



GRAND RAPIDS HOUSING COMMISSION

Community Partner Update



GRAND RAPIDS HOUSING COMMISSION

Our Mission

The Grand Rapids Housing Commission provides housing assistance and affordable housing opportunities to lower-income families, seniors and people with disabilities in a manner that is fiscally sound and in ways that support families, neighborhoods and economic self-sufficiency





GRAND RAPIDS HOUSING COMMISSION

History and Governance

- Established in 1966 to...
 - ▲ Provide affordable housing for low-income residents
 - ▲ Eliminate substandard housing conditions
- Funded primarily through HUD
- Independently administered
- Governed by a five-member board appointed by the Grand Rapids City Manager





LOW-INCOME HOUSING PROGRAM OVERVIEW

GRHC Program	# of Units
Section 8 Housing Choice Vouchers	2,534
Section 8 Project-Based Vouchers	805
Mainstream Vouchers	247
Non-Elderly Persons with Disabilities (NED)	100
Moderate Rehabilitation Program	102
HUD-Veterans Affairs Supportive Housing	36
Foster Youth to Independence Program	35
Emergency Housing Vouchers	42
Section 8 New Construction	153
Low-Income Public Housing	203
Total Units	4,257





LOW-INCOME HOUSING PROGRAM OVERVIEW

Tenant Based Voucher Program

- 2,534 Housing Choice Vouchers (HCV), the GRHC's largest housing program
- 460 Special Program Vouchers
- Tenant-based rental subsidy
- Household income must be 80% of AMI or lower (Average of 75% of households admitted must be 50% of lower)
- Rent is 30% - 40% of monthly adjusted household income
- Serves households renting private property in Kent and Ottawa County, MI
- Helps families move away from areas of concentrated poverty
- Opening waiting list at the end of this year



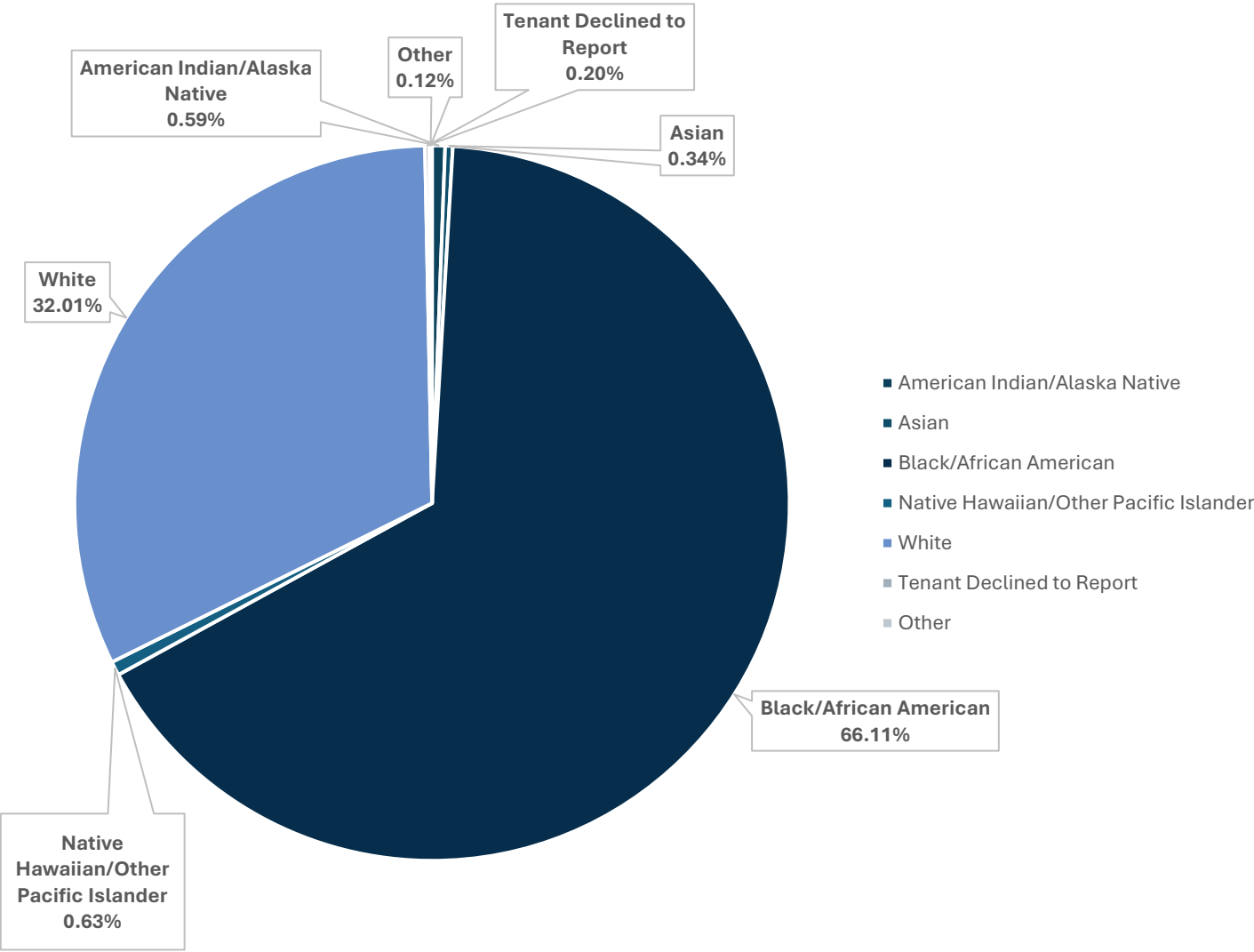
LOW-INCOME HOUSING PROGRAM OVERVIEW

Project Based Voucher Program

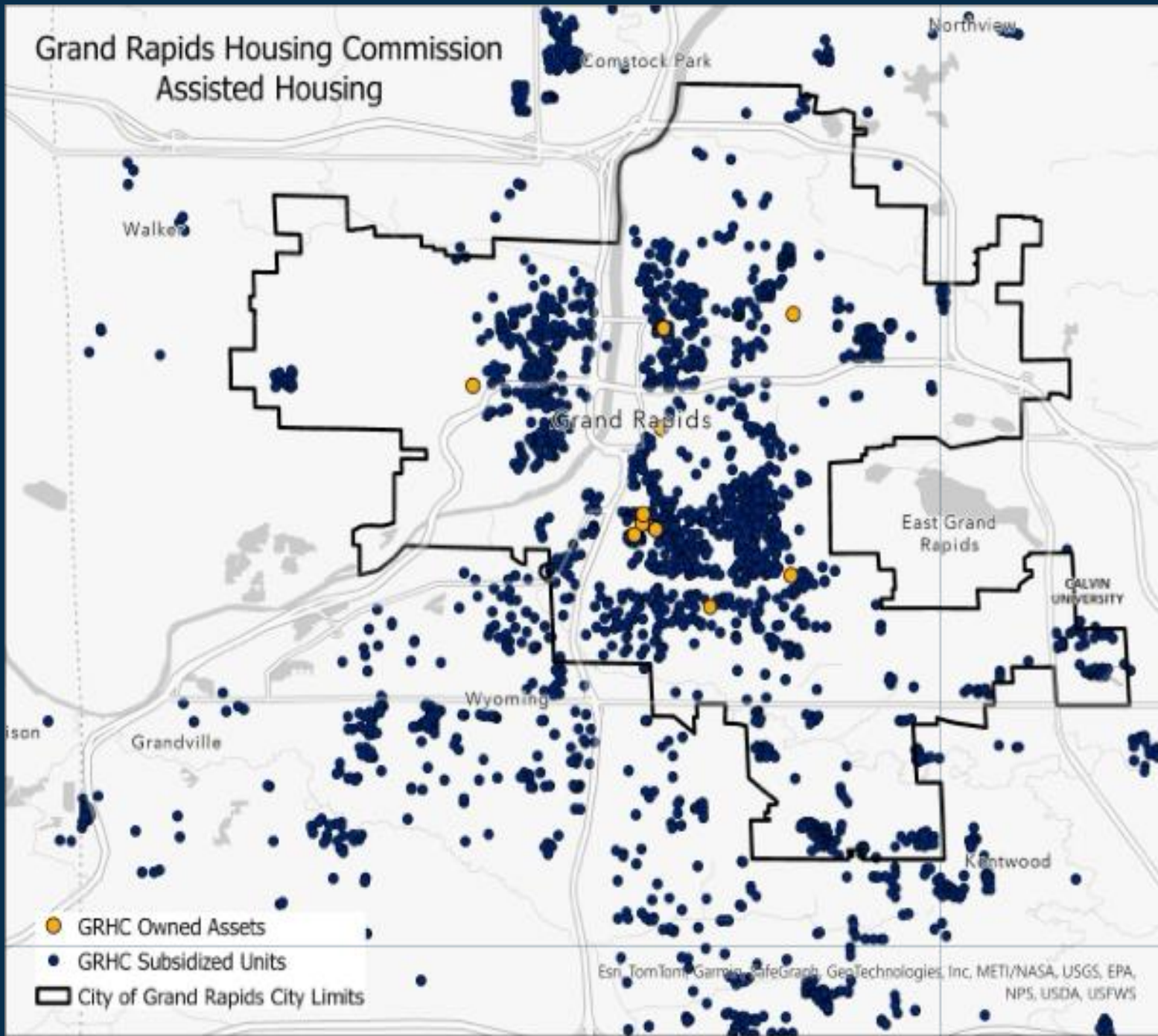
- 805 vouchers leased, including GRHC-owned and partner-owned developments.
- Rental subsidy is tied to specific units or entire building
- Household income must be 80% of AMI or lower (Average of 75% of households admitted must be 50% of lower)
- Rent is 30% of monthly adjusted household income



Grand Rapids Housing Commission Assisted Housing Demographics



Demographics	Totals
Total Households Currently Assisted	4,158
Total Individuals Assisted	8,450
Total Minors Assisted	3,663
Annual Income (Average)	\$16,767
Age (Average)	49
Elderly (Count)	1,194
Disabled (Count)	2,136
Family Size (Average)	2
Stay on Assistance (Years) (Average)	4.69
Contract Rent (Average)	\$1,147
Housing Assistance Payment (Average)	\$849

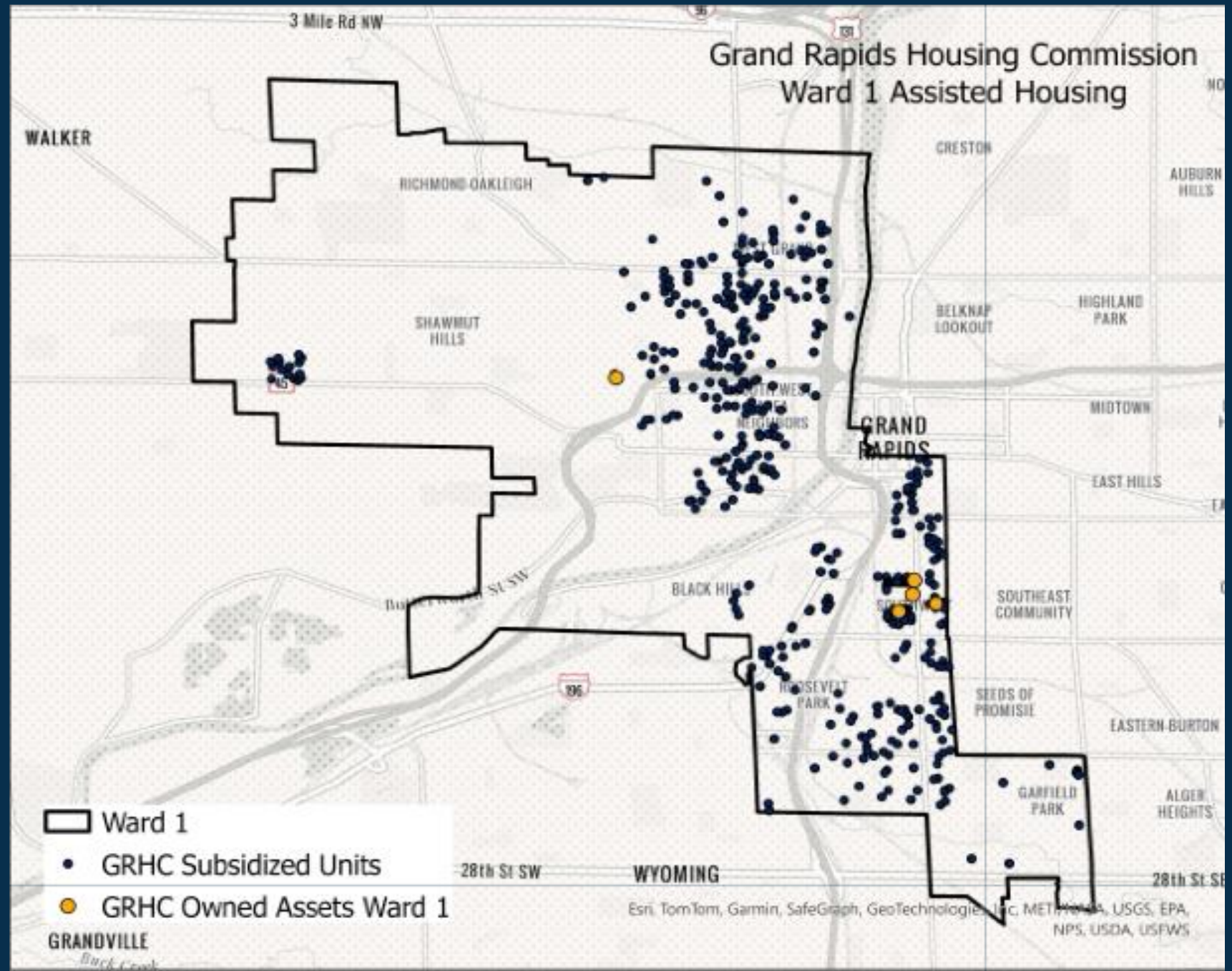


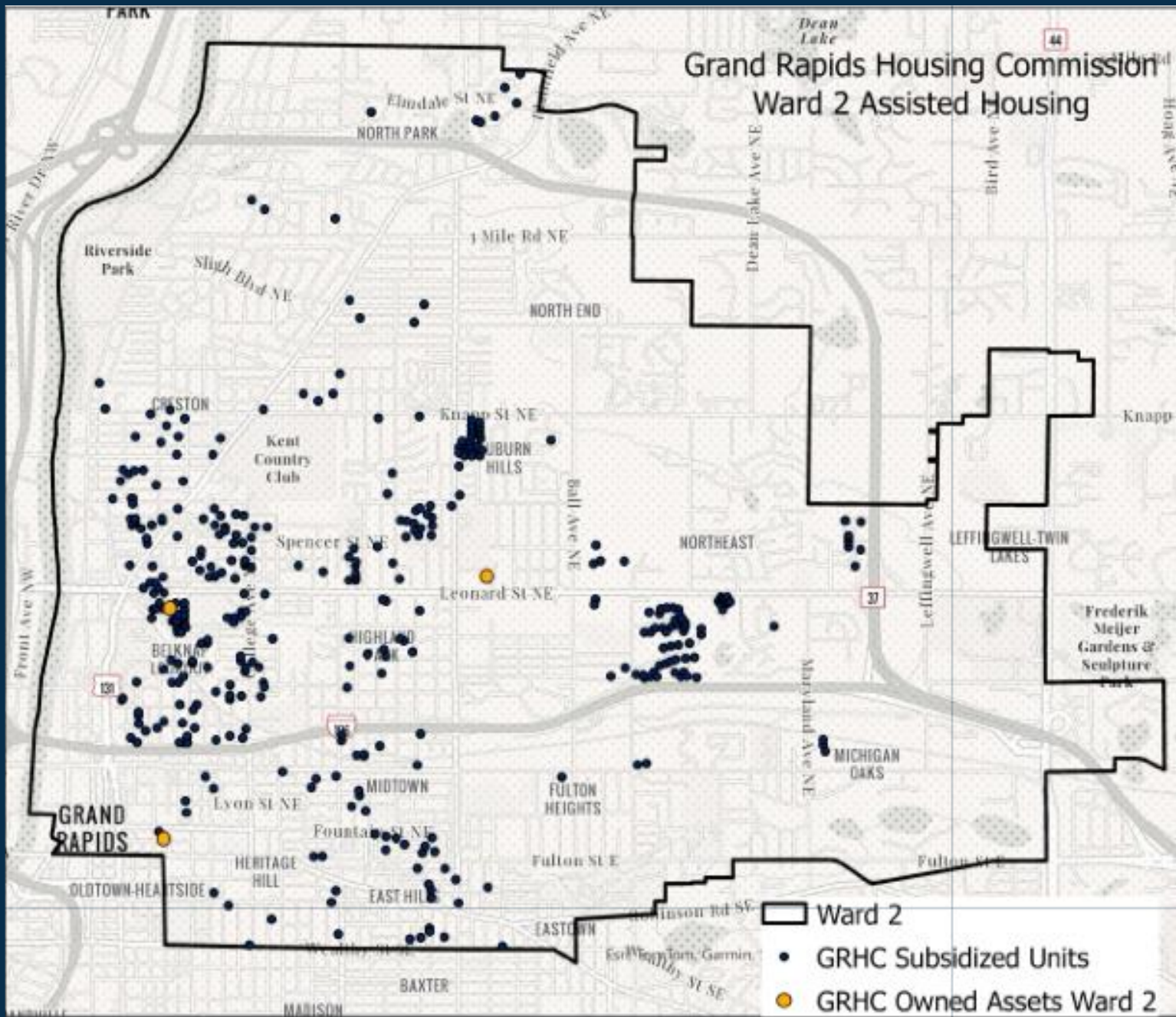
City of Grand Rapids City Limits

- Total Units: 2,667
- Average Contract Rent: \$1,136
- Average HAP: \$847
- Average Annual Income: \$16,678
- Average Age of HoH: 48
- Average Family Size: 2.1

Ward 1

- Total Units: 1,138
- Average Contract Rent: \$1,098
- Average HAP: \$820
- Average Annual Income: \$15,556
- Average Age of HoH: 51
- Average Family Size: 1.7



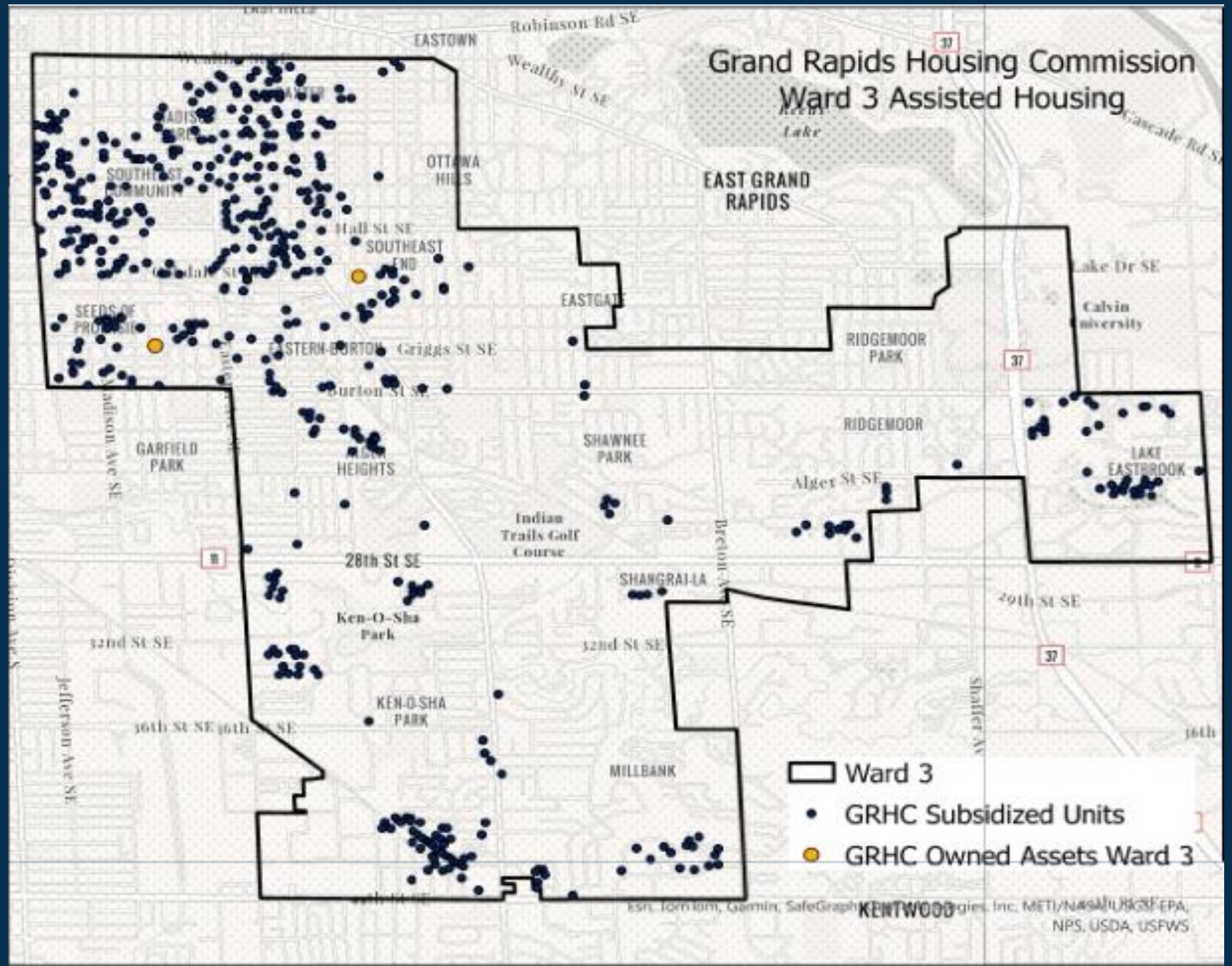


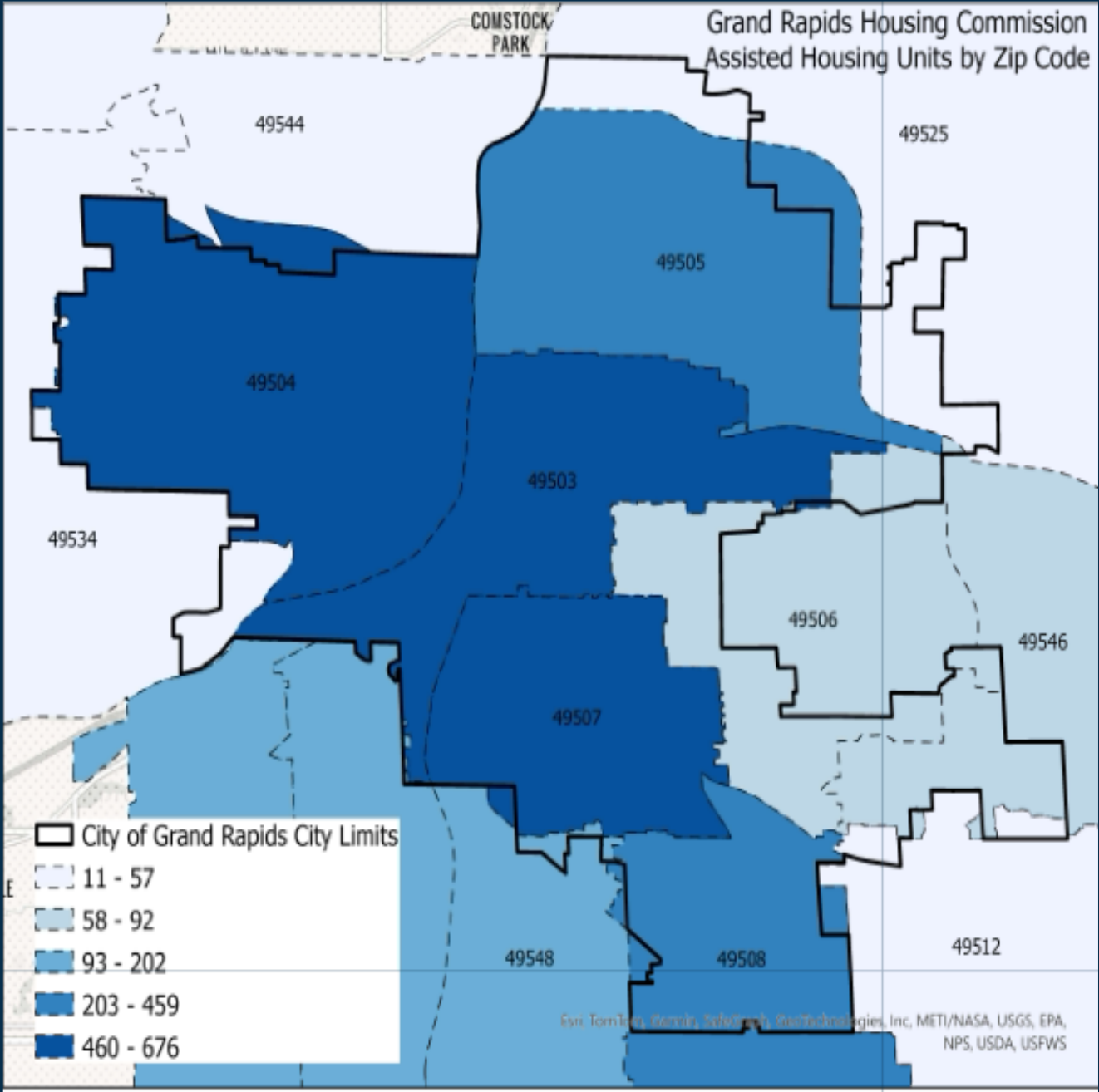
Ward 2

- Total Units: 767
- Average Contract Rent: 1,130
- Average HAP: \$837
- Average Annual Income: \$16,949
- Average Age of HoH: 48
- Average Family Size: 1.9

Ward 3

- Total Units: 762
- Average Contract Rent: \$1,196
- Average HAP: \$899
- Average Annual Income: \$18,081
- Average Age of HoH: 46
- Average Family Size: 2.3





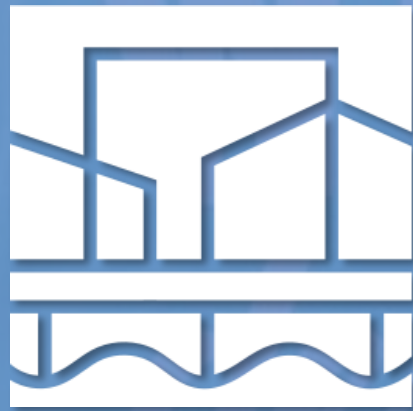
Zip Code (Top 3 Highest Density)

	49503	49504	49507
Total Units	590	569	676
Average Contract Rent	1,015	1,190	1,130
Average HAP	774	886	846
Average Total Annual Income	\$15,107	\$16,213	\$17,652
Average Age of HoH	45	53	47
Average Family Size	2.2	1.9	2.5



Waiting List

- Housing Choice Voucher Waiting List: 4,836 Applications
- Non-GRHC Owned Project Based Voucher Lists: 87,388 Applications (includes duplication across lists)
- GRHC Owned Asset Lists: 15,091 Applications



GRAND RAPIDS HOUSING COMMISSION

Focus in the Last Two (2) Years

Community
Organizations

Institutions



Network
180

AmplifyGR

Job Corps

Project
Based
Vouchers

100 in 100
Days

ONE HUNDRED IN
100
KENT COUNTY

HUD



RPOA

City of
Grand
Rapids

MSHDA

Homeless
Preference

**Partnerships and
Community Collaboration**

GRAND RAPIDS
HOUSING
COMMISSION



RECOGNITIONS

2023 Certified Green Building Award Winner for Multifamily



Antoine Court Apartments
901 South Division Ave
Grand Rapids, MI 49507

National NAHRO (National Association of Housing and Redevelopment Officials) Awards of Merit



- Black Impact Collaborative Community Partnership
- Summer Youth Initiative
- Aim to Save Resident Asset-Building Program
- Housing Barrier Fund



SUCCESS RATE

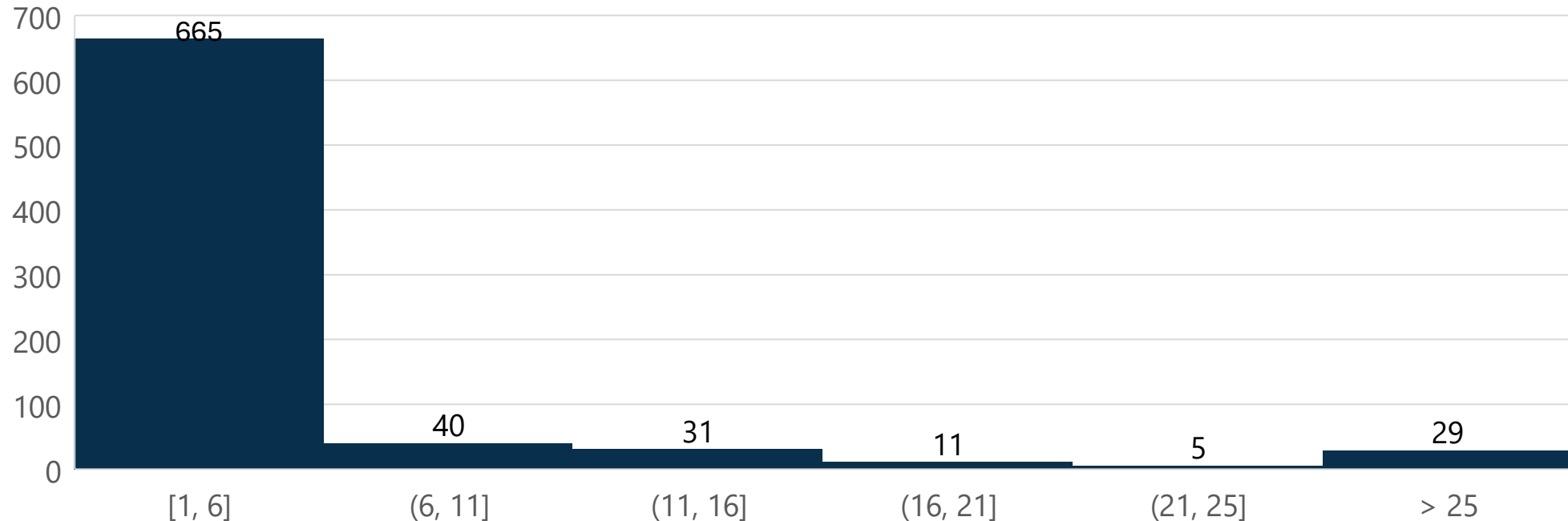
30 to 52%

***Success rate is the percentage of voucher holders that lease up a unit.**



LANDLORDS

Number of Landlords by Units Provided



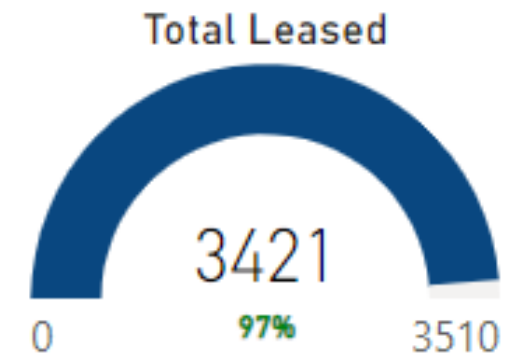
- The GRHC in 2023 launched an incentive program to increase landlord participation in the HCV Program. Incentives were:
 - \$1,000 for new or returning landlords
 - \$500 for a new unit (up to three (3) in a year)
 - \$200 for referring another landlord (up to 5 in a year)



PROGRAM UTILIZATION

HCV Programs

● Total Leased ● Baseline





ADDITIONAL FUNDING

- In the last two (2) years the GRHC was awarded:
 - **Grants**
 - ROSS Grant – Resident Opportunity and Self-Sufficiency
 - FSS Grant – Family Self-Sufficiency
 - City of Grand Rapids HOME ARP Grant – Hope Community
 - **Vouchers**
 - Foster Youth to Independence – 25 Additional Vouchers
 - Veteran Affairs Supportive Housing – 14 Additional Vouchers
 - Incremental Vouchers – 6 Additional Vouchers
 - **Program Funding**
 - Over \$100,000 from Financial Institutions to fund financial literacy courses and the Asset Building (aka Aim to Save) Program



GRAND RAPIDS HOUSING COMMISSION

Looking Forward



MOVING TO WORK

The program's primary goal is to test innovative approaches to help low-income families achieve self-sufficiency and improve their housing outcomes. The MTW Statutory Goals are increase housing choices, promote self-sufficiency, and Improve cost-effectiveness.

MTW Activities

- **Operational Efficiencies**
- **Adams Park Redevelopment**
 - 188 Units of Low-Income Public Housing
 - Elderly/Disabled
- **Local Non-Traditional Activities**
 - Returning Citizens from Incarceration





STRATEGIC PLANNING

- **Strategic Planning is currently being completed**
- **This also includes:**
 - **Exploring a Housing Mobility Program:**
 - Housing mobility programs tend to offer a combination of pre- and post-move supportive services, housing search assistance, financial support to program participants, property owner outreach, and housing mobility-enhancing administrative policies that aim to help families with HCVs to have better access to Opportunity Areas
 - Reviewing GRHC and Market Data on the potential of Small Area Fair Market Rent being implemented to increase success in certain areas.
 - **Reviewing GRHC data to ensure that access to, participation in, and termination from programs does not cause disparate impact.**



ADAMS PARK REDVELOPMENT

ADAMS PARK APARTMENTS:

GROWING *into*
THE FUTURE



ARE YOU A NEIGHBOR WHO WOULD LIKE TO SPEAK INTO
PLANS + IDEAS TO REBUILD ADAMS PARK APARTMENTS?



Beginning on September 23, 2024, join residents from Adams Park Apartments, neighbors, and local organizations to usher in the co-designing process of redeveloping the buildings for those who call it home! *Dinner is provided!*

**BOSTON
SQUARE
TOGETHER**



GRAND RAPIDS HOUSING COMMISSION

Questions?