



Mission

We are committed to offering quality affordable housing, essential resources through advocacy and partnerships, and promoting self-sufficiency to strengthen communities.

Vision

To create communities where housing is affordable, opportunities are impactful and self-sufficiency is the goal.

Values

We create HOMES with:

Housing: We believe that everyone deserves a place to call home.

Open Communication: We share ideas in a collaborative setting by building trust through clear and consistent communication.

Mutual Respect: We honor and value each individual, fostering a culture where every voice is heard and respected.

Excellence: We strive for excellence in everything we do, promoting a culture of accountability and continuous growth.

Supportive Communities: We create communities that emphasize well-being and offer holistic support, motivating individuals and families to thrive.

Governing Board

The Grand Rapids Housing Commission receives oversight from a five-member board that meets monthly at the Bobbie Butler Community Center at Creston Plaza.

Grand Rapids Housing Commission

Monica Steimle-App, President
Betty Zylstra, Vice President
Jamon Alexander, Commissioner
Michael Bernier, Commissioner
Patrick Miles, Sr., Commissioner

Grand Rapids Housing Commission
1420 Fuller Avenue SE
Grand Rapids, MI 49507
Phone: 616/235-2600

Visit us on the web:
www.grhousing.org

ABOUT THE GRAND RAPIDS HOUSING COMMISSION

The Grand Rapids Housing Commission (GRHC) was established by the Grand Rapids City Commission in 1966 to provide affordable housing for low-income residents and to eliminate substandard housing conditions. Funded primarily through the U.S. 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.

The GRHC operates eight low-income housing developments and administers federal Section 8 rental subsidy programs, a Section 8 Homeownership program and a Rapid Re-Housing program. The Housing Commission also partners with organizations and individuals to advocate for positive change in local social welfare policy and to offer supportive services families can use to achieve self-sufficiency. The GRHC currently makes affordable housing available to more than 4,200 West Michigan families.

SECTION 8 PROGRAMS

Funded by HUD, the Section 8 Housing Choice Voucher Program provides a monthly rental subsidy to low-income working families, seniors and people with disabilities, helping to bridge the gap between what a household can afford to spend on housing—generally 30 percent of adjusted monthly income—and the fair market rent of an apartment, townhouse or single-family home. A portion of each participating family's monthly rent is paid directly to the rental property owner by the Housing Commission.

The GRHC also administers housing vouchers and project-based assistance through specialized HUD programs that meet the needs of people experiencing homelessness, people with disabilities, youth aging out of foster care, veterans and senior citizens. The total number of vouchers the GRHC currently administers is 3,850.

FAMILY & RETIREMENT HOUSING

The GRHC operates two family housing developments and six apartment communities specifically tailored to meet the needs of senior citizens and people with disabilities. Rents are based on each tenant's ability to pay, with a rent ceiling of 30 percent of the household's adjusted monthly income. Additionally, the GRHC operates Hope Community, a Rapid Re-Housing program that serves families experiencing homelessness.

RESIDENT SERVICES PROGRAM

The GRHC Resident Services team makes it possible for the GRHC to offer tenants case management services, educational and social events, health screening and information, transportation assistance, food assistance, and many other supportive programs and services.

FAMILY SELF-SUFFICIENCY PROGRAM

This program offers Housing Choice Voucher program participants and residents of GRHC housing developments the opportunity to accrue funds in an escrow account when they become employed or are promoted on the job. Escrow accrues for up to five years; 2023 program graduates received an average award of \$8,450.

HOME OWNERSHIP PROGRAM

Through the Section 8 Homeownership program, eligible Housing Choice Voucher recipients can use their housing subsidy toward home mortgage payments rather than rental housing expenses.

GRAND RAPIDS ENVISION CENTER

A HUD EnVision Center is hosted at the GRHC's Campau Commons Community Center. With services currently under development, this Center will offer Grand Rapids residents who are at or below the federal poverty level support in the areas of economic empowerment, educational advancement, health and wellness, and character and leadership.



GRAND RAPIDS HOUSING COMMISSION PROGRAM SUMMARY

Section 8 Voucher Programs

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

HOUSING CHOICE VOUCHER (HCV)

PROGRAM:

2,561 units, tenant-based rental subsidy; the primary federal Section 8 program.

MAINSTREAM PROGRAM:

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

NON-ELDERLY PEOPLE WITH DISABILITIES

(NED) PROGRAM:

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

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

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

FOSTER YOUTH TO INDEPENDENCE (FYI)

PROGRAM:

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

EMERGENCY HOUSING VOUCHER (EHV)

PROGRAM:

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

Section 8 Moderate Rehabilitation

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

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

Section 8 New Construction

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

- Ransom Tower: Ages 62 and older

Rapid Re-Housing Program

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

- Hope Community**

Low-Income Public Housing Program*

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

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

**Slated for conversion through Section 18 or similar program.*

***LIHTC Program*

Section 8 Project-Based Vouchers (PBVs)

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

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

Partner developments for which the GRHC administers PBVs:

- 415 Franklin Apartments, 6 units
- Belknap Place Apartments, 4 units
- Garfield Park Lofts, 8 units
- Harrison Park Apartments, 11 units
- Heron Courtyard, 33 units
- Heron Manor, 42 units
- Kingsbury Place, 11 units
- Oroiquis Apartments, 27 units
- Pine Avenue Apartments, 5 units
- St. James Apartments, 8 units
- Steepleview Apartments, 10 units
- Stockbridge Apartments, 15 units

GRHC EXECUTIVE MANAGEMENT STAFF

Executive Director: Lindsey S. Reames
 Policy & Program Planning & Implementation Manager: José Capeles
 Administrative Assistant: Barbara Adams
 Finance Manager: Kris Endres

Director of Asset Management: Lynn Simone
 Director of Leased Housing: Shakerah McRae
 Director of Resident Services: Felicia Clay
 Rehabilitation & Maintenance Manager: Ufoma Johnson
 Real Estate Development Coordinator: Michael Weaver

