

Providing Services In West Michigan

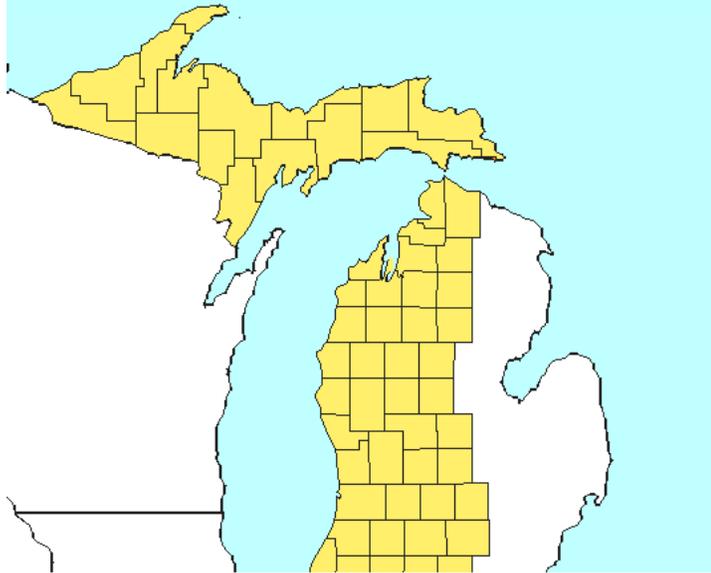
2002 Annual Report

January 10, 2003



**U.S. Department of Housing and
Urban Development – Grand Rapids**

Grand Rapids Jurisdictional Map



U.S. Department of Housing and Urban Development
Grand Rapids Field Office
Trade Center Building
50 Louis Street NW
Grand Rapids MI 49503
Phone: (616) 456-2100

A Message from the Field Office Director

U.S. Department of Housing & Urban Development (HUD) Employees, Customers, Housing Industry Partners

The Grand Rapids Office strives to deliver HUD programs and services in a coordinated way that advances HUD's strategic goals and objectives, while concentrating on the needs of its local customers and partners throughout West Michigan. This annual report of the Grand Rapids office's accomplishments in servicing the communities, organizations and citizens of our jurisdiction is proudly submitted for your review.

This compilation of information for Federal Fiscal Year 2002 provides a summary of the performance and Management Plan goal successes as officially recorded for the Grand Rapids HUD office. In addition, this report recognizes the devotion and commitment of the entire Grand Rapids staff and the support received from the program area staff in the Detroit Field office.



Louis M. Berra
Field Office Director

Although the Grand Rapids office has made significant strides in assisting its clients in all areas of need, we understand there is still much work to be done. Therefore, the Grand Rapids Field office will continue to improve its services to the communities and citizens it serves in support of the current Presidential Management Agenda and the Department's 2003 Annual Performance Plan along with addressing the Secretary's six identified challenges.

I look forward to another year of working in partnership with our communities to help solve local problems and identify resources to meet local needs.

Sincerely,

Louis M. Berra

Our Mission

To provide a decent, safe and sanitary home and suitable living environment for every American by:

- Creating opportunities for homeownership
- Providing housing assistance for low-income persons
- Working to create, rehabilitate and maintain the nation's affordable housing
- Enforcing the nation's fair housing laws
- Helping the homeless
- Spurring economic growth in distressed neighborhoods
- Helping local communities meet their development needs

Strategic Goals

1. Increase the availability of decent, safe and affordable housing in American communities:
2. Ensure equal opportunity in housing for all Americans
3. Promote housing stability, self-sufficiency and asset development of families and individuals
4. Improve community quality of life and economic vitality
5. Ensure public trust in HUD

HUD Major Programs

- Mortgage and loan insurance through the Federal Housing Administration;
- Community Development Block Grants (CDBG) to assist communities with economic development, job opportunities and housing rehabilitation;
- HOME Investment Partnership Act block grants to develop and support affordable housing for low-income residents;
- Rental assistance in the form of Section 8 certificates or vouchers for low-income households;
- Public or subsidized housing for low-income individuals and families;
- Homeless assistance provided through local communities and faith-based and other nonprofit organizations; and
- Fair housing public education and enforcement

Headquarters Key Staff

Mel R. Martinez, Secretary

Alphonso R. Jackson, Deputy Secretary

Frank R. Jimenez, Chief of Staff

Pamela Patenaude, Assistant Deputy Secretary
for Field Policy and Management

Frank L. Davis, Director
Office of Departmental Operations and Coordination

John C. Weicher, Assistant Secretary
Housing/Federal Housing Commissioner

Charles "Hank" Williams, Director
Office of Multifamily Housing Assistant Restructuring

Roy A. Bernardi, Assistant Secretary
Community Planning and Development

Michael Liu, Assistant Secretary
Public and Indian Housing

Alberto F. Trevino, Assistant Secretary
Policy Development and Research

Carolyn Y. Peoples, Assistant Secretary
Fair Housing and Equal Opportunity

Angela Antonelli, Chief Financial Officer

Vickers B. Meadows
Assistant Secretary for Administration

Diane Leneghan Tomb, Assistant Secretary
For Public Affairs

Kenneth M. Donohue, Sr., Inspector General

David E. Jacobs, Director
Office of Healthy Homes and Lead Hazard Control

Regional Key Staff

Joseph P. Galvan, Regional Director – Region V
(Illinois, Indiana, Michigan, Minnesota, Ohio and Wisconsin)
Chicago, Illinois

Beverly Bishop, Deputy Regional Director

Anne Scherrieb, Operations Specialist

Judith Heaney, Supervisory Operations Officer

Kathy Brantley, Director Administrative Service Center I

Steven Meiss, Regional Web Manager

Kenneth Brucks, Faith-Based Coordinator

Michigan Program Area Key Staff

Robert M Brown, Director
Multifamily Division

Joann Adams, Director
Office of Public Housing

Steven Paikin, Supervisory EO Specialist
Fair Housing and Equal Opportunity

Jeanette Harris, Director
Community Planning and Development

John Niebieszczanski, Chief
Field Operations, Branch 4

Grand Rapids Staff

Field Policy and Management

Louis M. Berra, Field Office Director
James Lewis, Customer Service Representative
Terri L. Sanchez, Operations Specialist
Pat Veenendall, Secretary

Administration

D. Patrick Firlik, Support Services Specialist
Carole Hurley, Administrative Assistant
Janis Yowitz, Computer Specialist-IT

Multifamily Housing

Susie Sapilewski, Supervisory Project Manager
Carol Alcox, Project Manager
Bud Anderson, Public Trust Officer
Elaine Duncan, Project Manager
Bill Falen, Project Manager
Kathy Glovick, Construction Analyst
Kay Hammel, Project Manager
Joyce Harris, Program Assistant
Jean Krikke, Program Assistant
Janet Matthews, Appraiser
Bruce Roth, Project Manager
Kelly McIntyre Konkle, Project Manager
Marie Sherwood, Project Manager
John Straatsma, MAP Team Leader
Mary Lou, Wiercinski, Program Assistant
Judi York, Program Assistant
Karen Young, Project Manager

Single Family Housing

Barbara Brady, Program Support

Public Housing

Lindsey Reames, Desk Officer-HQ-Field Operations
Ron Wooster, PH Revitalization Specialist

Office of Finance –HQ

Sherry Roth, Senior Financial Analyst

Service Delivery Information

The Grand Rapids office services 57 of Michigan's 83 counties, which covers over 1400 miles. Resources including travel dollars, time and expertise significantly impact the number of communities in our jurisdiction we can realistically provide assistance to. Because the bulk of staffing of program areas is located in the Detroit field office, participation by the program areas locally requires coordinated planning. Community Planning and Development (CPD) and Fair Housing and Equal Opportunity (FHEO) personnel are all located in Detroit but have identified, assigned staff that work with Field Policy and Management (FPM) staff and perform needed services in accordance with communities/organizations located within the Grand Rapids jurisdiction. Housing, which consists of Multifamily and Single Family have out stationed staff located in the Grand Rapids office. Public Housing staff is primarily located in Detroit with the exception of one out stationed staff person located in Grand Rapids. Identified and assigned staff, work with FPM staff on those agencies serviced within the Grand Rapids jurisdiction.

In addition to the cooperative efforts described above, Field Policy and Management staff work as liaisons to a broad range of customers, promote the Departments mission through media contact as well as open house or groundbreaking events and perform any special initiatives promoted by the Secretary and/or the President as assigned.

The HUD Fair Housing and Equal Opportunity (FH&EO) office in Michigan, serves as a Program Center for all three Michigan HUD Offices. There are currently seven investigators and one Intern physically located at the Detroit field office. There is also one support person and an Equal Opportunity Assistant at the Program Center in Detroit. The Program Center is responsible for providing services to the Grand Rapids office and its jurisdiction. Complaint investigations are forwarded through the Chicago FHEO HUB to the Detroit Center. In addition, FHEO has recognized three Fair Housing Centers in the Grand Rapids jurisdiction that also promote Fair Housing and Equal Opportunity and provide various services related to this goal.

Multifamily (MF) Housing personnel are out stationed in the Grand Rapids office from the HUD MF Housing HUB located in Detroit, which currently number seventeen (17) individuals. The Michigan Multifamily Hub is organized into three divisions: Asset Management, Development and Operations/Support.

Issues relative to the origination, servicing and promotion of FHA single-family mortgages are coordinated through the Philadelphia Homeownership Center (HOC). There is currently one individual out stationed in the Grand Rapids office providing single-family program services.

2002 Highlights

This report is not intended to be a comprehensive description of all activities performed to promote the five Strategic Objectives, but rather to highlight a number of representative actions that took place in the Grand Rapids area during FY2002.

Strategic Goal 1

Increase the Availability of Decent, Safe and Affordable Housing in American Communities

HUD's efforts to increase affordable housing and homeownership are carried out by all staff working in partnership with the private sector, community and faith-based groups and West Michigan communities. The State of Michigan maintains one of the highest percentages of homeownership in the nation, ranked 4th at 76.5 percent as reported for FYE 2002, 3rd quarter.

Current FY2002 statistics show that HUD's FHA Single Family Mortgage Insurance endorsements for the Grand Rapids office exceeded its established goal of 10,434 to total 12,124, including 6,195 for first-time homebuyers. The share of minority homebuyers among FHA home purchase endorsements totaled 1,959. In addition, 43 Single Family Rehabilitation Loans were endorsed under Section 203(k), a program designed to stabilize homeownership in older and distressed neighborhoods.

Real Estate Owned (REO) sales for FY2002 for Grand Rapids totaled 477 with 10 of those properties sold through the Office Next Door program and 12 homes under the Teacher Next Door Program, further promoting homeownership in West Michigan.

To increase homeownership opportunities for underserved markets in West Michigan HUD staff coordinated several initiatives with a number of community organizations during Homeownership Week in June 2002, and throughout the summer months. The following is a summary of events that occurred in celebration of Homeownership Week:

Habitat Home Groundbreaking

Kent County Habitat for Humanity began the first phase of a total of twelve homes slated for construction in the City of Wyoming during the period beginning *May 30 and ending June 4*. Grand Rapids FPM staff was on site to review the progress of the construction throughout the week, taking pictures and talking with crews/volunteers on-site. SHOP funding was used as a part of this project along with donations from churches, banks, local media and other area organizations. Several groups were represented at the May 30th starting date, which included DP Fox Sports & Entertainment LLC, United Church of Christ and Disciples of Christ, the West Michigan United Methodist Conference, Maplelawn Baptist Church, WCSG 91.3 FM and Wyoming City Council and Rotary Members. In addition, three of the four future homeowners were on-site.

Mayor John H. Logie's Proclamation

On *Tuesday, June 4*, City of Grand Rapids' Mayor, John H. Logie officially signed a proclamation declaring the month of June as Home Ownership Month in the City of Grand Rapids. Louis M. Berra, Field Office Director and Terri Sanchez, Operations Specialist attended a City Commission meeting at City Hall, whereby the Mayor presented

2002 Accomplishments, continued

the official proclamation to Louis Berra. The Grand Rapids HUD office also received an official copy of a proclamation signed earlier by State of Michigan Governor, John Engler.

All Employee Event

The Grand Rapids HUD Office staff set up a promotional booth during Homeownership Month in conjunction with the Annual Grand Rapids Festival of the Arts, which attracts thousands of individuals throughout West Michigan. The HUD front office is located in the downtown district near the festival location. HUD Home buying information/brochures were distributed to interested individuals at its street booth from noon to 4:00 p.m. The City of Grand Rapids Community Development and the Grand Rapids Housing Commission also participated in this event by supplying brochures on their Homebuyer Assistance Fund and Section 8 Homeownership Program, respectively.

Michigan Affordable Housing Conference

A statewide conference attracting more than 1,200 participants was hosted in Lansing, on *June 10 – 12*. Deputy Secretary Alphonso Jackson was the guest speaker at the *Tuesday, June 11th* luncheon. HUD staff in the Grand Rapids, Flint and Detroit HUD offices participated in the planning process, booth set-up and facilitation of a workshop targeted toward providing homeownership opportunities for the migrant/seasonal farm worker population, which is primarily located in West Michigan along the lakeshore. As an additional outreach effort, the Michigan HUD offices set up a booth to provide materials focusing on the home buying process. The newly issued release of the Home Buyer Education Learning Program Guide and 100 Q & A About Buying a New Home booklet were high in demand among those in attendance with more than 150 distributed. The Multifamily Division in partnership with the Michigan State Housing Development Authority (MSHDA) presented workshops discussing decoupling and/or preservation or refinancing options at the conference also.

Lunch and Learn

Derek Gasiorowski, MI representative HUD's REP contractor, Michaelson, Connor & Boul conducted a 25 minute informational session on HUD Home Property Disposition and Sales at the Grand Rapids Association of Realtors office as part of a lunch and learn program hosted monthly. The session took place on *June 17, noon to 1PM*. Louis Berra, FOD for the Grand Rapids HUD office provided the Welcoming address to approximately 50 realtors in the West Michigan area.

Section 8 Homeownership Counseling Graduation

A celebration event for graduates of a Section 8 Homeownership Counseling Training Program took place at the Inner City Christian Federation office in Grand Rapids on *June 17th, from 2:00 pm to 4:00 pm*. Several media participated in covering this event. Fifth Third Bank and the Inner City Christian Federation (ICCF) have joined into partnership with the Grand Rapids Housing Commission in its quest to implement the Section 8 Homeownership Program established by the U.S. Department of Housing and Urban Development. The Grand Rapids Housing Commission (GRHC) is the first in West Michigan to incorporate the

Section 8 Homeownership Program into their housing plan and one of less than fifty nationally. The housing commission sought out resources to provide homeownership education and loan services to support their plan. A long time community partner, Fifth Third Bank and ICCF stepped forward to partner with GRHC to design a program to meet the needs of the community as well as comply with HUD regulations. Fifth Third Bank created a mortgage product for making and servicing loans to program participants while ICCF provides qualified families a 15-week Home Ownership Preparation and Education (HOPE) training. Upon completion of the program, families are eligible to purchase a home under the Section 8 Homeownership Program guidelines. Seven individuals were present to receive certificates honoring them for their completion of the HOPE training and their dedication to becoming future homeowners. Louis Berra, Field Office Director for the Grand Rapids HUD office welcomed attendees and congratulated the graduates as well as the Fifth Third Bank, GRHC and ICCF for their commitment and utilization of HUD's program to assist more low-income families in attaining the American Dream of homeownership.

Further Collaborative Initiatives

During the balance of the year, outreach activities included staffing FHA information booths at numerous Homeownership Fairs throughout the Grand Rapids jurisdiction, such as: Grand Rapids Arts Festival, Home Builders Fall Show and; Greater Grand Rapids Hispanic Festival.

HUD also insures mortgages for FHA multifamily rental housing, assists public housing authorities and funds developments for elderly and disabled housing. In FY2002, FHA endorsed 10 new multifamily mortgages.

The Michigan State Housing Development Authority (MSHDA) provides contract administration functions on 183 Section 8 Contracts in the Grand Rapids jurisdiction under a contract arrangement with HUD. MSHDA oversees routine items such as contract renewals, rental increases, management reviews, and Housing Assistance Payment (HAP) voucher billings. HUD maintains control of all work products governed by the Regulatory Agreement, which includes Annual Financial Statements, Transfers of Physical Assets and Reserve draws. There are 3.5 Grand Rapids HUD Project Managers that handle oversight for the 183 contracts, as administered by MSHDA.

Through a newly established HUD MI Preservation Committee, HUD staff in Detroit and Grand Rapids was able to work together to preserve six affordable rental properties for a total of 979 units. All six-combined FHA debt financing with equity financing through low-income housing tax credits provided through MSHDA. The community and its residents benefit through this preservation with improved, enhanced living conditions along with affordable rents.

HUD Office of Public Housing is responsible for the oversight of 135 Housing Commissions within the State of Michigan of which 80 are located within the Grand Rapids jurisdiction. These Commissions house more than 59,000 families total in the State of Michigan with 9,782 units of Public Housing and 14,578 units under Section 8 operating in West Michigan. The mission of the Office of Public Housing is to ensure safe, decent and affordable housing; create opportunities for residents' self-sufficiency and economic independence; and assure fiscal integrity by all program participants.

2002 Accomplishments, continued

Public Housing staff with the Grand Rapids Housing Commission provided training for three PHAs in Grand Rapids to provide guidance on the roles of Housing Commission board members and the Executive Director, plus information on the history of public housing, the Annual Contributions contract, Public Act 18, the Open Meetings Act, required PHA policies, financial integrity and evaluation of PHA and the Executive Director's performance, and board member "dos and don'ts". Attending this six-hour training session were the Mayor of Dowagiac, Dowagiac Housing Commissioners, Montcalm County Commission ED and board members and the President of the Grand Ledge Housing Commission. Many attending were new to their roles and were anxious to learn the mechanics of proper PHA administration. Providing this type of training certainly promotes positive re-enforcement for housing commissions who strive to provide better services to their residents/communities.

HUD provides additional affordable housing and homeownership opportunities through its Community Development Block Grant (CDBG) and HOME funding program. The HOME Program awarded an additional \$5,848,000 in funding to participating communities in the jurisdiction of the Grand Rapids HUD Office, with an estimated \$20,275,000 of CDBG funds that was also dedicated for housing assistance. HUD's local governmental partners can be proud of their contributions to providing affordable housing and homeownership opportunities across our Michigan jurisdiction.

Using Technical Assistance Funds, CPD sponsored a training Session on the HOME Program in Detroit Michigan. All of the HOME Participating Jurisdictions in the Grand Rapids Office area participated.

Two sessions were held on the use of Individual Development Accounts – one session was held in Windsor, Ontario at the International Individual Development Accounts and the other was held in Lansing, Michigan at a Michigan Community Development Directors' Conference. Representatives were present from the Grand Rapids jurisdiction at both sessions.

Strategic Goal 2

Ensure Equal Opportunity in Housing for All Americans

HUD staff participated in the following Fair Housing activities during FY2002:

- CPD provided technical assistance at the Affordable Housing conference on identifying and serving the needs of migrant workers through the Consolidated Planning process.
- All CPD programs monitored included FHEO monitoring as well.
- Provided fair housing rental options and other housing information to alternative High School students in a classroom format designed to educate them on housing opportunities as well as budgeting at Discover High School in Grand Rapids.
- Five settlements or other relief took place within the Grand Rapids jurisdiction exceeding the three planned actions. Monetary settlements ranging from \$300 to \$20,000 were awarded for reasons such as, race discrimination in relation to mortgage lending and refusal to rent. Another condition for some cases required participation in fair housing training, which will result in a more knowledgeable customer service representative or landlord who in turn will provide better service to West Michigan residents.
- Fair Housing staff participated in the Annual Greater Grand Rapids Fair Housing Luncheon held in April, which is Fair Housing Month. During the workshop session preceding the luncheon, Herbert Ziegeldorf, Equal Opportunity Specialist from the Chicago Hub, participated as a panelist and spoke on issues pertaining to persons with disability and handicapped accessibility. Sue Scanlan, Equal Opportunity Specialist out stationed in the Milwaukee HUD Office, addressed the issue of predatory lending as a panelist during one of the other workshops. Also in attendance and speaking at the luncheon was Joseph P. Galvan, Regional Director from the Chicago HUD Office.

Strategic Goal 3

Promote Self-Sufficiency and Asset Development by Families and Individuals

All Continuum of Care applications received as part of the SuperNOFA process were reviewed with established deadlines.

Processing of second submission applications and executed grant agreements for all 2001 Continuum of Care awardees were conducted.

The CPD Division participated in the State of Michigan Homeless Management Information Systems Workshop and provided funds from CPD Technical Assistance to ensure the viability of the workshop.

Strategic Goal 4

Improve Community Quality of Life and Economic Vitality

HUD's CDBG program has contributed to the creation of hundreds of new jobs and leveraging of millions of dollars in additional private capital. Communities have been working on strategies which support welfare to work initiatives by creating partnerships with local businesses, universities and other training sources, exploring creative transportation facilities and promoting the empowerment of their citizens through new strategic planning and information tools.

The City of Benton Harbor received intensive technical assistance from HUD CPD staff to ensure that the Section 108 application was approvable and funds were received for the economic development project with Cornerstone.

The establishments of two Neighborhood Networks Centers were approved for Summer Place in Lansing and Pinehurst Apartments in Kalamazoo. HUD affiliated Computer Learning Centers in West Michigan now total twenty-six. All of these Neighborhood Networks/Computer Learning Centers encourage property owners, managers and residents of HUD insured and assisted housing, as well as PHA developments, to form teams to formulate computer centers where residents can learn job skills and become more economically self-reliant.

Strategic Goal 5

Ensure Public Trust in HUD

In order to ensure the effectiveness of HUD's programs, all program areas servicing the Grand Rapids office continually assess the progress of grant recipients. This includes ensuring that corrective actions are implemented, performance is maintained or improved and that communication is sustained. Any required corrective actions are tracked to ensure all are completed in required time frames. Monitoring is an ongoing process that builds upon previous experiences with program participants in order to assure that HUD's programs and operations are carried out efficiently, effectively and in compliance with applicable laws and regulations. In addition to continuous monitoring for fair housing law compliance, HUD staff monitored the activities of 15 CDBG and HOME entitlement grantees. There are no formula grantees in Grand Rapids that were untimely during this past year.

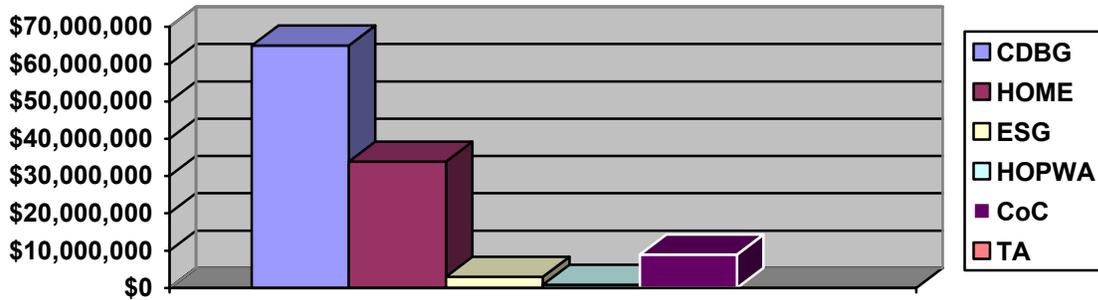
A workshop was conducted for grantees on the Integrated Disbursement Information System (IDIS) with Grand Rapids grantees in participation. There was also special one-on-one technical assistance provided to Muskegon to ensure that funds were properly obligated to reduce the risk of losing HOME funds.

In support for the Department's quest to improve its web site for greater use by its customers, the Grand Rapids office worked with the Flint and Detroit offices to gather extensive local information across the State to create a comprehensive Michigan State web site. This effort was collected and incorporated into nine main pages and several secondary support documents. All data was screened and formulated in the Grand Rapids office, which was designated as the primary web coordinator for dissemination of web materials for issuing forward to the Regional Web Manager. All deadlines were met for the official rollout in October 2002.

Over the course of FY2002, numerous letters, phone calls and e-mails are received from citizens, local officials and congressional offices. The Grand Rapids office handles all inquiries efficiently and courteously with 100% response. At the request of the Regional Director, a special meeting was held for Congressional offices in an effort to provide them with current program information as well as establish a strong cohesive relationship. Representatives attended this meeting from four of the six congressional offices in the Grand Rapids territory and both State senators' offices on June 19, 2002. The presentation involved all program area Directors from Detroit as well as the Native American Program Director. To provide further assistance to congressional offices, the Grand Rapids office created a helpful resource tool, a HUD Guide Book, which was issued to all participants. This supplement included web site data both current and upcoming, funding allocations, brochures and other helpful information to assist them with common questions posed by their customers. One of the most important initiatives occurring in FY2002 involved the establishment of a Continuity of Operations Plan (COOP). The Department provided training to FPM staff, which then brought back the information to their offices and developed a CERG team to begin developing a local plan and to identify essential office functions. The Grand Rapids office accomplished this quest in a timely, efficient manner and was the first office in the nation to test its COOP in a community wide emergency exercise on September 4, 2002. This initiative with its continual testing and updating will assure Grand Rapids HUD customers of ongoing service provisions no matter what type of emergency/disaster may occur.

Summary of HUD Funding In West Michigan FY2002

Community Planning and Development Funding - 2002



The following is a breakout of funding distribution for the Grand Rapids jurisdiction:

COMMUNITY DEVELOPMENT BLOCK GRANTS \$ 64,962,000

Cities:

Battle Creek	\$1,749,000
Benton Harbor	698,000
East Lansing	870,000
Grand Rapids	4,800,000
Holland	428,000
Jackson	1,880,000
Kalamazoo	2,396,000
Lansing	2,788,000
Muskegon	1,376,000
Muskegon Hts	593,000
Norton Shores	170,000
Portage	260,000
Wyoming	549,000

Counties:

Kent County	1,718,000
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State:

Michigan State Program	44,687,000
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HOME INVESTMENT PARTNERSHIP PROGRAM **\$ 34,411,000**

Battle Creek	\$ 525,000
Grand Rapids	1,853,000
Jackson	533,000
Kalamazoo	1,018,000
Lansing	1,348,000
Muskegon	571,000
Michigan State Program	28,563,000

EMERGENCY SHELTER GRANTS **\$ 3,017,000**

Grand Rapids	\$ 171,000
Kalamazoo	82,000
Lansing	87,000
Michigan State Program	2,677,000

HOUSING FOR PERSONS WITH AIDS **\$ 856,000**

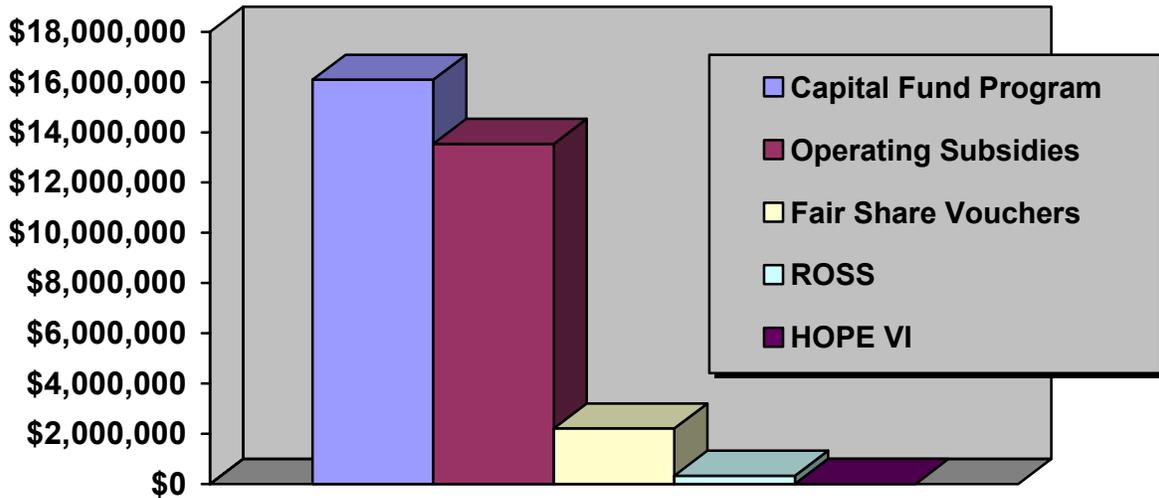
Michigan State Program	\$ 856,000
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CONTINUUM of CARE for the HOMELESS **\$ 8,968,396**

Grand Rapids/Wyoming/Kent County	\$ 2,298,202
Lansing/East Lansing/Ingham County	974,187
Marquette/Alger County	214,317
Traverse City/Antrim Leelanau	479,850
Battle Creek/Calhoun	71,333
Jackson City/County	354,982
Branch Co.	35,122
Livingston County	200,000
Michigan Statewide	4,340,403

TECHNICAL ASSISTANCE for CPD PROGRAMS - Awards to be announced

Public Housing Funding - 2002



The following is a breakout of Public Housing funding distributed within the Grand Rapids HUD office jurisdiction:

PUBLIC HOUSING CAPITAL FUND PROGRAM **\$16,092,070**
 (Capital Funding provided to 80 Housing Commissions)

PUBLIC HOUSING OPERATING SUBSIDIES **\$13,540,956**
 (Operating subsidies provided to 80 Housing Commissions)

FAIR SHARE VOUCHERS **\$ 2,209,814**

RESIDENT OPPORTUNITIES & SELF SUFFICIENCY **\$ 331,212**

HOPE VI

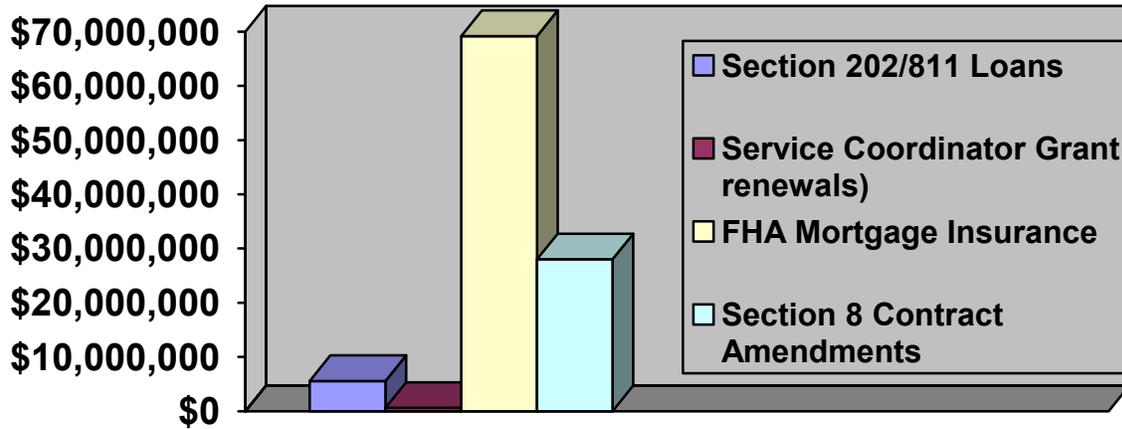
FY2002 Funding Undetermined at this time.

Public Housing Commissions Grand Rapids Territory

Albion
Alma
Baldwin
Bangor
Baraga
Bath Twp
Battle Creek
Belding
Benton Harbor
Benton Twp
Bessemer
Big Rapids
Boyne City
Bronson
Cadillac
Calumet
Charlevoix
Cheboygan
Coldwater
Covert
Dowagiac
Elk Rapids
Escanaba
Ewart
East Jordan
Gladstone
Grand Ledge
Grand Rapids
Grayling
Greenville
Hancock
Hermansville
Hillsdale
Houghton
Ingham
Ionia
Iron County
Iron Mountain
Iron River
Ironwood

Ishpeming
Jackson
Kent
Kingsford
L'Anse
Lake Linden
Lansing
Laurium
Luce County
Mackinac
Manistique
Manistee
Marquette
Menominee
Middleville
Montcalm
Michigan State Housing Development
Authority (MSHDA)
Mt. Pleasant
Munising
Muskegon
Muskegon Hts
Negaunee
Niles
Ontonagon
Paw Paw
Potterville
Rapid River
Reed City
Rockford
Saranac
Sault Ste. Marie
Schoolcraft
South Haven
St. Louis
St. Joseph
Stambaugh
Sturgis
Traverse City
Wakefield
Wyoming

HOUSING - Multifamily Funding - 2002



The following information is a breakout of multifamily funding distributed within the Grand Rapids jurisdiction during FY2002:

SECTION 202/811 LOAN PROGRAM **\$ 5,573,000**

202 Grant - Faith Village – Benton Harbor, MI	\$ 2,801,000
202 Grant – Porter Hills -- Kentwood, MI	2,952,000

MF HOUSING SERVICE COORDINATOR GRANTS (renewals) **\$ 366,649**

Baraga Manor - Otsego	\$ 10,013
Cherry Creek Village Apartments – Marquette	15,287
Pineview Community – Houghton	14,523
Golden Horizons Apts. – Calumet	13,854
Proplyon – Marquette	12,734
Independence Square Apts. – Lansing	23,624
Capital Gardens Apts. - Lansing	22,052

(new)

Baraga Manor – Otsego	48,161
Interfaith – Kalamazoo	63,769
Stuyvesant Apartments – Grand Rapids	142,632

MF - FHA MORTGAGE INSURANCE **\$ 69,194,652**

Insured Closings:

Cranbrook – Lansing	\$ 6,979,200
Sheldon Meadows L/C – Hudsonville	5,333,400

Kalamazoo Care Center – Kalamazoo	3,513,300
Altercare of Big Rapids – Big Rapids	3,612,500
Huntley Villa – Holt	6,304,000
Ivan Woods – Lansing	2,568,500
Village at Fairplain – Benton Harbor	4,800,000
Aspen Grove ALF – Bedford Twp.	6,065,400
Fairfax Manor – Superior Twp.	3,913,000
Shoreline Landing – Norton Shores	15,906,300

Risk Sharing Closings:

Greenwood village - Hillsdale	1,995,461
Shiloh Commons – Flint	7,402,207

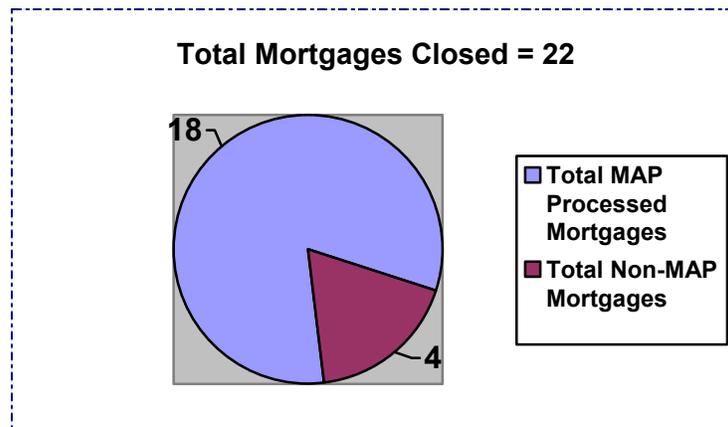
NOTE: Grand Rapids Office processes all Risk Sharing applications for the State of Michigan.

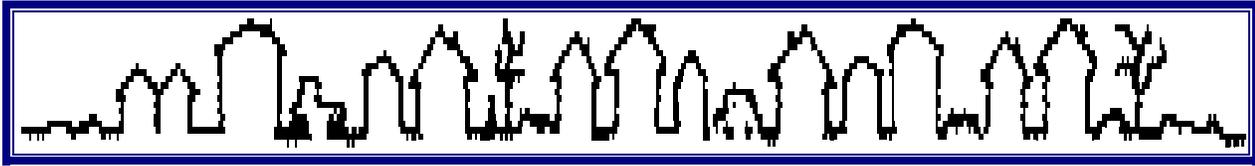
SECTION 8 – CONTRACT AMENDMENTS

\$ 28,000,000+

165 Contract renewals

The Multifamily Accelerated Process (MAP) has been highly successful since its inception. The total dollar amount of closed mortgages in FY2002 resulted in a 145% increase over FY2001. Of the total amount, 85% were MAP processed applications. The State of Michigan MAP Team Leader operates out of the Grand Rapids office and reports that the Hub goal for FY2002 was 16 multi-family insured MAP and non-MAP process mortgages for apartments and nursing homes. Hub wide, there were 22 mortgages closed – 18 MAP processed applications consisting of 10 Apartments and 8 Nursing home/Assisted Living Facilities (ALFs).





Grand Rapids Field Office ■ 50 Louis Street NW ■ Grand Rapids, MI 49503 ■ (616) 456-2100

U.S. Department of Housing and
Urban Development

