housing to a “rapid re-housing” service model. Funded by a $160,000 HUD Supportive Housing Grant, Hope Community’s new focus aligns with City of Grand Rapids and HUD goals to implement a “housing first” philosophy that helps homeless families move quickly to stable housing.

The Hope Community Rapid Re-Housing Program provides permanent housing and supportive services to homeless women and their children. The development includes 12 units in a “service center” building as well as 12 duplex units located nearby. The program is supported by Resident Services Specialists who link client households with assistance ranging from health care and counseling services to child care, transportation, employment search and training programs, and educational resources.

The GRHC continues to work with the City of Grand Rapids, HUD and our community partners to address critical housing needs.
AFFORDABLE HOUSING FOR SENIOR CITIZENS AND DISABLED ADULTS

The GRHC operates five developments designed especially to meet the housing and supportive needs of senior citizens and disabled adults. Each of these communities employs an on-site Resident Services Specialist who coordinates assistive activities and links residents with community resources. Our service efforts are enhanced by many long-standing community partnerships that facilitate services ranging from health and wellness screenings to nutrition programs to social opportunities.

A partnership with Network 180 forged in 2009 continues to provide mental health and case management services at Adams Park Apartments. In 2015 the GRHC was honored to receive a Distinguished Community Engagement Award from Grand Valley State University (GVSU) for a partnership with the GVSU Kirkhof College of Nursing that brings regular health screenings and nutritional education programming to Adams Park.

The 188 units at Adams Park will be converted to Section 8 Project-Based Program housing in late 2016 (see related story on previous page); this will make $2,518,700 in improvements possible, including:
- Parking lot repairs, exterior lighting improvements
- Trash compactor replacement
- Grounds improvements, including new furniture for the gazebo
- Needed roofing and window panel replacement/repairs
- Vinyl flooring replacement

Improvements Planned at Leonard Terrace & Mount Mercy

Loan refinancing will make it possible for the GRHC to make numerous much-needed improvements at Leonard Terrace Apartments and Mount Mercy Apartments in the year ahead.

Leonard Terrace will receive $1.56 million in improvements, including:
- Parking lot resurfacing, repairs to sidewalks and curbs
- Trim trees, landscaping enhancements
- New windows and storm windows throughout the building
- New west door and frame
- Heating and ventilation improvements
- New apartment entry, bedroom and bathroom doors, with handicapped-accessible lever handles
- Modify bathtubs to walk-in tubs
- New kitchen cabinets and counter tops
- Additional security cameras
- Carpet replacement in common areas
- New furniture in common areas

Mount Mercy will receive $1.54 million in improvements, including:
- Driveway and parking lot resurfacing
- Sidewalk repairs
- Exterior lighting and landscaping improvements
- Foundation repair
- Storm windows in auditorium, cafe and chapel
- New exterior entrance doors
- Roof repairs
- New boilers and water heater
- New kitchen cabinets
- New bathroom cabinet doors
- Modify tubs to walk-in tubs
- Common area improvements, including painting and furniture replacement
- Security system improvements

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
2000s

2000
GRHC establishes the Jean McKee Resident Scholarship in memory of attorney, community leader and Housing Commissioner Jean McKee.

The Section 8 Homeownership Program is established.

2003
Campau Commons redevelopment planning begins.

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

The $4.8 million conversion of Sheldon School to Sheldon Apartments is completed on Grand Rapids’ underserved southeast side.

2006
GRHC and Network 180 partner to launch the “Home at Last” Program, which served the chronically homeless.

2007
Campau Commons redevelopment is completed, 100 units open.

2008
The American Recovery & Reinvestment Act (ARRA) funds renovation of Adams Park Apartments.

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

Mount Mercy Apartments opens a new Senior Meals café.

Community volunteers, government agencies, educational, health care, social service and faith-based organizations, and local businesses continue to partner with our Resident Services team, making it possible for the GRHC to deliver life-enhancing programs and services to tenants of our agency-owned housing developments.

An ongoing “Campau Connection” community service initiative brings the GRHC and local agencies together to serve the neighborhood that includes Campau Commons Apartments family housing development.

An award-winning collaborative effort with the Grand Valley State University Kirkhof College of Nursing is supporting the health needs of Adams Park Apartments residents through regular health screening and educational events. Adams Park serves disabled adults and seniors ages 62 and older.

The GRHC is currently pursuing a HUD Multi-Family Supportive Services Demonstration Grant that would provide dedicated on-site nursing staff to offer preventive care and referrals at Ransom Tower Apartments; Ransom Tower serves ages 62 and older.

RESIDENT SERVICES HIGHLIGHTS

Community volunteers, government agencies, educational, health care, social service and faith-based organizations, and local businesses continue to partner with our Resident Services team, making it possible for the GRHC to deliver life-enhancing programs and services to tenants of our agency-owned housing developments.

An ongoing “Campau Connection” community service initiative brings the GRHC and local agencies together to serve the neighborhood that includes Campau Commons Apartments family housing development.

An award-winning collaborative effort with the Grand Valley State University Kirkhof College of Nursing is supporting the health needs of Adams Park Apartments residents through regular health screening and educational events. Adams Park serves disabled adults and seniors ages 62 and older.

The GRHC is currently pursuing a HUD Multi-Family Supportive Services Demonstration Grant that would provide dedicated on-site nursing staff to offer preventive care and referrals at Ransom Tower Apartments; Ransom Tower serves ages 62 and older.

Additional 2015-2016 service highlights:
• Health fairs, on-site health screenings
• Social and educational events provided by student social work and nursing interns from Grand Valley State University, Calvin College and Western Michigan University
• On-site food pantry at all retirement developments
• Senior Meals café at Mount Mercy Apartments
• Veterans Day celebration at Ransom Tower Apartments supported by American Legion Post 459
• Computer labs, craft room, libraries, knitting/craft groups, gardening groups, exercise classes, cooking classes.
2010s

2010
Creston Plaza Apartments redevelopment planning begins.

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

2013
Creston Plaza redevelopment demolition and site preparation get underway.

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

2014
The Section 8 waiting list opens for one week and 10,000 applications are received.

Creston Plaza construction gets underway.

2015
Creston Plaza opens, bringing 100 LEED-certified units to Grand Rapids’ northeast side.

GRHC receives HUD Rental Assistance Demonstration Program approval to convert 322 Low-Income Public Housing units to the Section 8 Project-Based Program.

Hope Community transitions to a Rapid Re-Housing Program model, serving homeless women and children.

FINANCIAL HIGHLIGHTS: STATEMENT OF NET ASSETS
Fiscal year ended June 30, 2016

Current Assets:
- Cash and cash equivalents ................. 3,723,203
- Receivables, net ......................... 66,981
- Prepaid expenses and other assets .... 19,381
- Total current assets ..................... 3,809,565

Noncurrent assets:
- Restricted cash and cash equivalents . 4,639,930
- Capital assets:
  - Land ................................... 1,298,203
  - Building and equipment .............. 73,564,015
  - Construction in progress .......... 32,606
  - Less: accumulated depreciation (25,752,776)
  - Capital assets, net .................. 49,142,048
- Other noncurrent assets ............... 262,171
- Total noncurrent assets ............... 54,044,149

Total assets ................................ 57,853,714

Current liabilities:
- Accounts payable ........................ 375,727
- Accrued liabilities ..................... 115,872
- Intergovernmental payables .......... 246,761
- Deferred revenue ....................... 46,659
- Other current liabilities ............. 20,197
- Loans and notes payable ............. 317,952
- Total current liabilities .......... 1,123,168

Noncurrent liabilities:
- Bonds, notes and loans payable ........ 9,835,266
- Tenant security deposits .......... 239,249
- Unearned revenue ..................... 17,099,560
- Net pension liability ................. 571,152
- Family Self-Sufficiency Program escrow 938,716
- Noncurrent liabilities - other .......... 319,232
- Total noncurrent liabilities .... 29,003,175

Total liabilities .......................... 30,126,343

Net assets:
- Invested in capital assets, net of related debt 38,988,827
- Restricted ............................. 4,432,775
- Unrestricted ........................... (15,694,231)
- Total net assets ......................... 27,727,371
FINANCIAL HIGHLIGHTS: STATEMENT OF REVENUE AND EXPENSE  
Fiscal year ended June 30, 2016

Operating revenues:
- Tenant revenue .............................................. 2,505,615
- Government operating grants .................. 23,115,483
- Other revenue .............................................. 2,791,011

Total operating revenues ................................. 28,412,109

Operating expenses:
- Administrative .............................................. 4,019,656
- Tenant services .............................................. 813,499
- Utilities ...................................................... 1,127,759
- Maintenance ................................................. 1,800,276
- General ..................................................... 451,185
- Housing assistance payment ................. 16,853,428

Total operating expenses before depreciation .......... 25,065,803

Operating income before depreciation ............... 3,346,306

Nonoperating revenues (expenses)
- Interest and investment revenue .............. 3,936
- Interest expense ............................................ (697,458)
- Loss on disposal of capital assets ........... –

Net nonoperating expenses ................................ (693,522)

Capital grant .................................................. 12,990
Depreciation and amortization expense .......... (1,859,217)

Net Income (loss) ............................................. 806,557
**GRAND RAPIDS HOUSING COMMISSION PROGRAM SUMMARY**

**Section 8 Voucher Programs**
3,290 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

**Section 8 Project-Based Program**
521 units, rental subsidy is assigned to specific units within a building or to an entire building.

- Creston Plaza Apartments: Families, Seniors, Disabled
- Leonard Terrace Apartments: Seniors
- Mount Mercy Apartments: Seniors
- Sheldon Apartments: Seniors, Disabled
- Oroiquis Apartments, Heron Court: Disabled
- Heron Manor Apartments: Seniors

**Home at Last Program**
53 units, provided rental subsidy and supportive services to chronically homeless individuals.

*This program is no longer funded. The GRHC has worked with community partners to find alternate housing for program participants.

**Section 8 Moderate Rehabilitation**
102 units, subsidizes tenant rents 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

**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 become employed and advance in the workplace.
- **Section 8 Homeownership Program:** Qualified Section 8 recipients use their rental subsidy toward home mortgage payments.

**Low-Income Housing Tax Credits**
441 units. Tax credits give investors an economic incentive to invest in affordable housing.

- Campau Commons Apartments: Families, Seniors, Disabled
- Mount Mercy Apartments: Seniors
- Sheldon Apartments: Seniors
- Hope Community Rapid Re-Housing Program: Homeless Women and Children

**Rapid Re-Housing Program**
24 units. The GRHC receives HUD and Michigan State Housing Development Authority (MSHDA) grants to fund on-site case management services for residents of Hope Community.

**Public Housing/Rental Assistance Demonstration Program**
302 units. Apartments and single-family homes for low-income households.

- Adams Park Apartments*: Disabled, Seniors
- Campau Commons 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. This program will operate in conjunction with a Section 32 Homeownership Program.

* These developments are being converted from the Low-Income Public Housing Program to Section 8 Project-Based Program housing through the HUD Rental Assistance Demonstration Program.

**Supportive Programs for Public Housing Residents**
- **Section 32 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 Program participants the opportunity to accrue funds in an escrow account as they become employed and advance in the workplace.

- **Resident Opportunity and Self-Sufficiency (ROSS) Grant:** Funds case management, nutrition services, health and wellness programs, transportation and other services that support the disabled and senior residents of Adams Park Apartments.
In 2015 the Housing Commission revised eligibility requirements for the GRHC’s Jean McKee Resident Scholarship Program to make the program available to not only graduating high school seniors but also to current college students and adults seeking to return to college.

Established in 2000 in memory of longtime Housing Commissioner Jean McKee, the Resident Scholarship Program offers college scholarships to residents of GRHC housing programs. Scholarship winners receive $500 per year for up to four years, for a total scholarship award of up to $2,000. Since the program’s inception, the GRHC has awarded scholarships totaling $31,500, helping 31 residents pursue higher education.

Congratulations to the Jean McKee Resident Scholarship winners for the 2016-2017 academic year:

• Jancy Mendoza-Vazquez, who is attending Calvin College and plans to become a Physician Assistant.
• Ashley Jones-Stewart, who is pursuing an Elementary Education degree at Western Michigan University.
• Christian Jackson, who is studying Digital Media at Kendall College of Art & Design.

The Housing Commission is very grateful to the generous organizations and individuals who helped fund the Scholarship Program this year through support of our 50th Anniversary Gala fund-raising event and through direct donations.

SCHOLARSHIP PROGRAM DONORS

Cinnaire
Comerica Bank
Bob & Ann Cooper
Dwelling Place
Fifth Third Bank
Genesis Non-Profit Housing Corp.
Vicente & Meridell Gracias
Grand Rapids Community College
Jim & Barb Haveman
Bill & Beth McKee
F. William McKee
James & Barbara McKee
Pioneer Construction
Rhoades McKee
Triangle Associates
West Michigan Flocking