

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

GRANDRAPIDSHOUSING COMMISSION

5YearPlanforFiscalYears2000 -2004

AnnualPlanforFiscalYear2002(FYbeginningJuly1,
2002)

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

PHA Plan Agency Identification

PHAName: GrandRapidsHousingCommission

PHANumber: MI -073

PHAFiscalYearBeginning:(07/2002)

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:(select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at:(select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at:(select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHAF ISCAL YEARS 2000 -2004
[24CFRPart903.5]

A.Mission

State the PHA's mission for serving the needs of low -income, very low income, and extremely low -income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

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

B.Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHA may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD -suggested objectives or their own, **PHAS ARE STRONGLY EN COURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include target sets such as: numbers of families served or PHAS scores achieved.) PHA should identify these measures in the space to the right of or below the stated objectives.

Other PHA Goals and Objectives: (list below)

MANAGEMENT

GRHC Goal : Manage the existing housing program in an efficient and effective manner resulting in standard performance.

Objective

- Maintain standard performance under the U.S. Department of HUD Public Housing Assessment System with a score of 80% or above by June 30, 2004. (ongoing)
- Achieve and sustain an occupancy rate of 97% by June 30, 2004. (progressing)
- Increase the percentage of rents collected from 96% to 98% by June 30, 2002. (progressing)
- Reduce tenant accounts receivable from 54% to 10% by June 30, 2004. (progressing)

- Maintain a waiting list of sufficient size to fill housing units within 30 days of them becoming vacant by June 30, 2004.
- Maintain standard performance under U.S. Department of HUD Real Estate Assessment Center for Ransom Tower facility with a score of 80% or above by June 30, 2004. (completed & ongoing)
- Provide training opportunities for Housing Commission staff to provide a capable and efficient team of employees to operate as customer friendly and fiscally prudent leaders in the affordable housing industry. (completed & ongoing)
- Provide training opportunities to management employees to assure strong, long term management team. (completed & ongoing)

MARKETABILITY

GRHC Goal : Enhance the marketability of the GRHC's housing units.

Objective

- Achieve a level of customer satisfaction which gives the GRHC an above average score on the Public Housing Assessment System. (in progress)
- Maintain proper curb appeal for all its developments by improving landscaping, maintaining the lawns and maintaining properties litter-free. (ongoing)
- Become a more customer oriented organization. (in progress)
- Remove all graffiti within 24 hours of discovering it. (ongoing)

MARKETABILITY

GRHC Goal : Increase visibility of GRHC programs and services.

Objective

- Market & promote the GRHC and its programs and services. (ongoing)
- Publish annual report and distribute to community partners. (completed)
- Expand current partnerships to maximize delivery of services and programs. (ongoing)
- Sponsor an annual scholarship award banquet in conjunction with GRHC annual meeting. (completed & ongoing)

- Implement an outreach program to inform the community of what good managers of the public dollar the GRHC is by June 30, 2001. (completed & ongoing)

SAFETY & SECURITY

GRHC Goal : Provide a safe & secure environment in the GRHC housing developments.

Objective

- Support local law enforcement activities that enhance the City's ability to keep the developments and surrounding neighborhoods safe & secure. (ongoing)
- Collaborate with the City's Recreation Department targeting neighborhood youth through the Recreation Reaps Rewards Program. (ongoing)
- Support community policing through the family site Neighborhood Centers. (ongoing)
- Continue aggressive screening procedures to reduce evictions due to violations of criminal laws. (ongoing)
- Implement public housing security improvements and programs through the Public Housing Drug Elimination Program. (in progress)

COMMUNITY PLANNING

GRHC Goal : Expand the role of GRHC community planning for affordable housing opportunities.

Objective

- Continue to meet with city and other local officials regarding the leadership role of the GRHC in the comprehensive planning process for affordable housing and program services.
- Work with regional housing development and social service providers to secure affordable housing for people with disabilities, Temporary Assistance to Needy Family (TANF) recipients who are becoming employed, and those at risk for homelessness throughout the region.

FISCAL RESPONSIBILITY

GRHC Goal : Ensure full compliance with all applicable standards and regulations including government generally accepted accounting practices.

Objective

- Maintain strong and solvent year-end financial position and positive cash flow. (completed & ongoing)
- Maintain public housing operating reserves of at least \$300,000. (completed & ongoing)
- Operate Section 8 tenant-based program and Public Housing programs so that income exceeds expenses every year. (completed & ongoing)
- Continue to review legislation, policies & procedures to comply with new housing legislation – The Quality Housing & Work Responsibility Act of 1998. (completed & ongoing)
- Update Housing Commission policy & procedures manual. (completed)

DEVELOPMENT

GRHC Goal : Assist the Grand Rapids community with increasing the availability of affordable housing opportunities, suitable for very low, and low income families, cited as a need in the Grand Rapids Consolidated Plan.

Objective

- Build or acquire 50 new rental affordable housing units for the residents of four community by June 30, 2004.
- Build or acquire 50 units for conversion to homeownership by June 30, 2004.
- Construct one new affordable housing rental community for people with special needs.
- Apply for additional rental vouchers increasing program by 800 units by June 30, 2004.
- Leverage private or other public funds to create additional housing opportunities servicing very low or low income families.
- Collaborate with community partners working on the acquisition, improvement and/or development of additional housing opportunities for this target group.

SECTION 8 TENANT -BASED

GRHC Goal : Manage the tenant-based program in an efficient and effective manner qualifying at least a standard performer under SEMAP.

Objective

- Maintain utilization rate of 97% by June 30, 2000. (in progress)
- Perform annual certifications and inspection of 100% Section 8 participants. (ongoing)
- Implement Section 8 Rent Reasonableness procedures. (ongoing)
- Maintain standard performance under the U.S. Department of HUD SEMAP with a score of 80% or above by June 30, 2004. (completed & ongoing)
- Perform initial inspections within 14 days of request for lease approval. (in progress)

SECTION 8 –TENANT BASED

GRHC Goal : Expand the range and quality of housing choices available to participants in the tenant based assistance program.

Objective

- Implement the voucher homeownership program. (completed & ongoing)
- Lease up 100 Section 8 units for persons with disabilities. (completed)
- Collaborate with community partners to implement Welfare to Work program providing assistance to 250 families. (completed)
- Provide voucher mobility through the Regional Opportunity Counseling program. (ongoing)
- Participate in Section 8 landlord training in collaboration with HUD and other local housing agencies. (completed)
- Enroll 50 families in Family Self-Sufficiency program. (completed)

MAINTENANCE

GRHC Goal : Maintain the Housing Commission real estate in decent condition.

Objective

- Apply for Comp Grant and complete improvements under the Comp Grant 5 year plan approximately \$3.3 million for public housing sites. (ongoing)
- Complete capital improvements at Ransom Tower from residual receipts and replacement reserves -\$500,000. (completed)
- Complete capital improvements at Leonard Terrace -\$171,000. (completed)
- Complete recent improvements under the Public Housing Drug Elimination Grant. (completed & ongoing)
- Complete need assessments of Leonard Terrace, Mt. Mercy, Scattered Site and update assessments of Ransom Tower and Public Housing. (in progress)
- Bring all units in compliance with the City of Grand Rapids Housing Code by June 30, 2001. (completed)

MAINTENANCE

GRHC Goal : Deliver timely and high quality maintenance service to the residents of the GRHC.

Objective

- Implement a preventative maintenance plan by June 30, 2000. (completed)
- Maintain an average response time of 24 hours in responding to emergency work orders. (ongoing)
- Maintain an average response time of 7 days in responding to routine work orders. (ongoing)

SUPPORTIVE SERVICES

GRHC Goal : Improve access of GRHC housing residents to services that support economic opportunity and quality of life.

Objective

- Apply for continued funding for FSS coordinator to continue implementation of Family Self-Sufficiency program. (completed)
- Support the continuation of the Family Neighborhood Centers providing resident services. (ongoing)

- Apply for Resident Service model providing coordination of services for the elderly and disabled. (completed & ongoing)
- Support the newly created Resident Advisory Board with commission – wide representation. (ongoing)
- Provide or attract support services to increase independence for the elderly or families with disabilities. (ongoing)
- Provide or attract support services to improve assistance recipient employability through the Welfare to Work program. (ongoing)

EQUAL OPPORTUNITY

GRHC Goal : Operate the GRHC in full compliance with Equal Opportunity laws and regulations and affirmatively further fair housing.

Objective

- Revise and update Equal Opportunity Policy by June 30, 2003. (in progress)
- Mix GRHC public housing development populations as much as possible with respect to ethnicity, race and income. (ongoing)
- Continue to assist tenant based families seek housing opportunities beyond areas of traditional low income and minority concentration through the Regional Opportunity Counseling Program. (ongoing)
- Continue staff participation in annual fair housing activities sponsored by the City's EEO Department and the Fair Housing Center. (completed & ongoing)

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
 - Objectives:
 - Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)

- PHAGoal:Improvethethequalityofassistedhousing
Objectives:
 - Improvepublichousingmanagement:(PHA Sscore)
 - Improvevouchermanagement:(SEMAPscore)
 - Increasecustomersatisfaction:
 - Concentrateoneffortstoimprovespecificmanagementfunctions:(list; e.g.,publichousingfinan ce;voucherunitinspections)
 - Renovateormodernizepublichousingunits:
 - Demolishordisposeofobsoletepublichousing:
 - Providereplacementpublichousing:
 - Providereplacementvouche rs:
 - Other:(listbelow)

- PHAGoal:Increaseassistedhousingchoices
Objectives:
 - Providevoucher mobilitycounseling:
 - Conductoutreacheffortstopotentialvoucherlandlords
 - Increasevoucherpaymentstandards
 - Implementvoucherhomeownershipprogram:
 - Implementpublichousingorotherhomeownershipprograms :
 - Implementpublichousing site -basedwaitinglists:
 - Convertpublichousingtovouchers:
 - Other:(listbelow)

HUDStrategicGoal:Improvecommunityqualityoflifeandeconomicvitality

- PHAGoal:Provideanimprovedlivingenvironment
Objectives:
 - Implementmeasurestodeconcentratepovertybybringinghigherincome publichousinghouseholdsin tolowerincomedevelopments:
 - Implementmeasuresto promoteincomemixinginpublichousingby assuringaccessforlowerincomefamiliesinto higherincome developments:
 - Implementpublichousingsecurityimprovements:
 - Designateddevelopmentsorbuildingsforparticularre sidentgroups (elderly, personswith disabilities)
 - Other:(listbelow)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability:
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- Other: (list below)

Other PHA Goals and Objectives: (list below)

AnnualPHAPlan
PHAFiscalYear2002
[24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

- HighPerformingPHA**
- SmallAgency(<250PublicHousingUnits)**
- AdministeringSection8Only**

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiativesanddiscretionarypolicies,thePHAhasincludedintheAnnualPlan.

TheGrandRapidsHousingCommissionisthelocalpublichousingagency(PHA) createdin1966byGrandRapidsCityOrdinanceundertheStateofMichiganenabling legislation.TheGrandRapids HousingCommissionisauthorizedto“purchase,acquire, construct,maintain,operate,improve,repairorextendhousingfacilitiesandeliminateadverse housingconditions”.TheHousingCommissioniscomposedoffive(5)memberswhoare representativeof theCity’scitizensandknowledgeableofrealestateand/orproperty management.AtleastonememberoftheCommissionshallbeatenantofpublicorsubsidized housing.MembersareappointedbytheCityManagerandconfirmedbytheCityCommission.

TheGrandRapidsHousingCommissionappointsaDirectorwhoservesasSecretary. TheGrandRapidsHousingCommissionprescribesthedutiesofitssubordinateofficers& employeesandhassoleauthoritytofixtheircompensationandthetermsandconditions of employment.TheHousingCommissionisresponsibleforitsowncontractingandprocurements foritshousingdevelopmentsincludingconstruction,maintenanceandoperations.TheGrand RapidsHousingCommissionmustsubmitanannualaccountingoffinancialactivitytotheCity Commission.

The1998QualityHousing&WorkResponsibilityAct(QHWRA)requiresthatallpublic housingauthorities(PHA’s)prepareafiveyearagencyplanfortheirpublichousingandSection 8existingprograms.TheGrandRapids HousingCommissionhasprepareditsfiveyearAgency PlanforfiscalyearsFY2000 –FY2004.Oneofthecriticalelementsofthefiveyearplanisthe developmentofamissionstatement,goalsandobjectives.TheGrandRapidsHousing Commissionhasupdat edandadoptedonDecember7,1999,thefollowingmissionstatement:

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

In addition to the mission statement, the Grand Rapids Housing Commission has adopted a number of goals & objectives to strive to achieve its mission and is consistent with the requirements of QHWRA. The goals & objectives have been placed in categories to address issues such as Management, Fiscal Responsibility, Maintenance, Supportive Services, Safety & Security, Section 8 Tenant Based, Development, Equal Housing Opportunity and Marketability.

The Grand Rapids management is organized under the executive office and five main areas. Housing Management is responsible for the day-to-day operation of the agency's owned rental housing developments, i.e. conventional public housing, low income housing tax credit, Section 8 new construction, and project-based developments including programs, services and activities. Program Management is responsible for the agency's leased housing program and associated activities i.e. Section 8 Vouchers & Certificates, Section 8 Moderate Rehabilitation, Substantial Rehabilitation, Transitional Housing Program, Family Self-Sufficiency and Welfare to Work. Construction and Rehabilitation is responsible for the management of the agency's capital and rehabilitation programs, and activities of housing maintenance. Financial is responsible for management of all accounting, MIS, budgets and auditing. Personnel & Benefits is responsible for personnel, EEO/Affirmative Action and employee benefits. The Grand Rapids Housing Commission directly employs 51 staff and contracts for 22 employees for a total staff of 73.

The Grand Rapids Housing Commission has six primary sources of funding which includes operating, capital, Section 8, Drug Elimination Grants, Transitional Housing Grant, and “Other”. The Grand Rapids Housing Commission combined FY2002 budget is \$17.9 million with HUD providing \$16.9 million of the budget in subsidy and grants. For planning purposes, the Grand Rapids Housing Commission has assumed that the funding for existing programs will remain essentially the same each year. The funding for the public housing program and Section 8 program is subject to annual HUD appropriations.

PUBLIC & ASSISTED HOUSING INVENTORY

Starting with 188 elderly units (Adams Park) and 40 family units (Campau Commons I) of conventional public housing in 1969 funded by the U.S. Department of Housing and Urban Development, the Housing Commission has grown to its current status providing affordable housing to 3,318 households in fiscal year 2002 with a diverse portfolio of housing programs. In the past five years, the Housing Commission has taken on a stronger role in assisting the housing needs of the City of Grand Rapids. It has educated itself on how to leverage public and private resources which has been incorporated in its housing developments ultimately benefiting the Grand Rapids community.

The Grand Rapids Housing Commission will continue to take a strong role addressing the housing and supportive needs identified by the City in its Consolidated Plan. In adopting the Grand Rapids Housing Commission mission, goals & objectives, the board envisioned the various roles and methods the housing commission could provide housing assistance and affordable housing opportunities. The Grand Rapids Housing Commission mission extends its role beyond simply providing housing assistance but also that the housing assistance provided or offered must support families, neighborhoods and economic self-sufficiency. The Grand Rapids Housing Commission presently operates several housing programs as described below:

Conventional Public Housing .The Grand Rapids Housing Commission owns and manages 570 units of conventional public housing also known as low-income public housing. Under this program, HUD pays to construct the buildings and the operating cost are funded through rental income and operating subsidies provided by the federal government under a formula known as the Performance Funding System. The Grand Rapids Housing Commission receives approximately \$776,000 annually in operating subsidy in order to serve the very low income families under federal regulations. In addition to the operating subsidy that the agency receives to operate the conventional public housing program, the Grand Rapids Housing Commission is also eligible to receive the following for these developments.

- *Capital Fund Program* .Housing Commission of more than 250 units receive funding under the Capital Fund Program for capital improvements, modernization and management improvements. The Grand Rapids Housing Commission must submit both an annual statement and a rolling five year plan on the use of these funds. The amount each agency receives is based on formula and annual congressional appropriations. The Grand Rapids Housing Commission funding for FFY 2002 is anticipated at \$907,927.
- *Drug Elimination Grant Program* .The Grand Rapids Housing Commission was eligible to receive funding under the Public Housing Drug Elimination Program. These grants were to be used for a variety of drug and crime prevention activities. The PHDEP formula grants have been discontinued and folded into the operating subsidies. The Grand Rapids Housing Commission has not been given the amount it may receive under the public housing operating subsidy for the activities currently funded by the Drug Elimination Grant. The PHDEP formula grant for 2000 & 2001 will be expended by November 2002.
- *Section 5(h) Public Housing Homeownership* .The Grand Rapids Housing Commission has acquired 150 units of scattered site public housing units for the purpose of administering the public housing homeownership program under HUD Section 5(h) homeownership program. Through this program, the Grand Rapids Housing Commission has provided homeownership opportunities to 150 low income families residing in the City of Grand Rapids. As of December, a total of 123 lease holders have exercised their option to purchase their home and have closed with local lending institutions. Under the 5(h) homeownership program, the Grand Rapids Housing Commission was able to sell its public housing units to qualified applicants

with the proceeds remaining in the community for additional affordable housing opportunities.

Section 8 Existing . The Section 8 Existing Program included two separate programs known as the Section 8 Certificate Program and the Section 8 Voucher Program. The 1998 federal housing reform consolidated both these programs into the new Housing Choice Voucher program. The Section 8 programs subsidize the rent of low income households who rent privately owned, existing units. The Grand Rapids Housing Commission pays the subsidy directly to the owner to make up for the difference between the fair rent for the unit and the amount the tenant can afford. The Housing Commission currently administers 2,117 housing vouchers. The Grand Rapids Housing Commission administers other programs in conjunction with the Section 8 Housing Voucher program which include the following:

- *Family Self-Sufficiency Program* . In 1993, the Housing Commission implemented the Section 8 Family Self-Sufficiency program. The Housing Commission provides monetary incentives and support services to encourage Section 8 families to seek and maintain employment. As the family income increases, they pay a higher portion of their rent. From the savings the Housing Commission realizes, a escrow account is established for the family. After completing contract requirements and being free of welfare for one year, the family can receive their escrow funds. The Housing Commission has developed relationships with Area Community Service Employment and Training Agency (ACSET), Head Start, the Grand Rapids Community College, the Kent County Family Independence Agency to provide the supports that Section 8 families need during this transition.
- *Welfare-to-Work Voucher Program* . In 1999, the Housing Commission received 250 Section 8 Vouchers in support of the Welfare-to-Work Program. Working closely with the Kent County Family Independence Agency (FIA) and Area Community Service Employment and Training Agency (ASCET), the Housing Commission provides families receiving Temporary Assistance for Needy Families (TANF) who are seeking employment, or have become recently employed with Section 8 Vouchers so they can relocate close to employment opportunities and to aid with the increased expenses that new employment responsibilities cause for the families. As the employed family makes more money, they will eventually have income that can support their rental expenses and they will free up their Section 8 Voucher for another family. Because of the wide array of support services offered by the Kent County FIA and ASCET and the Housing Commission, the community's goal that all families have employment income can be realized.
- *Mainstream Program* . The Section 8 Mainstream Program provides 100 Vouchers to families whose head of household or spouse has a disability. The Housing Commission has worked with the Center for Independent Living to identify the need for affordable housing by persons with disabilities in Kent County. The Center for Independent Living has funds through the city and county to provide wheelchair

access ramps and similar modifications for families who need them. Home Repair Services has contracted to install the ramps and other modifications.

- *Section 8 Homeownership Program* .The Grand Rapids Housing Commission has established the new Section 8 homeownership program to assist low income families with the purchase of their own home using Section 8 Rental Assistance funds. Under this program, the low -income family would identify the property they want to purchase and arrange for the mortgage. The Grand Rapids Housing Commission requires the family to obtain a certified inspection and to attend classes designed specifically for new homeowners. The Housing Commission would pay a portion of the mortgage payment directly to the lending institution from Housing Assistance Payment funds.
- *Regional Opportunity Counseling (ROC) Program* .The Grand Rapids Housing Commission acts as the lead Housing Authority to coordinate area efforts in assisting low-income families to move from areas of high poverty to areas of low poverty. In the Grand Rapids/Kent County area, areas of high poverty are defined as areas where more than 20% of residents have incomes which are less than poverty level. The Grand Rapids Housing Commission works in conjunction with the Kent County Housing Commission, the Wyoming Housing Commission, the Rockford Housing Commission and the Michigan State Housing Development Authority, to lessen barriers for Section 8 participants to move freely within the Grand Rapids/Kent County area. The Grand Rapids Housing Commission has contracted the Grand Rapids Urban League to develop a plant to assist Section 8 families who want to move to an area of low poverty. The Grand Rapids Urban League assists referrals by the Housing Commissions who are interested in moving. The Grand Rapids Urban League provides counseling in area soft tenants rights and responsibilities, Fair Housing Law, credit counseling/budget management, negotiation and conflict resolution skills. Urban League staff assists participants in identifying their housing needs and matching them with potential units. Staff also provides transportation to visit potential units and meet with landlords. Upon securing a unit, staff assists the family with changing utility services and school systems and adapting to the new environment. Follow -up visits are conducted with the family as well as the landlord.
- *Section 8 Project Based* .The Leonard Terrace Housing Corporation was formed in 1991 for the purpose of owning and operating a 125 unit elderly apartment located in the City of Grand Rapids. The development is financed by contributions from HUD under a Section 8 “project based” assistance. The development is managed by the Grand Rapids Housing Commission which is also the sole member of the Leonard Terrace Housing Corporation.

Section 8 Moderate Rehabilitation .The Grand Rapids Housing Commission administers a Section 8 Moderate Rehabilitation program with a total of 151 units. These are units that are rehabilitated by private developers and subsidized with Section 8 rental assistance that are rented to low income tenants. The Grand Rapids Housing Commission makes monthly subsidy

payments to these properties through Section 8 assistance and is responsible for conducting annual physical reviews.

Section 8 Substantial Rehabilitation .The Grand Rapids Housing Commission is the contract administrator for 190 units of Section 8 Substantial Rehabilitation program which provides housing assistance for families and elderly at Weston Apartments. Grand Rapids Housing Commission makes monthly subsidy payments and is responsible for conducting annual reviews & inspections. The Grand Rapids Housing Commission authorized the issuance of Section 11(b) tax exempt bond to finance the development. The Annual Contributions Contract provided by the Section 8 Housing Assistance was for a 20 year period which is due to expire by September of 2002. The owner will have the option to opt out of the program or renew the Section 8 contract under terms and conditions developed by HUD.

Section 8 New Construction .The Ransom Avenue Development Corporation was formed for the purpose of constructing and owning a 153 unit elderly apartment located in the City of Grand Rapids. The development was financed with the proceeds of a mortgage issued under Section 231 of the National Housing Act with an original termination date of June 2000. In addition, the Grand Rapids Housing Commission authorized the issuance of Section 11(b) tax exempt bond to assist in the development. These units are subsidized through a Section 8 New Construction contract from the Department of Housing and Urban Development. The Grand Rapids Housing Commission manages the development and has the option to purchase the property after the outstanding bond has been paid.

Low Income Housing Tax Credit .The Grand Rapids Housing Commission has developed three projects under the Federal Low Income Housing Tax Credit program administered through the Michigan State Housing Development Authority (MSHDA).

- *Mt. Mercy Development* .In 1990, the Grand Rapids Housing Commission purchased the Mount Mercy Academy property for the purpose of renovating and constructing 125 units for low income elderly. Mt. Mercy Limited Partnership and the Mt. Mercy Housing Corporation were formed for the purpose of owning and operating the housing facilities. The development is financed with the proceeds of the federal low income tax credit and a mortgage issued by the Grand Rapids Housing Commission. The facility is managed by the Grand Rapids Housing Commission which is also the sole member of the Mt. Mercy Housing Corporation. The Partnership has the right to sell the property and the Grand Rapids Housing Commission is obligated to purchase the property in 2008.
- *Hope Community Development* .The Grand Rapids Hope Limited Partnership I&II, and Hope Community Housing Corporation were formed for the purpose of owning and operating housing facilities for homeless women with children. The Greater Grand Rapids Home Builders Association and Hope Community, Inc. raised funds for the development and construction of facilities consisting of a twelve unit main center and twelve satellite units of detached duplexes. The housing facilities are financed with the proceeds of the federal low income tax credit and a mortgage issued by the

Grand Rapids Housing Commission. The facilities are managed by the Grand Rapids Housing Commission which is also the sole member of the Hope Community Housing Corporation. The Partnership has the right to sell the properties and the Grand Rapids Housing Commission is obligated to purchase the properties starting in 2007.

Transitional Housing Program .The Grand Rapids Housing Commission provides job training services and other supportive services necessary to allow the families the opportunity to move toward self-sufficiency through a Transitional Grant from the Department of HUD at Hope Community transitional housing shelter. The Grand Rapids Housing Commission also receives funds from the State (MSHDA) and the City’s Emergency Shelter Grant for purposes of providing case management at Hope Community. Hope Community offer transitional shelter to homeless women and children as well as the opportunity for residents to develop their capabilities to become economically self-sufficient members of the community. The facility provides full time on-site day care for residents who are working or participating in job or educational training. All residents of Hope Community are required to participate in training programs that will eventually lead to meaningful employment. Hope Community will address preventative measures that can be taken by families so that the need for transitional housing is not repeated. Such preventative measures will be effective in maximizing the families’ ability to regain and maintain self-sufficiency.

Resident Services Program .The Grand Rapids Housing Commission has a longstanding commitment and policy of providing community services to the residents of public and assisted housing programs. As a result of the Housing Commission’s partnership with the entities, the Grand Rapids Housing Commission has been able to coordinate, promote or provide services and amenities to the residents as described in the Resident Initiative Service Report. The Grand Rapids Housing Commission is committed to the enhancement of the economic and social self-sufficiency of assisted families under partnerships through the Family Self-Sufficiency Program, Neighborhood Center at Campau Commons and Creston Plaza, the transitional housing program at Hope Community, and Welfare to Work Program.

iii. Annual Plan Table of Contents

[24CFR Part 903.79(r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

Table of Contents

	<u>Page#</u>
Annual Plan	
i. Executive Summary	1- 7
ii. Table of Contents	7
1. Housing Needs	11- 18
2. Financial Resources	18- 19
3. Policies on Eligibility, Selection and Admissions	19- 28
4. Rent Determination Policies	28- 32
5. Operations and Management Policies	32- 36

6. Grievance Procedures	36
7. Capital Improvement Needs	37- 38
8. Demolition and Disposition	38- 39
9. Designation of Housing	39- 40
10. Conversions of Public Housing	40- 41
11. Homeownership	41- 45
12. Community Service Programs	45- 48
13. Crime and Safety	48- 51
14. Pets (Inactive for January 1 PHAs)	51
15. Civil Rights Certifications (included with PHA Plan Certifications)	51
16. Audit	51
17. Asset Management	51- 52
18. Other Information	52- 55

Attachments

Required Attachments:

- Admissions Policy for Deconcentration (Attachment A)
- FY2000 Capital Fund Program Annual Statement (Attachment B thru H)
- Most recent board -approved operating budget (Attachment I)

Optional Attachments:

- PHA Management Organizational Chart (Attachment J)
- FY2000 Capital Fund Program 5 Year Action Plan (Attachment B)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (Attachment K)
- Other (List below, providing each attachment name)
 - Component 3 (6) Deconcentration and Income Mixing (Attachment L)
 - Component 10(B) Voluntary Conversion Initial Assessments (Attachment M)
 - Certification by Local Official of PHA Plan Consistent with Consolidated Plan (Attachment N)
 - PHA Certification of Compliance (Attachment O)
 - Form HUD -50070, Certification for a Drug -Free Workplace (Attachment P)
 - Form HUD -50071, Certification of Payments to Influence Federal Transaction (Attachment Q)
 - Standard Form SF -LLL and SF -LLL, Disclosure of Lobbying Activities (Attachment R)
 - GRHC -2001 Accomplishments (Attachment S)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA Board certification of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
	Public housing management and maintenance policy	Annual Plan: Operations

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPEVI applications or, if more recent, approved or submitted HOPEVI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the result of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24CFR Part 903.79(a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

The housing needs of families in the Grand Rapids jurisdiction was based on information contained in the City of Grand Rapids Consolidated Housing & Community Development Plan FY2001 -2005. The Grand Rapids Housing Commission will continue to participate in the development of the Consolidated Plan. The Consolidated Plan and the Comprehensive Housing Affordability Strategy (CHAS) Databook for Michigan provided by the Department of HUD were utilized to complete the following table "Housing Needs of Families in the Jurisdiction by Family Type." The rating for the following factors are on a 1 to 5 scale with 1 being "no impact" and 5 being "severe impact."

- Affordability: problems with rent burden (rent comprising greater than 30% of income) and/or severe rent burden (rent comprising greater than 50% of income);
- Supply: shortage of units available for occupancy.
- Quality: prevalence of units in substandard physical condition;
- Accessibility: lack of units that are accessible to persons with disabilities;
- Size: mismatches between units available and family sizes; and
- Location: extent to which the supply of units available limit housing choices for families to particular locations, notably areas of poverty/minority concentration.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income ≤ 30% of AMI	11,048	5	5	4	1	1	5
Income > 30% but ≤ 50% of AMI	9,194	5	5	4	1	1	5
Income > 50% but < 80% of AMI	13,959	5	3	4	1	1	5
Elderly	4,258	5	2	2	2	2	2
Families with Disabilities	2,100	5	5	4	5	2	2
African/American	7,501	5	5	4	1	1	5
Hispanic	1,374	5	5	4	1	1	5
Race/Ethnicity							
Race/Ethnicity							

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: FY 2001 – 2005
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant Based Assistance Waiting Lists -

State the housing needs of the families on the PHA’s waiting list/s. Complete one table for each type of PHA - wide waiting list administered by the PHA. PHAs may provide separate tables for site - based or sub - jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List
--

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	4,100		
Extremely low income <= 30% AMI	3,347	82%	
Very low income (> 30% but <= 50% AMI)	703	17%	
Low income (> 50% but < 80% AMI)			
Families with children	2,303	56%	
Elderly families	185	5%	
Families with Disabilities	953	23%	
White	1,514	37%	
Black	2,473	60%	
Indian or Alaskan	65	1.59%	
Asian	40	.96%	
Hispanic	318	7.8%	
Non-Hispanic	3,776	92%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2BR			
3BR			
4BR			
5BR			
5+BR			

Housing Needs of Families on the Waiting List	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
If yes:	
How long has it been closed (# of months)?	
Does the PHA expect to re-open the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes	
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes	

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant -based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site -Based or sub -jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	998		
Extremely low income <= 30% AMI	815	82%	
Very low income (>30% but <=50% AMI)	152	15%	
Low income (>50% but <80% AMI)	27	2.7%	
Families with children	507	51%	
Elderly families	38	3.8%	
Families with Disabilities	255	26%	
White	423	42%	
Black	552	55%	
Indian or Alaskan	13	1.3%	
Asian	10	1%	
Hispanic	106	11%	
Non-Hispanic	892	89%	
Characteristics by Bedroom Size			

Housing Needs of Families on the Waiting List			
(Public Housing Only)			
1BR	435	44%	
2BR	381	38%	
3BR	179	18%	
4BR	3	.3%	
5BR	0	0	
5+BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA with units current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off -line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease -uprates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease -uprates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease -uprates by effectively screening Section 8 applicants to increase owner acceptance of program

- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed-finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30% of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with the economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special purpose voucher targeted to the elderly, should they become available
- Other: (list below)

Develop Resident Service for elderly

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special -purpose voucher targeted to families with disabilities, should they become available
- Affirmatively market to local non -profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty/minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community

- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24CFR Part 903.79(b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant-based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing support services, Section 8 tenant-based assistance, Section 8 support services or other.

The Grand Rapids Housing Commission has six primary sources of funding which includes operating, capital, Section 8, Drug Elimination Grants, Transitional Housing Grant, and "Other". The Grand Rapids Housing Commission combined FY2002 budget is \$17.9 million with HUD providing \$16.9 million of the budget in subsidy and grants. For planning purposes, the Grand Rapids Housing Commission has assumed that the funding for existing programs will remain essentially the same each year. The funding for the public housing program and Section 8 program is subject to annual HUD appropriations. The GRHC anticipates to revise the financial figures as they become available from HUD. The financial resources that are anticipated to be available to the GRHC for the support of Federal public housing and tenant-based section 8 assistance programs administered by the GRHC during the Plan years are identified in Table

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY2000 grants)		
a) Public Housing Operating Fund	776,239	
b) Public Housing Capital Fund	907,927	
c) HOPEVI Revitalization		
d) HOPEVI Demolition		
e) Annual Contributions for Section 8 Tenant -Based Assistance	11,815,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self - Sufficiency Grants	200,000	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
Section 8 New Construction	720,000	
Section 8 Sub Rehabilitation	321,000	
Section 8 Mod Rehabilitation	589,000	
Transitional Housing Grant	226,000	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2001 ROSS Grant	164,522	
1999 ROSS Grant	26,306	
2001 Capital Fund	572,091	
2000 Capital Fund	567,445	Pub. Hsg. Capital Imp.
2001 Drug Elimination	15,510	
2000 Drug Elimination	67,384	Pub. Hsg. Capital Imp.
3. Public Housing Dwelling Rental Income	905,000	Pub. Hsg. Operations
4. Other income (list below)		
Interest	5,000	Pub. Hsg. Operations
Other Tenant Charges	15,000	Pub. Hsg. Operations
4. Non -federal sources (list below)		
Total resources	17,893,424	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24CFR Part 903.79(c)]

A. Public Housing

Exemptions: PHA that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

- a. When does the PHA verify eligibility for admission to public housing? (select all that apply)
- When families are within a certain number of being offered a unit: (state number) 90 days
 - When families are within a certain time of being offered a unit: (state time)
 - Other: (describe)
- b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?
- Criminal or Drug-related activity
 - Rental history
 - Housekeeping
 - Other (describe)
- c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2) Waiting List Organization

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)
- Community-wide list
 - Sub-jurisdictional lists
 - Site-based waiting lists
 - Other (describe)
- b. Where may interested persons apply for admission to public housing?
- PHA main administrative office
 - PHA development site management office
 - Other (list below)

c. If the PHA plan to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?
2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously HUD-approved site-based waiting list plan)?
If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously?

If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing of families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfer take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

To assist in meeting deconcentration goals

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

4 Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families

- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensure that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA - resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Anytime family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) development strategy determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site-based waiting lists

If selected, list targeted developments below:

- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments

If selected, list targeted developments below:

- Employing new admission preferences at targeted developments

If selected, list targeted developments below:

- Other (list policies and development targeted below)

d. Yes No : Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentive to encourage deconcentration of poverty and income -mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher -income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower -income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

Exemptions: PHA that do not administer section 8 are not required to complete sub -component 3B.
Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until complete ly merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug -related activity only to the extent required by law or regulation
- Criminal and drug -related activity, more extensively than required by law or regulation
- More general screening than criminal and drug -related activity (list factors below)

Other(listbelow)

b. Yes No:DoesthePHArequestcriminalrecordsfromlocallawenforcementagencies
forscreeningpurposes?

c. Yes No:DoesthePHArequestcriminalrecordsfromStatelawenforcementagenc
ies
forscreeningpurposes?

d. Yes No:DoesthePHAaccessFBIcriminalrecordsfromtheFBIforscreening
purposes?(eitherdirectlyorthroughanNCIC -authorizedsource)

e.Indicatewhatkindsofinformationyou sharewithprospectivelandlords?(selectallthat
apply)

Criminalordrug -relatedactivity

OtherNotapplicable

(2)WaitingListOrganization

a.Withwhichofthefollowingprogramwaitinglistsisthesection8t
enant-basedassistance
waitinglistmerged?(selectallthatapply)

None

Federalpublichousing

Federalmoderaterehabilitation

Federalproject -basedcertificateprogram

Otherfederalorlocalprogram(listbelow)

b.Wheremayinterestedpersonsapplyforadmissiontosection8tenant
-basedassistance?
(selectallthatapply)

PHAmainadministrativeoffice

Other(listbelow)

(3) SearchTime

a. Yes No:DoesthePHAgiveextensionsonstandard60
-dayperiodtosearchfora
unit?

Ifyes,statecircumstancesbelow:

Seriousmedicalsituationordeathinfamily,saturationofrentalmarket.

(4)AdmissionsPreferences

a.Incometargeting

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissionsto the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant assistance? (other than date and time of application) (if no, skip to subcomponent (5) **Special purpose section 8 assistance programs**) -based)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- 1 Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

Disability
Moderate Rehab Development
Graduates of Transitional Housing Programs for Homeless
Targeted Programs

3. If the PHA will employ admission preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and soon. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

2 Date and Time

Former Federal preferences

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 2 Victims of domestic violence
- Substandard housing

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- 1 Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

- 2 Disability
- 1 Moderate Rehab Developments
- 1 Graduate of Transitional Housing for Homeless
- 1 Targeted Programs

4. Among applicants on the waiting list with the equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one) N/A

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensure that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admission to any special -purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan

- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special -purpose section 8 programsto the public?

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24CFR Part 903.79(d)]

A. Public Housing

Exemptions: PHA that do not administer public housing are not required to complete sub -component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent -setting policies for income based rent in public housing. Income -based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub- component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one e)

- \$0
- \$1-\$25
- \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below :

Rent Determination Policies

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

Flat & Ceiling Rents

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent -setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent -setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one) t

Yes for all developments

Yes but only for some developments

No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

For specified general occupancy developments

For certain parts of developments; e.g., the high-rise portion

For certain size units; e.g., larger bedroom sizes

Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debts service
- The "rental value" of the unit
- Other (list below)

Anytime family composition changes

f. Rentre -determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Anytime the family experiences an income increase
- Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- Other (list below)

Anytime family composition changes

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

Fair Market Rents

B. Section 8 Tenant -Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant -based assistance are not required to complete sub - component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies .

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burden of assisted families
- Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24CFR Part 903.79(e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

The Grand Rapids management is organized under the executive office and five main areas. Housing Management is responsible for the day-to-day operation of the agency's owned - rental housing developments, i.e. conventional public housing, low income housing tax credit, Section 8 new construction, and project -based developments including programs, services and activities. Program Management is responsible for the agency's leased -housing program and associated activities i.e. Section 8 Vouchers & Certificates, Section 8 Moderate Rehabilitation, Substantial Rehabilitation, Transitional Housing Program, Family Self -Sufficiency, Section 8 Homeownership, Welfare to Work and Mainstream. Construction and Rehabilitation is responsible for the management of the agency's capital and rehabilitation programs, and activities of housing maintenance. Financial is responsible for management of all accounting, MIS, budgets and auditing. Personnel & Benefits is responsible for personnel, EEO/Affirmative Action and employee benefits. The Grand Rapids Housing Commission directly employs 51 staff and contracts for 22 employees for a total staff of 73. (Organizational Chart)

- An organization chart showing the PHA's management structure and organization is attached.
 A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Starting with 188 elderly units (Adams park) and 40 family units (Campau Commons I) of conventional public housing in 1969 funded by the U.S. Department of Housing and Urban Development, the Housing Commission has grown to its current status providing affordable housing to 3,317 households in fiscal year 2002 with a diverse portfolio of housing programs. In

the past five years, the Housing Commission has taken on a stronger role in assisting the housing needs of the City of Grand Rapids. It has educated itself on how to leverage public and private resources which has been incorporated in its housing developments ultimately benefiting the Grand Rapids community. The Grand Rapids Housing Commission will continue to take a strong role addressing the housing and supportive needs identified by the City in its Consolidated Plan. In adopting the Grand Rapids Housing Commission mission, goals & objectives, the board envisioned the various roles and methods the housing commission could provide housing assistance and affordable housing opportunities. The Grand Rapids Housing Commission mission extends its role beyond simply providing housing assistance but also that the housing assistance provided or offered must support families, neighborhoods and economic self-sufficiency. The Grand Rapids Housing Commission presently operates several housing programs as described in the Table below:

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	448	150
Section 8 Vouchers	2,117	800
Section 8 Certificates	0	0
Section 8 Mod Rehab	139	22
Special Purpose Section 8 Certificates/Vouchers (list individually)	Mainstream 100 Welfare-to-Work 250	14
Public Housing Drug Elimination Program (PHDEP)	448	N/A
Other Federal Programs (list individually) Public Hsg. Homeownership	122	0
Section 8 New Const.	153	26
Section 8 Sub. Rehab	190	40
Non-Federal: Low Income Tax Credit	149	57

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

The Grand Rapids Housing Commission has updated its management and maintenance policy for the public housing and section 8 programs in compliance with the 1998 Quality Housing & Work Responsibility Act. The following is the list of policies governing the maintenance and management of public housing, and management of the GRHC and the programs administered by the GRHC. These rules, standards and policies are maintained and may be reviewed at the main administrative office of the GRHC.

(1) Public Housing Maintenance and Management: (list below)

a. GENERAL MANAGEMENT POLICIES/PROCEDURES

Computer, Internet and E-Mail Policy
Criminal Drug Treatment and Registered Sex Offender Classification Management Policy
Economic Uplift - Self Improvement Program
Equal Housing Opportunity Policy
FSS/CDBG Complaint Procedures
Hazardous Materials Policy
Minority & Women Business Enterprise Policy and Plan
Resident Initiative Policies and Procedures
 Resident Participation Management
 Economic Development/Self-Sufficiency
 Anti-Drug Strategy and Security
 Homeownership Opportunities
Resident Representation Resolution
Risk Control Policy
Tracking and Reporting of Crime
Travel Policy
Freedom of Information Policy
Blood-Borne Pathogens Policy
Medical Emergency Policy
Jean McKee Resident Scholarship Program
Vehicle Use Policy
Computer Security Policy
Weapons Policy

b. SITE MANAGEMENT POLICIES

Deceased Tenant Policy
Facilities Use Policy
Grievance Procedures
Maintenance Policy

PestControlPolicy
PetPolicy
RentCollectionPolicy
UtilityAllowancesandSurcharges

c. ACCOUNTINGPOLICIES

AccountingProcedures
CapitalizationPolicy
CheckSigningAuthorizationPolicy
CostAllocationPlan
DispositionPolicy
InvestmentPolicy
PettyCashProcedures
ProcurementPolicy

d. PERSONNELPOLICIES

PersonnelManual
AdministrativeProcedures
AffirmativeActionPlan
FamilyMedicalNotice(FMLA)
RulesofConduct
DrugFreeWorkPlacePolicy

e. ADMISSIONSPOLICIES

PublicHousingAdmissionandContinuedOccupancyPolicy
DwellingLease
GrievanceProcedures
HomeownershipLease
PublicHousingIncomeGuidelines
Section5(h)HomeownershipPlan

(2) Section8Management:(listbelow)

Section8AdministrativePlan
ClaimProcedures
FamilySelf-SufficiencyActionPlan

SMR/UtilitiesPaymentStandard
 GrievanceProcedures(Policy)
 HomeownershipProgram
 OccupancyStandards
 OneStrikePolicy
 RegionalOpportunityCounselingProgram
 Section8RepaymentAgreement
 ShelterPlusCareAddendum
 SingleRoomOccupancyAddendum

6. PHA Grievance Procedures

[24CFRPart903.79(f)]

Exemptionsfromcomponent6:HighperformingPHAsarenotrequiredtocompletecomponent6.Section8 PHAsareexemptfromsub -component6A. -Only

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24CFRPart966, Subpart B, for residents of public housing?

If yes, list addition to federal requirement s below:

2. Which PHA offices should residents or applicant s to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
- PHA development management offices
- Other (list below)

B. Section 8 Tenant -Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicant s to the Section 8 tenant -based assistance program and informal hearing procedures for families assisted by the Section 8 tenant -based assistance program in addition to federal requirements found at 24CFR982?

If yes, list addition to federal requirements below:

2. Which PHA offices should applicant s or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
- Other (list below)

7. Capital Improvement Needs

[24CFR Part 903.79(g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

Housing Commission of more than 250 units receive funding under the Comprehensive Grant Program (CGP) for capital improvements, modernization and management improvements. The Grand Rapids Housing Commission must submit both an annual statement and a rolling five year plan on the use of these funds for FFY 2001 - 2005. The amount each agency receives is based on formula and annual congressional appropriations. The Grand Rapids Housing Commission funding for FFY 2002 is \$907,927.

A. Capital Fund Activities

Exemptions from sub -component 7A: PHA that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment A & B

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert there)

(2) Optional 5 -Year Action Plan

Agencies are encouraged to include a 5 -Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template OR by completing and attaching a properly updated HUD -52834.

a. Yes No: Is the PHA providing an optional 5 -Year Action Plan for the Capital Fund? (if no, skip to sub -component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5 -Year Action Plan is provided as an attachment to the PHA Plan at Attachment A & B

-or-

The Capital Fund Program 5 -Year Action Plan is provided below: (if selected, copy the CFP Optional 5 Year Action Plan from the Table Library and insert there)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPEVI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes No: a) Has the PHA received a HOPEVI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPEVI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
 Revitalization Plans submitted, pending approval
 Revitalization Plan approved
 Activities pursuant to an approved Revitalization Plan underway

- Yes No: c) Does the PHA plan to apply for a HOPEVI revitalization grant in the Plan year?
If yes, list development name/s below:

- Yes No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year?
If yes, list developments or activities below:

- Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

[24CFR Part 903.79(h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u> (DD/MM/YY) </u>	
5. Number of units affected:	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:	

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24CFR Part 903.79(i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submission may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly	<input type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input type="checkbox"/>
3. Application status (select one)	
Approved; included in the PHA’s Designation Plan	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u> (DD/MM/YY) </u>
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously approved Designation Plan?	
6. Number of units affected:	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	

10. Conversion of Public Housing to Tenant -Based Assistance

[24CFR Part 903.79(j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessment of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If

“yes”,skiptocomponent11.If“No”,completetheActivityDe scription
tablebelow.

ConversionofPublicHousingActivityDescription	
1a.Developmentname: 1b.Development(project)number:	
2.Whatisthestatusoftherequiredassessment? <input type="checkbox"/> Assessmentunderway <input type="checkbox"/> Assessmentresu ItssubmittedtoHUD <input type="checkbox"/> AssessmentresultsapprovedbyHUD(ifmarked,proceedtonext question) <input type="checkbox"/> Other(explainbelow)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No:IsaConversionPlanrequired?(Ifyes,gotobloc k4;ifno,goto block5.)	
4.StatusofConversionPlan(selectthestatementthatbestdescribesthecurrent status) <input type="checkbox"/> ConversionPlanindevelopment <input type="checkbox"/> ConversionPlansubmittedtoHUDon:(DD/MM/YYYY) <input type="checkbox"/> ConversionPlanapprovedbyHUDon:(DD/MM/YYYY) <input type="checkbox"/> ActivitiespursuanttoHUD -approvedConversionPlanunderway	
5.DescriptionofhowrequirementsofSection202arebeingsatisfiedbymeansother thanconversion(selectone) <input type="checkbox"/> Unitsaddressedinapendingorapproveddemolitionapplication(date submittedorapproved: <input type="checkbox"/> UnitsaddressedinapendingorapprovedHOPEVIDemolitionapplication (datesubmittedorapproved:) <input type="checkbox"/> UnitsaddressedinapendingorapprovedHOPEVIRevitalizationPlan (datesubmittedorapproved:) <input type="checkbox"/> Requirementsnolongerapplicable:vacancyratesarelessthan10percent <input type="checkbox"/> Requirementsnolongerapplicable:sitenowhaslessthan300units <input type="checkbox"/> Other:(describebelow)	

B.ReservedforConversionspursuanttoSection22oftheU.S.HousingActof1937

C.ReservedforConversionspursuanttoSecti on33oftheU.S.HousingActof1937

11.HomeownershipProgramsAdministeredbythePHA

[24CFRPart903.79(k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z -4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Scattered Site II
1b. Development (project) number: P073 -010
2. Federal Program authority: <input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: <u>(07/08/1991)</u>
5. Number of units affected: 50
6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Scattered Site III 1b. Development (project) number: P073 -012
2. Federal Program authority: <input type="checkbox"/> HOPEI <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (10/27/1994)
6. Number of units affected: 25 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Scattered Site IV 1b. Development (project) number: P073 -013
2. Federal Program authority: <input type="checkbox"/> HOPEI <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (10/27/1994)
7. Number of units affected: 25 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: Scattered Site IV	
1b. Development (project) number: P073 -014	
2. Federal Program authority:	
<input type="checkbox"/> HOPEI <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one)	
<input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (10/01/1997)	
8. Number of units affected: 25	
6. Coverage of action: (select one)	
<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
 26 -50 participants
 51 to 100 participants
 more than 100 participants

b. PHA established eligibility criteria

- Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria below:

12. PHA Community Service and Self-Sufficiency Programs

[24CFR Part 903.79(l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8 - Only PHAs are not required to complete sub-component C.

- A. ***Family Self-Sufficiency Program***. In 1993, the Housing Commission implemented the Section 8 Family Self-Sufficiency program. In 1999, it also established a Family Self-Sufficiency program on its public housing sites. The Housing Commission provides monetary incentives and support services to encourage client families to seek and maintain employment. As the family income increases, they pay a higher portion of their rent. From the savings the Housing Commission realizes, a escrow account is established for the family. After completing contract requirements and being free of welfare for one year, the family can receive their escrow funds. The Housing Commission has developed relationships with Area Community Service Employment and Training Agency (ACSET), Head Start, the Grand Rapids Community College, and the Kent County Family Independence Agency to provide the support that families need during this transition.
- B. ***Welfare-to-Work Voucher Program***. In 1999, the Housing Commission received 250 Section 8 Vouchers in support of the Welfare-to-Work Program. Working closely with the Kent County Family Independence Agency (FIA) and Area Community Service Employment and Training Agency (ASCET). The Housing Commission provides families who are receiving Temporary Assistance for Needy Families (TANF) who are seeking employment, or have become recently employed, with Section 8 Vouchers so they can relocate close to employment opportunities and to aid with the increased expenses that new employment responsibilities cause for the families. As the employed families make more money, they will eventually have incomes that can support their rental expenses their Voucher will be assigned to another family. Because of the wide array of support services offered by the Kent County FIA and ASCET and the Housing Commission, the community's goal that all families have employment income can be realized.
- C. **Community Service Requirements**. The Department of Veteran Affairs and Housing and Urban Development and Independent Agencies Appropriation Act, 2002, at Section 432, provides that; "None of the funds made available by this Act may be used to implement or enforce the requirement . . . relating to community service, except with respect to any resident of a public housing project funded with any amount provided under section 24 of the United States Housing Act of 1937, as amended, or any predecessor program for the revitalization of severely distressed public housing (HOPEVI)." (Pub. L. 107-173, sec. 432, 115 Stat. 651).

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target support services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 03/01/00

2. Other coordination efforts between the PHA and TANF Agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determination and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

Security Deposit Program

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing home ownership option participation
- Preference/eligibility for section 8 home ownership option participation
- Other policies (list below)

b. Economic and Social Self-Sufficiency Programs

Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self-Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/ PHA main office/ other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Regional Opportunity</i>				
Counseling Program (ROC)	150	Self-referral	Section 8/Main Off.	Section 8
Welfare-to-Work	250	Waiting List	Section 8/Main Off.	Section 8
Family Self-Sufficiency	350	Self-referral	Section 8/Main Off.	Both
Security Deposit	40+	As needed	Section 8/Main Off.	Section 8

(2) Family Self-Sufficiency Program/s

a. Participation Description

Family Self-Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	N/A	79
Section 8	102	317

b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plan to take to achieve at least the minimum program size? If no, list the steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.79(m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

A. Recreation Reaps Rewards .The Grand Rapids Housing Commission intend to continue its existing partnership with the City Parks and Recreation Department through its "Recreation Reaps Rewards" program. This innovative program provides a targeted, flexible and wholesome program of recreational services in partnership with areas schools, neighborhoods, social service agencies, and departments of the City of Grand Rapids. The purpose of the program is to provide positive alternative activities for youth and families that are "at risk" for drug use and related activities. Funding will be provided through the Public Housing Drug Elimination Program from the Department of Housing and Urban Development. The Grand Rapids Housing Commission's Comprehensive Family Training program and Learning Center programs have been coordinated through the Recreation Reaps Rewards program at each of the family Neighborhood Centers.

B. Safety and Security .The Grand Rapids Housing Commission has entered into partnerships with the City's Police Department providing community policing through the space provided at the family site's Neighborhood Center and the Adams Park elderly site. The Grand Rapids Housing Commission will continue to collaborate and support local law enforcement activities that enhance the city's ability to make the developments and surrounding neighborhoods more safe and secure. With the implementation of public

housing security improvements and program through the Public Housing Drug Elimination Program and the community policing, the sites have experienced positive results at providing a safe and secure environment at the Grand Rapids Housing Commission housing developments.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug -related crime in some or all of the PHA's developments
- High incidence of violent and/or drug -related crime in the area surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower -level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual level of violent and/or drug -related crime
- Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anti-crime/anti-drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

Adams Park
Campau Commons
Creston Plaza

B. Crime and Drug Prevention activities the PHA has undertaken or plan to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plan to undertake: (select all that apply)

- Contracting without outside and/or resident organizations for the provision of crime -and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at -risky youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

Install/upgrade security cameras

2. Which developments are most affected? (list below)

Adams Park
Campau Commons
Creston Plaza

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug - elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above - baselinelaw enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

Adams Park
Campau Commons
Creston Plaza

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment File name: _____)

14. RESERVED FOR PET POLICY

[24CFR Part 903.79(n)]

15. Civil Rights Certifications

[24CFR Part 903.79(o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24CFR Part 903.79(p)]

- 1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
- 2. Yes No: Was the most recent fiscal audit submitted to HUD?
- 3. Yes No: Were there any findings as the result of that audit?
- 4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
- 5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24CFR Part 903.79(q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

- 1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
- 2. What types of asset management activities will the PHA undertake? (select all that apply)

- Not applicable
- Privatemanagement
- Development-basedaccounting
- Comprehensivestockassessment
- Other:(listbelow)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24CFR Part 903.79(r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

- Attached at
- Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:

Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub -component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub -component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance

- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant assistance) -based
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here)

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

1. Definition of “Substantial Deviation” and “Significant Amendment or Modification”

The Grand Rapids Housing Commission may change or modify their plans or policies described in the plans; however, any “Substantial Deviation” and “Significant Amendment or

Modification” to the plan would require the Grand Rapids Housing Commission to submit a revised Plan with full public process and Resident Advisory Board review. The Grand Rapids Housing Commission defines “Substantial Deviation” as a change to the Grand Rapids Housing Commission mission and additions and deletions of the Grand Rapids Housing Commission goals. The addition or deletion of objectives to meet existing goals would not be considered a substantial deviation unless it relates to demolition or disposition, designation or conversion activities.

The Grand Rapids Housing Commission defines “significant amendment or modification” to the Annual Plan as a change to rent or admission policies or organization of the waiting list; and any change with regard to demolition or disposition, designation, or conversion activities unless the relevant changes have been adopted to reflect changes to HUD regulatory requirements.

2. Section 8 Homeownership Program - Capacity Statement

In addition to the traditional federally funded public housing and Section 8 Programs, the Housing Commission staff has been creative in meeting the needs of the community by currently administering several diverse housing programs, including transitional housing for women and children through the Hope Community Program, Family Self-Sufficiency, Shelter Plus Care, and low income housing for elderly is being provided using low income tax credits. Also, importantly, the Grand Rapids Housing Commission has successfully administered a Homeownership Program of 150 single family detached homes located throughout the city. These homes were repurchased, rehabilitated and fully leased to qualified participant families. To date, over 120 of the leaseholders have exercised their option to purchase their occupied property and are buying their home through conventional mortgage financing.

Under the Section 8 Homeownership Program, the Grand Rapids Housing Commission provides tenant-based assistance for low income families to purchase homes. The Housing Commission will use Housing Choice Voucher funding under the Annual Contributions Contract with the Department of Housing and Urban Development to provide homeownership assistance.

The Grand Rapids Housing Commission has established the Section 8 Homeownership Program in accordance with Federal Register Final Rule published September 12, 2000. The Grand Rapids Housing Commission has satisfied the requirements of the final rule section 982.625 by requiring that the underwriting procedures used by the lender comply with the basic mortgage insurance credit underwriting requirements for FHA insured single family mortgage loan. As a result, the Grand Rapids Housing Commission has demonstrated its capacity to administer the program in accordance with section 982.625.

3. Pet Policy

In compliance with Section 526 of the Quality Housing and Work Responsibility Act of 1998, the Grand Rapids Housing Commission has established a pet policy permitting residents of public housing development to own and keep common household pets in their apartments. The

Grand Rapids Housing Commission has limited pet to birds, fish, small dogs and cats. At no time will the Grand Rapids Housing Commission approve exotic pets such as snakes, monkeys, game pets, ferrets, etc. Every pet must be registered annually with the Grand Rapids Housing Commission and the owner must identify the person accepting responsibility for the care of their pet in case of absence. Each pet owner is liable for damages by their pet and tenant will be required to exempt the Grand Rapids Housing Commission from any and all responsibility for injury or illness caused by tenant-owned pets. Pet owners of dogs and cats will agree to pay "damaged deposit" to the Commission in advance, in compliance with Michigan Security Deposit Law.

4 Statement of Progress Meeting 5 -Year Plan Mission and Goals

The Grand Rapids Housing Commission continues to make significant progress in accomplishing its stated mission of providing housing assistance and affordable housing opportunities to lower income families, disabled and senior citizens in a manner that is fiscally sound and in a way that supports families, neighborhoods and economic self-sufficiency.

In attachment (S) is a list of staff accomplishment toward the established goals and objectives of the Grand Rapids Housing Commission. Some of the most significant accomplishments include revision to all the Grand Rapids Housing Commission policies and procedures in order to comply with new QWHR requirements; significant grants applied for and received by the Grand Rapids Housing Commission; successful leasing of Welfare-to-Work Vouchers and Mainstream Vouchers; increase Family Self-Sufficiency program. All this completed with improved year end financial position with a positive cash flow and no reportable audit finding for FY ended 6/30/01.

5. Resident Member to Grand Rapids Housing Commission

Ms. Soila Rivera was appointed as the Resident member of the Grand Rapids Housing Commission by the City Manager and City Commission for a four year term expiring April 12, 2003.

6. Membership of the Resident Advisory Board

Rebecca Berens
Angela Bunn
Brian Dredge
Louise Jackson
Alice Lynch
Soila Rivera
Norman Ward

Attachments

- A. Admission Policy for Deconcentration.
- B. FFY2002 Capital Fund Program Annual Statement & 5 Year Action Plan.
- C. FFY2002 Capital Fund Program Replacement Factor – Annual Statement.
- D. FFY2001 Capital Fund – Performance and Evaluation Report.
- E. FFY2001 Capital Fund – Replacement Factors and Performance & Evaluation Report.
- F. FFY2000 Capital Fund Program – Performance & Evaluation Report.
- G. FFY2000 Capital Fund Program Replacement Factor – Performance & Evaluation Report.
- H. FFY1999 Capital Fund Program – Final Performance & Evaluation Report.
- I. Grand Rapids Housing Commission Board Approved Operating Budget.
- J. Management Organizational Chart.
- K. Comments of Resident Advisory Board.
- L. Component 3(6) Deconcentration and Income Mixing.
- M. Component 10(B) Voluntary Conversion Initial Assessments.
- N. Certification by Local Official PHA Plan Consistent with Consolidated Plan.
- O. PHA Certification of Compliance.
- P. Form HUD -50070, Certification for a Drug -Free Workplace.

- Q. Form HUD -50071, Certification of Payments to Influence Federal Transaction.
- R. Standard Form SF - LLL and Disclosure of Lobbying Activities.
- S. FY2 001 Accomplishments

10.4 DECONCENTRATION POLICY

It is the Grand Rapids Housing Commission's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, we will skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and non-discriminating manner.

The Grand Rapids Housing Commission will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments. Prior to the beginning of each fiscal year, we will analyze the income level of families residing in each of our developments, the income level of census tracts in which our developments are located, and the income level of the families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement. The worksheet for the analysis can be found in Appendix 1.

10.5 DECONCENTRATION INCENTIVES

The Grand Rapids Housing Commission may offer one or more incentives to encourage applicant families whose income classification would help to meet the deconcentration goals of a particular development.

Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and non-discriminatory manner.

ATTACHMENT L

Component 3. (6) Deconcentration and Income Mixing

a. Yes No Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. Yes No Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation (if any) [see step 4 - at 903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at 903.2(c)(1)(v)]

Attachment M

Component 10(B) Voluntary Conversion Initial Assessments

a. How many of the PHA's developments are subject to the Required Initial Assessments?

Three - Campau Commons, Creston Plaza, Scattered Sites

b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)?

One - Adams Park

c. How many Assessments were conducted for the PHA's covered developments?

All developments were assessed

d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units
Campau Commons	112
Creston Plaza	100
Adams Park	188
Scattered Sites	48

d. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:

N/A

ATTACHMENT K

NOTICE

The Grand Rapids Housing Commission has developed its Agency Plan in compliance with the Quality Housing & Work Responsibility Act of 1998. It is available for review at the Grand Rapids Housing Commission main office located at 1420 Fuller Avenue, S.E., Grand Rapids, MI. The Housing Commission's hours of operation are 8:00 a.m. to 5:00 p.m., Monday - Friday.

The Grand Rapids Housing Commission will hold a public hearing on its Agency Plan on April 8, 2002 at 6:00 p.m. at the Adams Park elderly facility located at 1440 Fuller Avenue, S.E., Grand Rapids, MI.

Carlos A. Sanchez
Executive Director

MINUTES OF APRIL 8, 2002
GRAND RAPIDS HOUSING COMMISSION

The special meeting of the Grand Rapids Housing Commission was held on April 8, 2002 at the Adams Park elderly facility located at 1440 Fuller Avenue, S.E., Grand Rapids, MI for the purpose of conducting a Public Hearing on the Grand Rapids Housing Commission Agency Plan.

The President called the meeting to order at 6:00 P.M.

Roll Call: Present: Butler, Cooper, Zylstra

Absent: Pierre, Rivera

The President introduced the Commission and staff. The Director briefly identified the plan for the next 12 months under the draft Grand Rapids Housing Commission Agency Plan. He informed them on how the GRHC will be addressing concerns of tenants identified in the HUD Resident Survey, Capital Funds of approximately \$900,000 to be used for the housing sites, no longer receiving Drug Elimination Funds and Detroit HUD has informed the GRHC that the money will be rolled into operating funds. The Director informed the residents that the Community Service requirements have been postponed and the Director also informed the residents of the \$200,000 grant funded by HUD to provide services to Adams with \$100,000 to be used toward expanding office space.

The President opened the meeting for public comments.

RESIDENT COMMENTS :

Question about being able to move into a larger apartment.

Question regarding the problem with the garbage on each floor not being taken care of during the weekends and long holidays.

Question regarding the start date on the addition to office space at Adams.

Question regarding some type of assistance to have someone check up on tenants.

Question regarding if all Horizon clients can be on one floor.

Question whether they can have their garden this year.

Question whether the Commission will address complaints that residents have or will nothing be done by management. (Would not site specific complaint needed to be addressed)

There being no further comments from the residents, the public hearing was closed at 6:35 p.m.

Resolutions & Motions :

- I. The Director presented the Commission with a copy of the resolution approving the Grand Rapids

Housing Commission 5 Year Plan for Fiscal Years 2000- 2004/ Annual Plan for Fiscal Year 2002 beginning July 1, 2002.

01-123 The following resolution was introduced, read in full and considered:

RESOLUTION APPROVING GRHC
5 YEAR PLAN FOR FISCAL YEAR
2000 – 2004 AND ANNUAL PLAN
FOR FISCAL YEAR 2002 BEGINNING
JULY 1, 2002

WHEREAS, the Grand Rapids Housing Commission has developed its 5 Year Plan for Fiscal Year 2000 – 2004/ Annual Plan for Fiscal Year 2002 in compliance with the Quality Housing & Work Responsibility Act of 1998; and

WHEREAS, the Grand Rapids Housing Commission has held a public hearing on its 5 Year Plan on April 8, 2002; and

WHEREAS, the Grand Rapids Housing Commission has reviewed the 5 Year Plan 2000 – 2004/ Annual Plan for Fiscal Year 2002.

NOW, THEREFORE, BE IT RESOLVED that the Grand Rapids Housing Commission approve the 5 Year Plan for Fiscal Year 2000 – 2004/Annual Plan for Fiscal Year 2002 and related regulations and the President of the Housing Commission is hereby authorized and directed to execute said Certification.

NOW, THEREFORE, BE IT RESOLVED that the Executive Director be authorized to execute the 5 Year Plan for fiscal year 2000 – 2004/Annual Plan for fiscal year 2002 documents for submission to HUD.

Commissioner Cooper, supported by Commissioner Zylstra, moved adoption of the foregoing resolution.

Ayes: Butler, Cooper, Zylstra

Nays: None

The President declared the motion carried.

01-124 There being no further business to come before the Commission, it was moved by Commissioner Zylstra, supported by Commissioner Cooper, to adjourn.

Ayes: Butler, Cooper, Zylstra

Nays: None

The President declared the meeting adjourned at 6:45 p.m.

Carlos A. Sanchez
Executive Director

ATTACHMENTS

GRAND RAPID HOUSING COMMISSION 2001 ACCOMPLISHMENTS

GENERAL/FINANCIAL

- Prepared and submitted 2001 Agency Annual Plan to HUD.
- Maintained positive year -end financial position with positive current ratio for fiscal year ended 6/30/01.
- Completed successful audits with no reportable findings.
- Published and distributed the GRHC 2000-35th Anniversary Annual Report.
- Held the 35th annual Housing Commission meeting/banquet.
- Awarded two Jean McKee Resident Scholarships.
- Conducted the 2001 Unite Way Campaign resulting in total pledge of \$9,029.
- Installed and implemented new computer software programs for entire GRHC.
- Implement new budget procedure that seek more input from staff and provide for site base budgeting.

PERSONNEL

- Hired maintenance personnel in house and terminated maintenance contract.
- Developed classifications and position descriptions for two new positions: Maintenance Technician and Custodian.
- Recruited for twenty -one vacancies: Section 8 Coordinator II (2), Housing Assistance, Waiting List Specialist, Receptionist, Director of Housing Management, Section 8 Lead Coordinator, Maintenance Technician (7), and Custodian (7).
- Revised and implemented revisions to the personnel policies, specifically adding a Flex -time policy.
- Conducted third annual employee fringe benefits survey, compiled results and distributed to all employees.
- Renewed contracts for Employee Health, Workers Compensation, Employee Assistance Program and Flexible Spending Account for 2002.
- Developed individual total compensation letters and distributed to all employees.
- Provided supervisory training through Employee Assistance Center and Leadership Training through Wedgewood.

- Provided computer software training for new system.

GRANTS

- Applied for and received **\$944,103** from HUD 2001 Capital Fund.
- Applied for and received **\$111,790** from HUD Public Housing Drug Elimination Grant.
- Applied for and received **\$931,351** from HUD for 200 new units of Section 8 Vouchers.
- Applied for and received **\$200,000** from HUD Resident Opportunities & Self-Sufficiency Grant (ROSS).
- Applied for and received **\$90,982** from HUD for FSS Coordinators.
- Received renewals from HUD for 2,115 Voucher units for **\$10,800,000**, 139 units of Mod Rehab for **\$589,000**, and 190 units of Substantial Rehab for **\$1,326,000**.
- Applied for and received **\$61,000** from MSHDA for case management at Hope.
- Applied for and received **\$23,700** planning grant from Spectrum for a Neighborhood Medical Resource Center.
- Received **\$3,750** from Target Corporation for Hope Community.
- Closed the 1998 and 1999 Capital Fund Programs.
- Completed capital improvements at Ransom Tower from replacement reserves - **\$150,000**.
- Completed Mt. Mercy emergency generator installation through CDBG **\$75,000**.
- Completed new boilers system for Leonard Terrace from replacement reserves - **\$100,000**.
- Closed 1999 Public Housing Drug Elimination Program.

SECTION 8 PROGRAMS

- Maintained Section 8 waiting list of over 4,000 applicants.
- Processed 4,225 Section 8 applications and invited 659 applicants to Section 8 orientations.
- Leased over 200 additional vouchers.
- Issued \$55,000 in escrow funds to FSS graduates.
- Enrolled additional 200 FSS families.

- Fully committed \$30,000 in security deposit guarantees and expanded programs.
- Provided 3,500 inspections.
- Revised policy to implement Section 8 homeownership program.
- Maintained satisfactory performance with an 89 under U.S. Department of HUD Section 8 Management Assessment Program (SEMAP).
- Maintained Section 8 lease -up at greater than 98%.

HOUSING MANAGEMENT/OPERATION

- Maintained standard performance under U.S. Dept. of HUD Public Housing Assessment.
- Obtained Certificate of Compliance from City Housing Inspection for all multi-family units.
- Implemented residents supportive services and transportation service through ROSS grant.
- Established Neighborhood Service Center at Campau and Creston offering programs such as Recreation Reaps Rewards, Academic Enhancement through GRCC, Boy & Girl Scouts, Job Club, etc.
- Enrolled 31 residents at Campau, 33 at Creston and 14 at Scattered Site in the FSS program.
- Increased partnerships at Adams Park providing supportive services. Collaboration with Horizon to serve disabled population, Senior Neighbors, Gerontology Network, and AARP, Spectrum Health.
- Partnership with faith-based organization (In the Image, Catholic Information Center, Catholic Human Development) providing donations of 100 microwaves, 80 beds, over \$50,000 in furniture to furnish apartments.
- Coordinated a Health & Safety Assessment at Adamst through Calvin College.

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHAName: GRAND RAPID HOUSING COMMISSION	Grant Type and Number Capital Fund Program Grant No: MI33P07350102 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY2002
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations	128,000			
3	1408 Management Improvements Soft Costs	108,000			
	Management Improvements Hard Costs				
4	1410 Administration	60,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	45,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	50,000			
10	1460 Dwelling Structures	317,000			
11	1465.1 Dwelling Equipment — Nonexpendable	16,500			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	70,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	Collateralization or Debt Service				
20	Contingency	18,384			
21	Amount of Annual Grant: (sum of lines.....)	812,884			
	Amount of line 21 Related to LBP Activities				
	Amount of line 21 Related to Section 504 compliance	40,000			
	Amount of line 21 Related to Security — Soft Costs				
	Amount of Line 21 Related to Security -- Hard Costs				
	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: GRAND RAPIDS HOUSING COMMISSION		Grant Type and Number Capital Fund Program Grant No: MI33P07350102 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Original	Revised	
MI73 -2	Water Heaters	1460	10	3,000				
Creston Park	Replace Siding	1460	7 bldgs.	70,000				
	Unit Retiling	1460	5 units	20,000				
	Cabinet Replacement	1460	5 units	15,000				
	Accordion Doors	1460	5 units	5,000				
	Exterior Doors	1460	10	6,000				
	Exterior Painting	1460	7 bldgs.	9,000				
	Appliances	1465		4,000				
	Subtotal			132,000				
MI73 -8/14	Appliance Replacement	1465		2,500				
Scattered Site	Water Heaters	1460		2,500				
	Floor Replacement	1460		2,500				
	Siding Repairs	1460		2,500				
	Roofs	1460		2,500				
	Windows	1460		2,500				
	Furnaces	1460		2,500				
	Plumbing	1460		2,500				
	Electrical	1460		2,500				
	Cabinets	1460		2,500				
	Concrete Repairs	1450		2,500				
	Tree Removal/Landscaping	1450		2,500				
	Doors	1460		2,500				
	Subtotal			32,500				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: GRAND RAPIDS HOUSING COMMISSION		Grant Type and Number Capital Fund Program Grant No: MI33P07350102 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Original	Revised	
PHA-Wide	Operations	1406		128,000				
	Support Services Coordinator	1408		50,000				
	Occupancy Training	1408		8,000				
	Recreation Reaps Rewards Program	1408		50,000				
	Administrative, Partial Salaries for Program Administrators	1410		60,000				
	A&E Services, Other Fees & Costs	1430		45,000				
	Computer Equipment	1475		40,000				
	Maintenance Vehicles	1475		25,000				
	Maintenance Tools, Equipment	1475		5,000				
	Contingency	1502		18,384				
	Sub-Total			429,384				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAName: GRANDRAPIDSHOUSINGCOMMISS	GrantTypeandNumber CapitalFundProgramNo: MI33P07350102 ReplacementHousingFactorNo:	FederalFYofGrant: FFY2002
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DevelopmentNumber Name/HA-Wide Activities	AllFundObligated (QuarterEndingDate)			AllFundsExpended (QuarterEndingDate)			ReasonsforRevisedTargetDates
	Original	Revised	Actual	Original	Revised	Actual	
MI73 -1 AdamsPark	6/30/04			6/30/05			
MI73 -1&3 Campau Commons	6/30/04			6/30/05			
MI73 -2 CrestonPark	6/30/04			6/30/05			
MI73 -8/14 ScatteredSite	6/30/04			6/30/05			
PHA-Wide	6/30/04			6/30/05			

CapitalFundProgramFive -YearActionPlan
PartI:Summary

PHAName GRANDRAPIDSHOUSINGCOMMISS		<input checked="" type="checkbox"/> Original5 -YearPlan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year1	WorkStatementforYear2 FFYGrant: 2003 PHAFY: 2004	WorkStatementforYear3 FFYGrant: 2004 PHAFY: 2005	WorkStatementforYear4 FFYGrant: 2005 PHAFY: 2006	WorkStatementforYear5 FFYGrant: 2006 PHAFY: 2007
AdamsParkMI73 -1	Annual Statement	112,800	92,200	95,000	170,000
CampauCommonsMI73 -1&3		154,400	108,900	123,100	91,500
CrestonParkMI73 -2		131,800	197,900	180,900	93,700
ScatteredSitesMI73 -8/14		0	0	0	43,800
PhysicalImprovementsSubtotal			399,000	399,000	399,000
ManagementImprovements		130,000	130,000	130,000	130,000
HAWideNondwellingEquip		34,000	34,000	34,000	34,000
Administration		60,000	60,000	60,000	60,000
A&EServices		35,000	35,000	35,000	35,000
OtherFees,Contingency,Etc.		26,884	26,884	26,884	26,884
Operations		128,000	128,000	128,000	128,000
TotalCFPFunds(Est.)	812,884	812,884	812,884	812,884	812,884
TotalReplacementHousing FactorFunds					

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHAName: GRAND RAPID HOUSING COMMISSION	Grant Type and Number Capital Fund Program Grant No: MI33P07350101 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY2001
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (re vision no: 1)
 Performance and Evaluation Report for Period Ending: 12/30/2001
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations	128,000	128,000	128,000	128,000
3	1408 Management Improvements Soft Costs	50,000	50,000	50,000	0
	Management Improvements Hard Costs				
4	1410 Administration	50,000	50,000	50,000	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	50,000	50,000	40,143	2,950
8	1440 Site Acquisition				
9	1450 Site Improvement	106,000	117,911		
10	1460 Dwelling Structures	348,800	303,100		
11	1465.1 Dwelling Equipment — Nonexpendable	33,000	33,000	1,214	1,214
12	1470 Nondwelling Structures	30,000	30,000		
13	1475 Nondwelling Equipment	40,000	40,000	11,559	11,559
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency	35,951	69,740	0	0
	Amount of Annual Grant: (sum of lines.....)	871,751	871,751	280,916	143,723
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security — Soft Costs				
	Amount of Line XX related to Security -- Hard Costs	25,000	0		
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: GRAND RAPIDS HOUSING COMMISSION		Grant Type and Number Capital Fund Program Grant No: MI33P07350101 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
MI73 -1	Kitchen Cabinets	1460	18 units	80,000	72,000			Invitation
Adams Park	Common Area Chiller	1460	ea	55,000	0			For
	Corridor Carpeting	1460	1 floors	15,000	15,000			Bids
	Appliance Replacement	1465	20 units	11,000	11,000			
	Exterior Cameras	1450		15,000	0			
	Exterior Wall Repair	1460		0	30,000			
	Office Remodeling/Expansion	1460		0	35,000			
	Sub-Total			176,000	163,000			
MI73 -1&3	Covered Entries/Rain Diverters	1460	1 bldg.	21,400	0			Invitation
Campau	Siding Replacement	1460	1 bldg.	30,000	15,000			For
Commons	Exterior Doors/Storm Doors	1460	30	15,000	17,600			Bids
	Concrete Repairs	1450	As needed	10,000	0			
	Patio Construction	1450	12	54,000	0			
	B-Ball Court Resurface	1450	1	7,000	0			
	Exterior Lighting Replacement	1450		5,000	0			
	Appliances	1465		8,500	8,500	1,214	1,214	
	Plexiglass Window Replacement	1460		0	11,000			
	Franklin St./Division Ave Landscaping	1450		0	102,911			
	Sub-Total			150,900	155,011			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: GRAND RAPIDS HOUSING COMMISSION		Grant Type and Number Capital Fund Program Grant No: MI33P07350101 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
MI73 -2	Heating Upgrades	1460		10,000	0			Invitation
Creston Park	Water Heaters	1460	15	5,000	5,000			For
	Laundry Room Liners	1460	14	18,900	0			Bids
	Replace Siding	1460	2 bldgs.	30,000	28,000			
	Unit Retiling	1460	3	18,000	16,500			
	Cabinet Replacement	1460	3 units	20,000	15,000			
	Exterior Doors/Storm Doors	1460		5,000	0			
	Tub Enclosures	1460		8,500	0			
	Exterior Painting	1460		9,000	0			
	Storage Buildings	1470		30,000	30,000			
	Appliances	1465		8,500	8,500			
	Sub-Total			162,900	103,000			
MI73 -8/14	Appliances	1465		5,000	5,000			Invitation
Scattered Site	Water Heaters	1460	10	3,000	3,000			For
	Concrete Repairs	1450		5,000	5,000			Bids
	Site Lighting	1450		5,000	5,000			
	Gutters/Downspouts	1460		5,000	5,000			
	Tree Removal/Landscaping	1450		5,000	5,000			
	Roof Repair	1460		0	5,000			
	Flooring	1460		0	5,000			
	Windows	1460		0	5,000			
	Furnaces	1460		0	5,000			
	Plumbing	1460		0	5,000			
	Electrical	1460		0	5,000			
	Cupboards	1460		0	5,000			
	Sub-Total			28,000	63,000			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: GRAND RAPIDS HOUSING COMMISSION		Grant Type and Number Capital Fund Program Grant No: MI33P07350101 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
PHA-Wide	Operations	1406		128,000	128,000	128,000	128,000	Completed	
	Support Services Coordinator, Training	1408		50,000	50,000	50,000	0		
	Administrative, Partial Salaries for Program Administrators	1410		50,000	50,000	50,000	0		
	Computer Equipment	1475		40,000	40,000	11,559	11,559	In Progress	
	A&E Services, Other Fees & Costs	1430		50,000	50,000	40,143	2,950	In Progress	
	Contingency	1502		35,951	69,740				
	Sub-Total			353,951	387,740	279,702	142,509		

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAName: GRANDRAPIDSHOUSINGCOMMISS	GrantTypeandNumber CapitalFundProgramNo: MI33P07350101 ReplacementHousingFactorNo:	FederalFYofGrant: FFY2001
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DevelopmentNumber Name/HA-Wide Activities	AllFundObligated (QuarterEndingDate)			AllFundsExpended (QuarterEndingDate)			Reasonsfo rRevisedTargetDates
	Original	Revised	Actual	Original	Revised	Actual	
MI73 -1 AdamsPark	9/30/03			9/30/04			
MI73 -1&3 Campau Commons	9/30/03			9/30/04			
MI73 -2 CrestonPa rk	9/30/03			9/30/04			
MI73 -8/14 ScatteredSite	9/30/03			9/30/04			
PHA-Wide	9/30/03			9/30/04			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHAName: GRANDRAPIDSHOUSINGCOMMISSION	GrantTypeandNumber CapitalFundProgramGrantNo: ReplacementHousingFactorGrantNo: MI33R07350101	FederalFYofGrant: FFY2001
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (re vision no:)
 Performance and Evaluation Report for Period Ending: 12/31/2001
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFPFunds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Dam ages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	36,176		0	0
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	36,176		0	0
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security — Soft Costs				
	Amount of Line XX related to Security -- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHAName: GRAND RAPID HOUSING COMMISSION	Grant Type and Number Capital Fund Program Grant No : MI33P07350100 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY2000
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 12/31/2001
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations	85,400	85,400	85,400	85,400
3	1408 Management Improvements Soft Costs	50,000	50,000	50,000	28,901
	Management Improvements Hard Costs				
4	1410 Administration	50,000	50,000	50,000	33,136
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	40,000	40,000	40,000	20,351
8	1440 Site Acquisition				
9	1450 Site Improvement	112,000	145,500	5,050	5,050
10	1460 Dwelling Structures	427,400	419,630	12,136	12,136
11	1465.1 Dwelling Equipment — Nonexpendable	31,000	24,500	10,929	10,929
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	34,000	34,000	29,991	29,991
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency	24,613	5,483	0	0
	Amount of Annual Grant: (sum of lines.....)	854,413	854,413	283,506	225,894
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security — Soft Costs				
	Amount of Line XX related to Security — Hard Costs	8,000	20,000		
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: GRANDRAPIDSHOUSINGCOMMISSION		Grant Type and Number Capital Fund and Program Grant No: :MI33P07350100 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
MI073-001/003	Appliance Replacement	1465	8 D.U.	8,500	6,500	4,032	4,032	Invitation	
Campau	Replace Siding	1460		15,000	15,000	0	0	for	
Commons	Manhole Repairs	1450		20,000	2,000	2,000	2,000	Bids	
	Dumpster Repairs	1450		10,000	10,000	0	0		
	Patio Construction	1450	38 D.U.	60,000	114,000	0	0		
	Exterior Doors	1460		16,000	0	0	0		
	Exterior Lighting	1450		8,000	0	0	0		
	Covered Entries/Railings	1460		20,000	0	0	0		
	Lock Replacement	1460		15,000	0	0	0		
	Basement Window Replacement	1460	110	7,000	16,500	0	0		
	Floor Repairs	1460	6 D.U.	3,000	3,000	0	0		
	Tuckpointing	1460		5,000	5,000	0	0		
	Replace Water Heaters	1460	8 D.U.	4,000	4,000	0	0		
	Furnace Replacement	1460	2 D.U.	5,000	5,000	0	0		
	Storm Doors	1460	40 D.U.	14,000	24,400	0	0		
						6,032	6,032		

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: GRANDRAPIDSHOUSINGCOMMISSION		GrantTypeandNumber CapitalFundProgram GrantNo: :MI33P07350100 ReplacementHousingFactorGrantNo:				FederalFYofGrant: FFY2000			
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev. Acct No.	Quantity	TotalEstim atedCost		TotalActualCost		Statusof Work	
				Original	Revised	Obligated	Expended		
MI073-002	HeatingRepairs	1460		20,000	30,000	635	635	Invitation	
CrestonPlaza	ReplaceWaterHeaters	1460		5,000	5,000	0	0	for	
	Laundry Room Liners	1460		18,900	0	0	0	Bids	
	Siding Replacement	1460	5Bldgs.	15,000	55,000	0	0		
	Floor Retiling	1460	5D.U.	35,000	27,500	1,200	1,200		
	Appliance Replacement	1465	8D.U.	8,500	6,500	4,297	4,297		
	Cabinet Replacement	1460	4D.U.	15,000	0	0	0		
	Accordion Doors	1460	35Doors	12,000	10,500	0	0		
	Exterior Doors	1460	14Units	7,000	0	0	0		
	Tub Surrounds	1460	3Units	6,500	0	0	0		
	Exterior Painting	1460		9,000	9,000	0	0		
	Tuckpointing	1460		10,000	10,000	0	0		
	Lock Replacement	1460		20,000	0	0	0		
	Storm Doors	1460	34Units	24,000	20,400	0	0		
	ExteriorLighting/Cameras	1450		0	10,000	0	0		
	RepairRailingonStairway	1450		0	5,000	0	0		
	NumberonBldgsonLafayette	1460		0	1,000	0	0		
	RepairDumpsterEnclosure	1450	1	0	2,000	0	0		
	Plexi-glassReplacement	1460		0	33,000	0	0		
						6,132	6,132		

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHAName: GRANDRAPIDSHOUSINGCOMMISSION		GrantTypeandNumber CapitalFundProgramGrantNo: :MI33P07350100 ReplacementHousingFactorGrantNo:				FederalFYofGrant: FFY2000			
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev. Acct No.	Quantity	TotalEstimatedCost		TotalActualCost		Status of Work	
				Original	Revised	Obligated	Expended		
MI073-008/014	ApplianceReplacement	1465	10D.U.	5,000		1,101	1,101	Invitation	
ScatteredSites	Fencing	1450	5D.U.	7,000		0	0	for	
	BasementWaterproofing	1460	2D.U.	5,000		0	0	Bids	
	ConcreteRepairs	1450	13D.U.	3,000		850	850		
	FloorRepl acement	1460	3D.U.	9,000		2,012	2,012		
	SidingRepairs	1460	3D.U.	3,000		1,550	1,550		
						5,513	5,513		
PHAWide	Operations	1406		85,400		85,400	85,400		
	ManagementImprovements	1408		50,000		50,000	28,901		
	ComputerUpgrade	1475		30,000		29,991	29,991		
	Contingency	1502		5,483		0	0		
	Administrative	1410		50,000		50,000	33,136		
	FeesandCosts	1430		40,000		40,000	20,351		
						255,391	197,779		

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAName: GRANDRAPIDSHSG.COMM.	GrantTypeandNumber CapitalFundProgramNo: :MI33P07350100 ReplacementHousingFactorNo:	FederalFYofGrant: FFY2000
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DevelopmentNumber Name/HA-Wide Activities	AllFundObligated (QuarterEndingDate)			AllFundsExpended (QuarterEndingDate)			ReasonsforRevisedTargetDates
	Original	Revised	Actual	Original	Revised	Actual	
MI073-001	9/30/02			9/30/03			
Adams							
MI073-001/003	9/30/02			9/30/03			
Campau							
MI073-002	9/30/02			9/30/03			
Creston							
MI073-008/014	9/30/02			9/30/03			
Scattered Sites							
PHA Wide	9/30/02			9/30/03			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHAName: GRANDRAPIDSHOUSINGCOMMISSION	GrantTypeandNumber CapitalFundProgramGrantNo: ReplacementHousingFactorGrantNo: MI33R07350100	FederalFYofGrant: FFY2000
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 1) see Implementation Schedule
 Performance and Evaluation Report for Period Ending: 12/31/2001
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	35,518		0	0
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	35,518		0	0
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security — Soft Costs				
	Amount of Line XX related to Security -- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHAName: GRAND RAPID HOUSING COMMISSION	Grant Type and Number Capital Fund Program Grant No : MI33P07370899 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY1999
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 3)
 Performance and Evaluation Report for Period Ending: 12/31/2001
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations			0	0
3	1408 Management Improvements Soft Costs	50,000	50,000	50,000	50,000
	Management Improvements Hard Costs				
4	1410 Administration	50,000	45,393	45,393	45,393
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	39,906	39,906	39,906	39,906
8	1440 Site Acquisition				
9	1450 Site Improvement	140,320	140,254	140,254	140,254
10	1460 Dwelling Structures	343,490	348,163	348,163	348,163
11	1465.1 Dwelling Equipment — Nonexpendable	13,002	13,002	13,002	13,002
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	39,675	39,675	39,675	39,675
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency	0	0	0	0
	Amount of Annual Grant: (sum of lines.....)	676,393	676,393	676,393	676,393
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security — Soft Costs				
	Amount of line XX Related to Security — Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: GRANDRAPIDSHOUSINGCOMMISSION		GrantTypeandNumber CapitalFundProg ramGrantNo: :MI33P07370899 ReplacementHousingFactorGrantNo:				FederalFYofGrant: FFY1999			
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev. Acct No.	Quantity	TotalEs timatedCost		TotalActualCost		Statusof Work	
				Original	Revised	Obligated	Expended		
MI073-002	Crawl space covers	1460	100%	0	0	0	0		
Creston Plaza	Tuckpointing & brick replacement	1460	100%	0	0	0	0		
	Unit retiling	1460	8 D.U.	52,963	52,963	52,963	52,963		
	Heating system upgrade	1460	100%	0	0	0	0		
	Appliance replacement	1465	6 D.U.	1,380	1,380	1,380	1,380		
	Storm doors	1460	20 D.U.	9,500	9,500	9,500	9,500		
	Concrete stoop & sidewalk repair	1450	100%	19,445	20,263	20,263	20,263		
	Fence repair/replacement	1450	100%	0	0	0	0		
	Unit cabinetry	1460	3 Units	0	0	0	0		
	Plexiglass window replacement	1460	100%	12,419	12,419	12,419	12,419		
	Limestone sill replacement	1460	100%	8,591	8,626	8,626	8,626		
	Tub enclosures	1460	3 D.U.	0	0	0	0		
	Counter top replacement	1460	10 Units	0	0	0	0		
	Exterior painting	1460	100%	0	0	0	0		
	Siding repairs	1460	100%	35,000	35,000	35,000	35,000		
	Kitchen dry wall ceiling replacemnt	1460	10 D.U.	17,500	17,500	17,500	17,500		
	Entry Security Improvement	1450	100%	0	0	0	0		
	Security Lighting Barnett Bldg.	1450	100%	0	0	0	0		
	Landscaping Barnett Bldgs.	1450	100%	0	0	0	0		
	Smoke Detectors	1460	100 D.U.	10,320	10,320	10,320	10,320		
				167,118	167,971	167,971	167,971		

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: GRANDRAPIDSHOUSINGCOMMISSION		GrantTypeandNumber CapitalFundProgramGrantNo: :MI33P07370899 ReplacementHousingFactorGrantNo:				FederalFYofGrant: FFY1999			
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev. Acct No.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work	
				Original	Revised	Obligated	Expended		
MI073-008/014	Carpetreplacement	1460		8,206	8,206	8,206	8,206		
ScatteredSites	Fencing	1450		0	430	430	430		
	Sidingrepairs	1460		0	0	0	0		
	Appliancereplacement	1465		3,875	3,875	3,875	3,875		
	Concreterepairs	1460		0	0	0	0		
	Windowreplacement	1460		0	0	0	0		
	Smokedetectors	1460		7,878	7,878	7,878	7,878		
	Door/drywallrepairs	1460		4,300	4,300	4,300	4,300		
	Cabinetreplacement	1460		2,335	2,335	2,335	2,335		
	Heatingrepairs	1460		2,047	2,047	2,047	2,047		
				28,641	29,071	29,071	29,071		
PHAWide	Supportive Services Coordinator,	1408		50,000	50,000	50,000	50,000		
	Administrative	1410		50,000	45,393	45,393	45,393		
	Architect fees	1430		39,906	39,906	39,906	39,906		
	Computer upgrade	1475		30,000	30,000	30,000	30,000		
	Congingency	1502		0	0	0	0		
				169,906	165,299	165,299	165,299		

Annual Statement/Performance Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAName: GRANDRAPIDSHSG.COMM.	Grant Type and Number Capital Fund Program No: :MI33P07 370899 Replacement Housing Factor No:	Federal FY of Grant: FFY1999
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MI073-001	9/30/01		3/31/01	9/30/02		12/31/01	
Adams							
MI073-001/003	9/30/01		3/31/01	9/30/02		12/31/01	
Campau							
MI073-002	9/30/01		3/31/01	9/30/02		12/31/01	
Creston							
MI073-008/014	9/30/01		3/31/01	9/30/02		12/31/01	
Scattered Sites							
PHA Wide	9/30/01		3/31/01	9/30/02		12/31/01	

MaintenanceMaterials	50,508	7,080	12,290	-	4,800	3,860	-	-	-	-	-	-	78,538
CleaningSupplies	5,085	2,950	3,600	-	2,950	540	-	-	-	-	-	-	15,125
PaintingSupplies	6,997	2,580	3,160	-	2,580	580	-	-	-	-	-	-	15,897
OtherSupplies	9,126	1,340	1,200	-	760	465	-	-	-	-	-	-	12,891
RoutineMaintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Painting	26,951	11,000	4,550	-	10,400	8,800	-	-	-	-	-	-	61,701
HeatingRepairs	22,862	10,150	6,130	-	4,800	4,020	520	-	-	-	-	-	48,482
ElevatorMaintenance	4,341	3,280	5,000	-	5,950	-	-	-	-	-	-	-	18,571
TrashCollection	48,681	8,232	11,222	-	4,080	804	-	-	-	-	-	-	73,019
LawnCare	13,653	3,556	2,819	-	4,585	1,696	1,800	-	-	-	-	-	28,109
SnowPlowing	18,079	7,904	2,819	-	3,751	1,444	-	-	-	-	-	-	33,997
ElectricalRepairs	8,606	1,525	1,000	-	1,340	100	-	-	-	-	-	-	12,571
Carpet/TileReplacement	4,771	33,000	8,000	-	22,600	1,330	-	-	-	-	-	-	69,701
OtherContractCosts	74,988	26,525	20,250	-	19,320	5,010	10,000	-	-	-	-	-	156,093
TotalMaintenance	635,302	176,509	166,431	-	144,230	50,239	12,320	-	-	-	-	-	1,185,031
<i>GeneralExpense:</i>													
Insurance	97,440	12,096	42,000	-	12,320	4,726	13,200	3,250	-	-	-	-	185,032
PILOT	55,727	20,057	-	-	33,280	1,980	-	-	-	-	-	-	111,044
CollectionLosses	69,577	1,000	3,000	-	2,400	6,800	-	-	-	-	-	-	82,777
InterestExpense	-	176,735	297,230	332,059	-	-	-	-	7,700	-	-	(297,230)	516,494
OtherGeneralExpense	60,000	-	10,000	2,800	-	-	-	-	4,000	-	-	-	76,800
HAPPayments	-	-	-	-	-	-	12,710,793	-	-	-	-	(450,000)	12,260,793
LossonDisposalofEquip.	-	-	-	-	-	-	-	-	-	-	-	-	-
Depreciation/Amort.	700,000	145,000	175,000	-	172,000	5,200	8,500	4,700	-	-	-	-	1,210,400
TotalGeneralExpense	982,744	354,888	527,230	334,859	220,000	18,706	12,732,493	7,950	11,700	-	-	(747,230)	14,443,340
TotalExpenditures	2,643,802	779,386	1,027,166	334,859	630,762	506,029	14,030,674	213,454	89,609	86,929	28,631	(879,290)	19,492,014
NetIncome(Deficit)	(777,669)	(32,441)	108,103	2,371	(176,477)	(28,009)	50,230	28,542	(37,609)	-	-	-	(862,961)