



GRAND RAPIDS  
HOUSING COMMISSION

*Affordable Housing for West Michigan*



# GRAND RAPIDS HOUSING COMMISSION

## Agenda

- The role of the GRHC in Affordable Housing
- Types of Programs
- Current Resources for Housing
- What is on the Horizon for the GRHC
- How Potential Conflicts of Interest Intersect with the Ability to Build Housing
- Questions



# GRAND RAPIDS HOUSING COMMISSION

*Our Role, Programs, and Resources*



# GRAND RAPIDS HOUSING COMMISSION

## **Our Mission**

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





# GRAND RAPIDS HOUSING COMMISSION

## History and Governance

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





# LOW-INCOME HOUSING PROGRAM OVERVIEW

Section 8 Housing Choice Vouchers	2,556
Section 8 Project-Based Vouchers	757
Mainstream Vouchers	247
Non-Elderly Persons with Disabilities (NED)	100
Moderate Rehabilitation Program	102
HUD-Veterans Affairs Supportive Housing	22
Foster Youth to Independence Program	10
Emergency Housing Vouchers	42
Section 8 New Construction	153
Low-Income Public Housing	203
Rapid Re-Housing	24
<b>Total Units</b>	<b>4,216</b>





# LOW-INCOME HOUSING PROGRAM OVERVIEW

## Housing Choice Voucher Program

- 2,532 vouchers, the GRHC's largest housing program
- Tenant-based rental subsidy
- Household income must be 50% of AMI or lower
- Rent is 30% - 40% of monthly adjusted household income
- Serves households renting private property in Kent and Ottawa County, MI
- Helps families move away from areas of concentrated poverty
- Opening waiting list at the end of this year



# LOW-INCOME HOUSING PROGRAM OVERVIEW

## Section 8 Project-Based Voucher Program

- 746 vouchers, including GRHC-owned and partner-owned developments
- Rental subsidy tied to specific units or entire building
- Rent is 30% of monthly adjusted household income

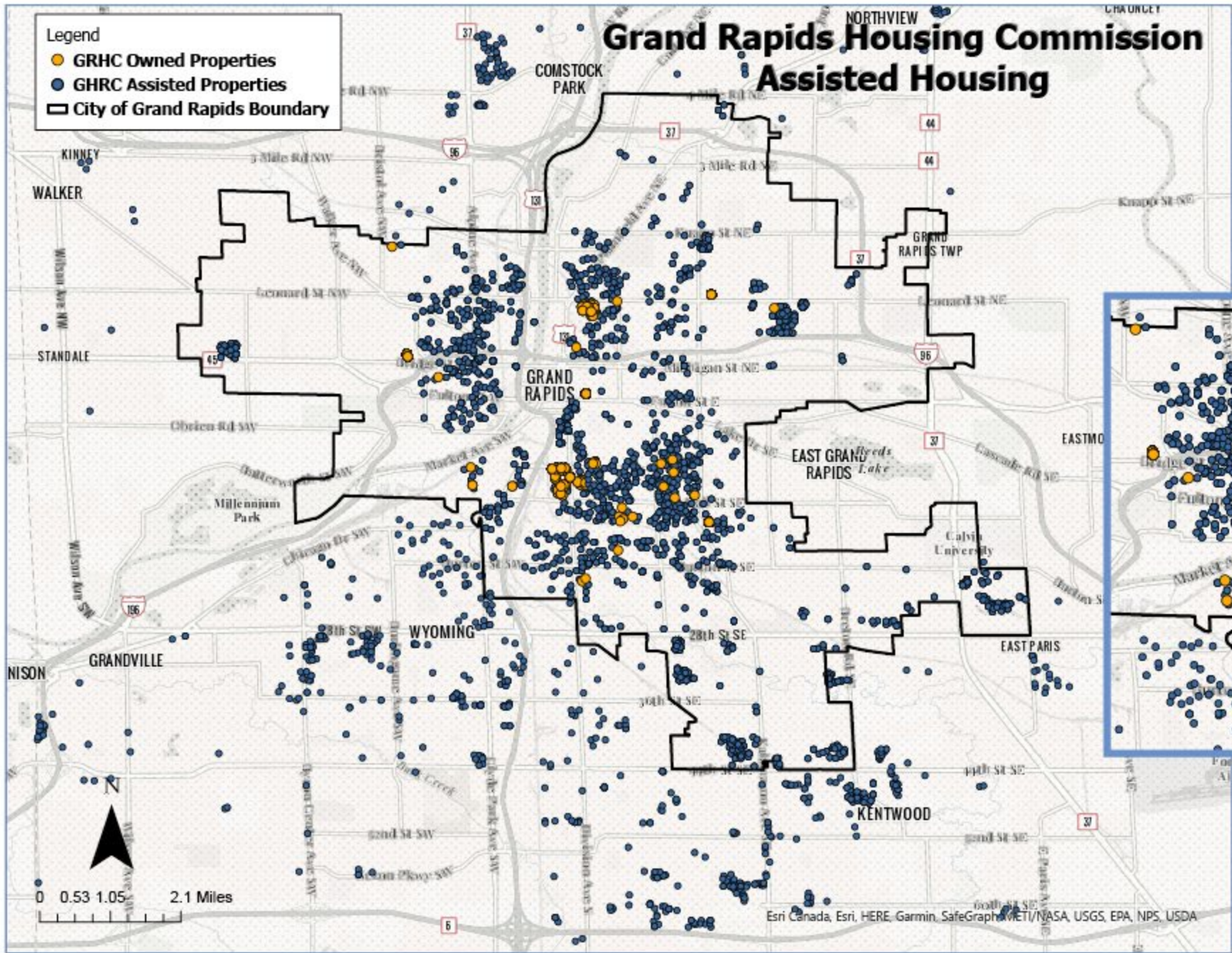




# Grand Rapids Housing Commission Assisted Housing

## Legend

- GRHC Owned Properties
- GHRC Assisted Properties
- ▭ City of Grand Rapids Boundary





## CURRENT RESOURCES FOR HOUSING

**Current FY23 Budget (July - June): \$44,790,188**

**Housing Assistance Payments: \$37,034,386**

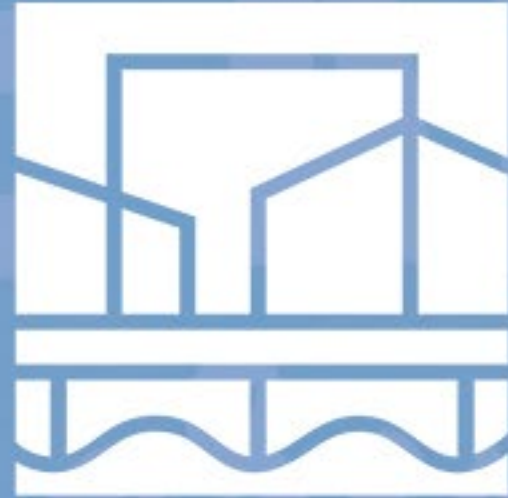
**Grant, Admin Fees, Operations: \$7,755,802**

**Partnership Funds: \$1,552,137**

**Available Resources:**

Up to 10% of Housing Assistance Payments





# GRAND RAPIDS HOUSING COMMISSION

*What is in the Horizon?*



## MOVING TO WORK

The Move to Work (MTW) program is an initiative administered by the U.S. Department of Housing and Urban Development (HUD). It was established in 1996 as a demonstration program aimed at providing public housing agencies (PHAs) with greater flexibility in the management and operation of their housing programs. The program's primary goal is to test innovative approaches to help low-income families achieve self-sufficiency and improve their housing outcomes.

The MTW Statutory Goals are:

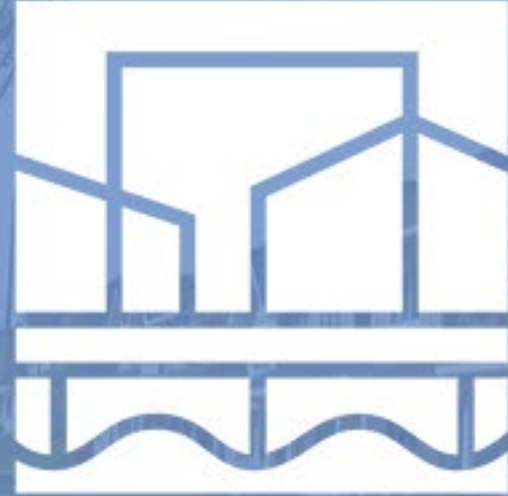
- Increase housing choices
- Promote self-sufficiency
- Improve cost-effectiveness



# MOVING TO WORK

- **Expansion of Project Based Voucher Portfolio**
- **Asset Building Program**
  - 25 Families
  - Head of Household/Youth Savings Accounts
  - Monthly Deposits
  - 2 Year Commitment
- **Adams Park Redevelopment**
  - 188 Units of Low-Income Public Housing
  - Elderly/Disabled
- **Local Non-Traditional Activities**
  - Homelessness Prevention
  - More to come...
- **Limitation**
  - 10% of HAP Allocated Budget Authority





# GRAND RAPIDS HOUSING COMMISSION

*Conflict of Interest*



## CONFLICT OF INTEREST

***Conflicts of Interest*** – Occurs when a person's public duties or actions lacks independence or impartiality, either real or perceived, and is unduly influenced by a secondary interest such as financial gain, professional advancement or a wish to do favors for family and friends.

***Apparent Conflicts of Interest*** – The conflicts exists when there is a perception of conflicts regardless of whether a person is actually influenced by a secondary interest. If the circumstances are reasonably believed (on the basis of past experience and objective evidence) to create a risk that decisions made may be unduly influenced by other interests, then a conflict does exist.

***Project Based Vouchers Contract Language (HUD Form 52531A):***

No present or former member or officer of the PHA (except tenant- commissioners), no employee of the PHA who formulates policy or influences decisions with respect to the housing choice voucher program or project-based voucher program, and no public official or member of a governing body or State or local legislator who exercises functions or responsibilities with respect to these programs, shall have any direct or indirect interest, during his or her tenure or for one year thereafter, in the Agreement or HAP contract.



# CONFLICT OF INTEREST

## **Example #1:**

- Executive Director sits on board that provides funds for development of projects.
- The GRHC has received a request for PBVs from a developer for a development that also applied for funds from the board.
- The Executive Director would have to abstain from any decision making regarding that development request to the board.
- Precedent set by Memorandum on Conflict of Inquiry, dated January 12, 2012, from HUD Counsel.
  - While the Executive Director may not have pecuniary interest in HAP contracts, they certainly have an interest in contracts being executed and ensuring viability of the project. The interest in ensuring that a development is completed, and a contract is executed, and administrative fees are paid for leased units, creates a conflict of interest. In this case, ensuring that a development with intent or awarded PBVs, receives additional funding to ensure development, can lead to the impartiality.
  - A HUD waiver would have to be requested.





## CONFLICT OF INTEREST

### **Example #2:**

- Executive Director sits on board that provides funds for services.
- The GRHC is in the process of executing an MOU for services for a special program with a service provider.
- The Executive Director would have to abstain from any decision making regarding that service providers request to the board for funding.
  - While the Executive Director may not have pecuniary interest in the funding for services, they certainly have an interest in the service provider. The interest in ensuring that a provider maintains funding and continues providing services, and the agency is receiving referrals from the GRHC, creates a conflict of interest. In this case, ensuring that a service provider, receives additional funding to ensure viability and service provision, can lead to impartiality.
  - A HUD waiver would have to be requested.



**Grand Rapids Housing Commission**

**Questions?**

