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 & GOVERNANCE

• Established in 1966 to...
  ✓ Provide affordable housing for low-income residents
  ✓ Eliminate substandard housing

• Funded primarily through HUD

• Governed by a five-member board appointed by the Grand Rapids City Manager
PROGRAM & SERVICE SUMMARY

• 2018 BUDGET: $27.8 MILLION

• LOW-INCOME HOUSING PROGRAMS
  ✓ Section 8
  ✓ Low-Income Public Housing
  ✓ Low-Income Housing Tax Credits
  ✓ Rapid Re-Housing
  ✓ Homeownership Program
  ✓ HUD-Veterans Affairs Supportive Housing

• SUPPORTIVE SERVICES
  ✓ Resident Services
  ✓ Family Self-Sufficiency Program
  ✓ Community Partnerships
HOUSING PROGRAMS OVERVIEW

SECTION 8

• Income-based rental subsidy
• Rent tenant pays is 30%-40% of adjusted monthly household income
• Program pays landlord the difference between tenant portion and fair market rent
• Security deposit assistance program
SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

- 3,459 units
- 2018 budget: $22.3 million
- The primary Section 8 program
- Serves low-income households renting private property
- Helps families move away from areas of concentrated poverty
HOUSING PROGRAMS OVERVIEW

SECTION 8 HOUSING CHOICE VOUCHER PROGRAM WAITING LIST

Waiting list opened for two weeks in November 2018
• 6,114 applications received
• 5,000 applicants added to the list via computerized random drawing
HOUSING PROGRAMS OVERVIEW

SECTION 8 PROJECT-BASED PROGRAM

- Subsidy is tied to specific units within a building or to the entire building
- GRHC developments that include Project-Based units...

- Campau Commons Apartments, 92 Vouchers
- Creston Plaza Apartments, 100 Vouchers
- Leonard Terrace Apartments, 125 Vouchers
- Sheldon Apartments, 45 Vouchers
- Mount Mercy Apartments, 169 Vouchers
HOUSING PROGRAMS OVERVIEW

SECTION 8 PROJECT-BASED PROGRAM

Privately owned developments for which the GRHC administers Section 8 vouchers:

Developer: Genesis Non-Profit Housing Corp.
- Oroiquis Apartments
- Heron Courtyard
- Heron Manor

Developer: Dwelling Place
- St. James Apartments
SECTION 8 MODERATE REHABILITATION

• Program subsidizes the rents of tenants in apartment buildings renovated by Dwelling Place

• GRHC administers 102 subsidies: Calumet Flats (16 units) Verne Barry Place (86 units)
HOUSING PROGRAMS OVERVIEW

SECTION 8 NEW CONSTRUCTION

• Program encouraged developers to construct new rental housing for low-income families

• GRHC development built under this program: Ransom Tower Apartments, 153 Units
SECTION 8 MAINSTREAM PROGRAM

Offers a rental subsidy to support the housing needs of non-elderly persons who have disabilities

55 vouchers awarded in 2018

“Non-elderly” means under age 62
NEW IN 2018

HUD-VETERANS AFFAIRS SUPPORTIVE HOUSING (HUD-VASH) VOUCHERS

- Rental subsidy supports the housing stability of veterans experiencing homelessness
- $106,000 HUD grant funds 22 vouchers
- Referrals through VA Medical Center in Battle Creek
- Supportive services coordinated by GRHC in partnership with the VA Medical Center, local VA clinics and social services agencies
SECTION 8 HOMEOWNERSHIP PROGRAM

• Enables Section 8 clients to use their rental subsidy toward home mortgage payments
• 66 homes purchased since program launched in 2002
HOUSING PROGRAMS OVERVIEW

GRHC-OWNED HOUSING UNITS

- 949 apartments
- 9 housing communities
- Serve low-income families, senior citizens and people who have a disability
HOUSING PROGRAMS OVERVIEW

GRHC NONPROFIT DEVELOPMENT PARTNERS

- Adams Park Housing Corporation
- Creston Plaza General Partnership
- Grand Rapids Scattered Site Housing Corp.
- Hope Community Housing Corporation
- Leonard Terrace Housing Corporation
- Mount Mercy Housing Corporation
- Mount Mercy Phase I Housing Corporation
- Ransom Avenue Development Corporation
- Resident Advisory Board
HOUSING PROGRAMS OVERVIEW

WAITING LISTS, FAMILY HOUSING

- All waiting lists are open; wait to rent is 3-10 years (longest wait is for 1-bedroom unit)
- Campau Commons: 5,612 applicants
- Creston Plaza: 4,281 applicants
- Scattered Sites: 4,302 applicants
HOUSING PROGRAMS OVERVIEW

WAITING LISTS, SENIORS & DISABLED

• All waiting lists are open

• Adams Park: 791 applicants
  Wait to rent: 1 year

• Leonard Terrace: 1,242 applicants
  Wait to rent: under 3 years

• Mount Mercy: 1,275 applicants
  Wait to rent: under 3 years

• Ransom Tower: 543 applicants
  Wait to rent: under 3 years

• Sheldon Apartments: 1,141 applicants
  Wait to rent: under 3 years
HOUSING PROGRAMS OVERVIEW

HOUSING FOR FAMILIES

Campau Commons Apartments, 92 units
Division at Franklin SW
- Redeveloped, opened 2007
- 1- to 4-bedroom units
- Duplex and multi-unit buildings
- Serves families, seniors, disabled
HOUSING PROGRAMS OVERVIEW

HOUSING FOR FAMILIES

Creston Plaza Apartments, 100 units
1080 Creston Plaza Drive NE
• $23.5 million redevelopment project
• Completed spring 2016
• Serves families, seniors, disabled
HOUSING FOR FAMILIES

Scattered Sites, 41 units

- 20 rental units
- 21 single-family rent-to-own home ownership units
- Available to low-income families, seniors, disabled

448 Oakdale SE
461 Oakdale SE
ADAMS PARK APARTMENTS

1440 Fuller Ave. SE
Available to adults who have a disability and seniors ages 62 and older
HOUSING PROGRAMS OVERVIEW

HOUSING FOR SENIORS & THE DISABLED

Leonard Terrace Apartments, 125 units
1315 Leonard St. NE
Serves ages 55 and older
Mount Mercy Apartments, 180 units
1425 & 1511 Bridge St. NW
Serves ages 55 and older
• 1917 era convent and private school renovated in 1991 to provide 125 apartments
• 55-unit addition completed in 2005
HOUSING PROGRAMS OVERVIEW

HOUSING FOR SENIORS & THE DISABLED

Ransom Tower Apartments, 153 units
50 Ransom Ave. NE
Serves ages 62 and older
HOUSING FOR SENIORS & THE DISABLED

Sheldon Apartments, 45 units
1010 Sheldon Ave. SE
Serves ages 55 and older
- Opened 2006
- Former elementary school renovated to provide twenty 1- to 2-bedroom units
- 25 cottage-style units
HOUSING PROGRAMS OVERVIEW

RAPID RE-HOUSING FOR THE HOMELESS

HOPE COMMUNITY, 24 Units

- Serves homeless women and their children
- Supported by Continuum of Care
- Tenants referred by The Salvation Army
- Resident Services Include:
  - On-site case management
  - Housing, Options, Preparation & Education (H.O.P.E.) curriculum prepares renters to achieve housing stability
FAMILY SELF-SUFFICIENCY (FSS) PROGRAM

• Funded by HUD
• Enables GRHC clients to accrue money in an escrow account as they become employed and advance on the job
• 418 households participated during 2018
• 36 program graduates during 2018
• Total escrow awarded to program graduates during 2018: $412,335
• Average 2018 escrow award: $11,454
SUPPORTIVE SERVICES

RESIDENT SERVICES

• Funded by HUD grant or GRHC operating income
• Supported by community organizations and volunteers
• The GRHC provides a variety of services to...
  - Enable the elderly to age in place
  - Empower people who have a disability to live independently
  - Support families as they work to achieve economic self-sufficiency
RESIDENT SERVICES FOR FAMILIES

- Children’s programs
- Credit & financial literacy classes
- Social & educational events
- Computer labs
- Resident associations
- Help accessing community resources
Since 2017 the Community Centers at Campau Commons and Creston Plaza have hosted the USDA/GRPS “Meet Up & Eat Up” Summer Meal program for ages 18 and younger.
SUPPORTIVE SERVICES

RESIDENT SERVICES FOR SENIORS & DISABLED

- On-site food pantries
- On-site Meals On Wheels Dining Centers
- Meals On Wheels meal delivery program
- Health screenings & fairs, nutrition education
- “File of Life” safety program
- Podiatry services
- Mental health education & support
- Computer lab & classes, library
- Craft, knitting & gardening groups
- Social events and outings
SUPPORTIVE SERVICES

MEALS ON WHEELS CAFÉ AT LEONARD TERRACE, MOUNT MERCY AND RANSOM TOWER

- Federally subsidized on-site congregate meal program
- Low-cost meals available to residents and seniors from the surrounding community
- Offers residents volunteer and social opportunities
- Ransom Tower Dining Center added in 2018
- Meal delivery also available at senior housing sites
SUPPORTIVE SERVICES

NURSING PARTNERSHIPS

• Award-winning collaboration with GVSU Kirkhof College of Nursing brings nursing students to senior housing sites to offer residents...
  ✓ Health screening
  ✓ Nutrition and health educational events

• Resident health screening and educational events:
  ✓ GVSU nursing students at Adams Park, Hope Community, Leonard Terrace, Mount Mercy, Ransom Tower
  ✓ Aquinas College and University of Detroit Mercy nursing students at Hope Community, Leonard Terrace
  ✓ Calvin College nursing students at Sheldon Apartments
SUPPORTIVE SERVICES

NEW IN 2019

GVSU HEALTH CENTER AT MOUNT MERCY APARTMENTS

• Funded by a $493,000 grant awarded to GVSU by the Michigan Health Endowment Fund

• Services spearheaded by a nurse practitioner and overseen by a medical doctor

• Coordinated care includes physical therapy, nutritional and social services
SOCIAL WORK PARTNERSHIPS

Social Work interns from Calvin College, Cornerstone University, Grand Valley State University, Western Michigan University support GRHC resident services efforts:

• Social and recreational events

• Help accessing community resources
SUPPORTIVE SERVICES

JEAN McKEE RESIDENT SCHOLARSHIP PROGRAM

- Established in 2001 in memory of a longtime Housing Commissioner and champion of education
- Funded through private donations
- Awards of up to $2,000 annually ($500 per year for up to four years)
- Available to graduating high school seniors, current and returning undergraduates
- Preference for graduating seniors and Family Self-Sufficiency Program participants
- To date, $39,000 has been awarded to 38 students
The GRHC has committed 71 vouchers in support of community partners’ Low-Income Housing Tax Credit applications; these projects will bring 351 units of affordable housing to our community.

Opened in 2019:

• Developer: Genesis Non-Profit Housing Corporation
  ✓ St. James Apartments, 52 units new construction – 8 vouchers
NEW DEVELOPMENT PARTNERSHIPS

SECTION 8 PROJECT-BASED PROGRAM

Leveraging 71 vouchers to help bring our community 351 units of affordable housing (continued)...

Currently in development:

- **Developer: Inner City Christian Federation**
  - 415 Franklin, 40 Units New Construction – 6 Vouchers
  - 501 Eastern, 45 Units New Construction – 10 Vouchers
  - Stockbridge Apartments, 64 Units New Construction – 15 Vouchers

- **Developer: Dwelling Place**
  - Harrison Park Apartments, 45 Units New Construction – 11 Vouchers
  - Pine Avenue Apartments, 23 Units New Construction – 5 Vouchers

- **Developer: LINC Up**
  - Garfield Park Lofts, 36 Units New Construction – 8 Vouchers
HOUSING PROGRAMS UPDATE

CURRENTLY IN DEVELOPMENT

ANTOINE COURT APARTMENTS

• New 50-unit Section 8 Project-Based development will serve veterans experiencing homelessness; includes supportive services

• Funded with $1.4 million in LIHTC awarded in 2018

• Location: South Division Ave. at Delaware SW

• Construction begins spring 2020; opens 2021
CURRENTLY IN DEVELOPMENT
RAD PROGRAM CONVERSIONS

The Rental Assistance Demonstration (RAD) Program allows the conversion of underfunded Low-Income Public Housing units to Section 8 Project-Based housing. Conversion will help the GRHC attract private funding to undertake needed renovations.

Slated for conversion during 2019...

❖ Adams Park Apartments, 188 Units
❖ Scattered Sites Program, 20 Units
CURRENTLY IN DEVELOPMENT

SECTION 5(h)/SECTION 18 CONVERSIONS

The GRHC plans to convert 13 single-family units under HUD’s Repositioning Program. Our goal is to sell these homes to low-income families.
ADDITIONAL PROGRAMS IN DEVELOPMENT

EXPAND HOUSING OPPORTUNITY
• Build or acquire 50 additional home ownership units

ENVISION CENTER DEMONSTRATION PROGRAM
• The GRHC will apply for designation as a HUD “EnVision Center,” a hub for supportive services that can help low-income families attain self-sufficiency
• Services focused on...
  ✓ Economic Empowerment
  ✓ Educational Advancement
  ✓ Character and Leadership
ADDITIONAL PROGRAMS IN DEVELOPMENT

“MOVING TO WORK” DEMONSTRATION PROGRAM

GOALS:

• Reduce costs and achieve greater cost effectiveness in federal expenditures

• Give incentives to families with children where the head of household is working, is seeking work, or is preparing for work by participating in job training, educational programs, or programs that help people obtain employment and become self-sufficient

• Increase housing choice for low-income families
Partnered with the City of Grand Rapids to establish an Affordable Housing Community Fund during 2018

Goal: Support our community’s housing needs by investing in the creation and preservation of affordable housing units, both owned and rented

Funding: Dedicated City revenues, private contributions and interest earnings
PROGRESS TO DATE:
- Appointed governing board, held planning meetings
- Developed organizational identity materials, website
- Applied for 501(c)3 designation

NEXT STEPS:
- Finalize agreement between the City, the fund Governing Board and the GRHC
- Recruit a fund Advisory Board
- Develop guidelines related to role of Advisory Board
NEW COMMUNITYWIDE SERVICE

RENTAL ASSISTANCE CENTER

Partner with the City of Grand Rapids to offer a rental readiness program that assists low-income households whose application for rental housing has been denied by a property owner

• Households are linked with resources that can help them overcome barriers to finding housing
• Funded by the City, free to eligible residents
• Housed at Campau Commons Community Center
• Administered by the GRHC; 417 households served during first six months of operation
NEW COMMUNITYWIDE SERVICE

RENTAL ASSISTANCE CENTER STATISTICS

• The majority (62%) of applicants sought help with their housing search; 22% specifically inquired re Rental Assistance Center services.

• Most common self-reported barriers to housing:
  ✓ Low credit score (19%)
  ✓ Low income (25%)
  ✓ Prior eviction (20%)
  ✓ Criminal record (3%)
NEW COMMUNITYWIDE SERVICE

RENTAL ASSISTANCE CENTER STATISTICS

• Households referred to community resources
  ✓ Provided with landlord list (55%)
  ✓ United Way 2-1-1 (6%)
  ✓ Financial assistance (2%)
  ✓ Rental education (3%)
  ✓ Eviction prevention help (.7%)
  ✓ Credit counseling (2%)

• Households successfully leased up: .2% (1 household)

More information about the Rental Assistance Center

www.RentReadyGR.org
FOR MORE INFORMATION...

www.grhousing.org
www.facebook.com/grhousing
www.twitter.com/GRHC_Housing