

U. S. Department of Housing and Urban Development
Grand Rapids Field Office

2004 Annual Report



*A Guiding Light to Services
for our Customers!*

<http://www.hud.gov/local/mi>

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A Letter from the Field Office Director

Dear Employees, Customers, Housing Industry Partners –

It is with pleasure that the Grand Rapids Field office submits its FY2004 Annual Report for your interest and review. We take great pride in our accomplishments and the important roll that the U.S. Department of Housing and Urban Development plays in bettering the lives of residents within the communities we serve.

Under the leadership of Secretary Alphonso Jackson, HUD is committed in its mission to increase homeownership opportunities for all with a special emphasis on first-time homebuyers and minority homebuying. In addition, the Department places priority on Ending Homelessness and making sure that Faith-Based and Community-Based organizations share a level playing field in terms of accessing HUD funding.

This local report contains information that highlights the key areas mentioned above and the activities associated with supporting those initiatives as well as additional “pursuits of excellence” by Grand Rapids staff with the support of program area staff located in the Detroit Field office. Also included, are FY2004 funding venues from programs areas that flow into West Michigan and Upper Michigan territories.

I look forward to another year of working in partnership with our communities and HUD staff to help solve local problems and identify the local resources needed to continue lighting a pathway to services for our customers.

Respectfully submitted,

Louis M. Berra

Departmental Mission

The U.S. Department of Housing and Urban Development's Mission is one that promotes adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination. As one of several Field Offices, the Grand Rapids staff supports this Departmental mission and works daily in conjunction with all of HUD's major program areas to assure its success. Furthermore, our office strives to provide the ultimate in quality customer services through a formidable set of six national strategic goals as listed below:

- ***Increasing Homeownership Opportunities*** – HUD is focused on helping more low- and moderate-income and minority families attain homeownership.
- ***Promoting Decent Affordable Housing*** – HUD's role is to ensure that Americans of all income levels have access to decent, quality housing.
- ***Strengthening Communities*** – HUD offers programs that assist communities with revitalization efforts to improve neighborhoods along with assistance for special needs such as the homeless population in support of its Vision to End Homelessness.
- ***Ensuring Equal Opportunity in Housing*** – HUD is committed to ensuring equal housing opportunities for all persons living in America by administering laws that prohibit discrimination in housing on the basis of race, color, religion, sex, national origin, age, disability, and familial status.
- ***Promoting Participation of Faith Based and Community Organizations*** – HUD seeks to engage faith- and community-based organizations to assist us in meeting our mission to provide needed services that will strengthen America's communities.
- ***Embracing High Standards of Ethics, Management and Accountability*** – HUD remains steadfast in its desire for effective and quality managed programs through the labors of staff and grantees that are responsible for their oversight and/or administration.

Increasing Homeownership Opportunities

The Grand Rapids office prides itself of its efforts towards expanding homeownership for all of West Michigan. Grand Rapids boasts of having three (3) housing commissions in its territory that have implemented Section 8 Voucher to Homeownership Programs, with one just recently established in Greenville. The Grand Rapids Housing Commission was the first in West Michigan to administer this program with the Michigan State Housing Development Authority (MSHDA) following soon thereafter with its "Key to Own" program. During Homeownership Month, the Field Office Director took an active roll in the first closing of MSHDA's Voucher to Homeownership Program in conjunction with the City of Jackson at a celebratory event held on June 1, 2004. The Office of Public Housing reports that homeownership closings more than doubled the number expected.

In a continuation of homeownership events, the Grand Rapids Field office staff in Field Policy and Management worked throughout the year with MSHDA and other housing industry professionals in planning Michigan's annual statewide Conference on Affordable Housing, which broke attendance records and totaled more than 1,500 participants. Two workshops focusing on Predatory Lending/Foreclosure Prevention and Homeownership for Disabled Individuals were conducted with HUD participation in both. In addition, a HUD booth was set-up to distribute HUD FHA materials and other helpful resources to attendees.

In an effort to boost minority homeownership and narrow the gap between minorities and Caucasian households. Field Policy and Management staff developed relationships with two highly circulated minority publications to expand its outreach through advertising. La Voz is a bilingual monthly newspaper with a circulation of 60,000+ that ran nationally created HUD Homeownership Ads, while Equality Magazine boasting of the highest circulation numbers among the African American population in West Michigan also ran ads in its September publication.

Strengthening Communities

With the Department's focus on Ending Homelessness in Ten Years, the Grand Rapids Field office stepped up its efforts to support and further this initiative. Field Policy and Management staff regularly participates in Continuum of Care Task Force meetings held quarterly. This past September, a presentation on an effort underway between the Grand Rapids Police and Cornerstone (a local nonprofit group) to provide homeless education was made. This education involves an eight-hour training of police officers in the characteristics of the homeless population and the problems they often encounter. This understanding is part of the effort to develop a "prebooking diversion" program that will also help homeless individuals with mental issues avoid unnecessary incarcerations.

The Grand Rapids Area Housing Continuum of Care hosted a Summit during the first quarter of FY2004 – "Vision to End Homelessness." Grand Rapids FPM staff, the HUD Regional Homelessness Coordinator and County and State of Michigan Homelessness Coordinators attended and participated as speakers in the agenda. A panel discussion involving homeless individuals and/or family members was held to provide specifics on reasons why homelessness can occur. More than 150 persons attended resulting in increased in increased coordination and awareness of homeless issues and resolution methods planned in West Michigan.

The State of Michigan hosted a one-day State Policy Leadership Strategic Planning workshop at the Lansing Convention Center in Lansing on June 9, 2004. The Academy's mission is to develop and implement a strategic plan that helps end homelessness in Michigan over the next decade. The Purpose is for high-level state policy leadership to learn to develop specific policy initiatives and action plans that can be realistically implemented to increase access to housing and mainstream services for people experiencing homelessness, strengthen prevention and progress toward its mission. The Director for the U.S. Interagency Council on Homelessness, Regional Homeless Coordinator and GR Field Office Director were in attendance.

Promoting Participation of Faith Based & Community Organizations

Under direction of the White House Office of Faith Based and Community Initiatives, the Grand Rapids Field office conducted its Grantsmanship Training for FB & CB groups at the Fuller Avenue Christian Reformed Church on February 5 and 6, 2004. Assistance was provided by the trainer, Sheila Ashley of the Milwaukee HUD office and participation of the local Grand Rapids FBCI liaison. Although the area was undergoing inclement weather, more than sixty persons showed up to attend the free training with the majority completing both days.

A review of the survey's indicated that 85% of those in attendance responded with good to excellent rating of the training and commented positively on HUD's willingness to provide TA and support.

The Grand Rapids field office notified all FB & CB groups on the release of the SuperNOFA in May with one recently HUD approved Faith-based counseling agency attending the Housing Counseling broadcast and the Logic Model Broadcast at HUD's front office conference room. During this past year, the Grand Rapids area has had two new counseling agencies receiving HUD approval that are both faith-based in nature. Furthermore, both received funding awards under HUD's Housing Counseling grant program after final reviews were completed.

The Inner City Christian Federation provides housing counseling classes that are taught in English as well as Spanish. They also assist individuals in repairing their credit for preparation toward homeownership. While Home Repair Services also offers housing counseling classes, they specialize in post purchase issues as well. They provide foreclosure prevention classes along with predatory lending education and also teach homeowners repair classes so they can maintain their home. HUD staff attends monthly meetings with both of these groups through the Home Ownership Network, a group of local nonprofits in and around the Grand Rapids area.

Management and Program Area Staff Involvement

The Grand Rapids office participates in events and other activities that show its commitment to quality of excellence in customer service as well as its desire to help others. Some of those efforts are summarized below:

Volunteering Time

Through United Way Heart of West Michigan's FACTS (Families and Community Together for Students) program, HUD staff serves as Mentors who assist Grand Rapids Public School students with developing improved reading skills. Results have shown that students who participated in the reading-mentoring program continue to achieve higher average reading gains than non-participants.

Several staff also participated in the City-wide Day of Caring event held on Thursday, September 9, 2004. Assistance was provided to the Child and Family Resource Center by preparing newsletters and other such materials for mailing and distribution as well as assembling of file folders.

Generosity

Each year, federal employees participate in the Combined Federal Campaign (CFC). The Grand Rapids office always stands out as one of the highest percentages of employees who contribute. This past year was no different in that GR HUD staff met and exceeded the CFC goals for 2004. Even more significant is the fact that the average gift increased to over \$300, earning us the *Gold Award*.

Staff Involvement, continued

Wall of Fame Event

Each year, the Grand Rapids office hosts an event to recognize its partners for innovative and/or noteworthy activities or programs that contributes toward the betterment of West Michigan communities. This event encompasses all program areas with involvement of staff both in Grand Rapids and Detroit in the selection Process. In addition, an administration staff person from GR provides expertise in the creation of the individual award, which for 2004 awardees was entitled "Mapping Neighborhood Success". Staff donated refreshments for this recognition also. This event is also recognized as a "Best Practice" on HUD's internal website. See Daily Message - March 18, 2005.

Social Committee Activity

The Grand Rapids office actively participates in all ethnic celebrations recognized by the department throughout the year such as Asian Pacific, Polish, Hispanic and African American heritages by sponsoring luncheons with games, quizzes and other such materials used in educating staff on the various cultures. Staff also takes part in an annual staff picnic and Christmas luncheon each year. Last but not least, the entire HUD staff sponsors a family recommended through United Way of West Michigan by providing an array of gifts as well as certificates for groceries during the Christmas holiday.

Multifamily Newsletter

This newsletter, entitled "Great Lakes Multifamily" was created during FY2004 by multifamily staff in Grand Rapids but is a compilation of information from the entire Detroit Multifamily HUB. This newsletter was rolled out officially during the 2nd quarter of 2005. It is published on a quarterly basis and distributed free of charge to registered subscribers. Distribution via the web helps reduce cost while reaching numerous organizations involved in multifamily programs, which keeps them well informed with up to date activities. You may view the newsletter at URL - <http://www.hud.gov/local/mi/working/localpo/mfhsg.cfm>.

Office Teams and Partners Pictorial



Summary of HUD Funding In West Michigan FY2004

Public Housing Funding

The following lists the distribution of Public Housing program funds provided to 78 Public Housing Agencies (PHAs), and 1 Non-Profit Agency.

PUBLIC HOUSING CAPITAL FUND PROGRAM (CFP) \$14,870,437
(Capital Funding provided to 75 PHAs)

CFP REPLACEMENT HOUSING FACTOR (RHF) FUNDS \$ 155,810
(Replacement Housing Factor funds provided to 2 PHAs)

PUBLIC HOUSING OPERATING SUBSIDIES \$15,406,229
(Operating subsidies provided to 78 Housing Commissions)

HOUSING CHOICE VOUCHER PROGRAMS * \$56,264,449
(Section 8 subsidies provided to 42 PHAs & 1 Non-Profit)

RESIDENT OPPORTUNITIES & SELF SUFFICIENCY \$ 200,000
(ROSS funds awarded to 1 PHA)

HOPE VI - FY 2003 \$15,947,404
(FY 2003 HOPE VI funds awarded to 1 PHA - July 2004.)

There was no HOPE VI - FY 2004 funds awarded in Michigan.

* Amount includes Section 8 Housing Choice Voucher funds of \$22,980,411 provided to the Michigan State Housing Development Authority (MSHDA) for the Grand Rapids jurisdiction *only*.

HUD Funding in West Michigan, continued

Fair Housing and Equal Opportunity Funding

The following information is a breakout of funds from FHEO through the FHAP program:

Fair Housing Assistance Program (FHAP) agency: Michigan Department of Civil Rights (MDCR) – Non-competitive funding –

MDCR receives funding through a yearly Cooperative Agreement to conduct fair housing case processing, investigations, training, education and outreach and partnership activities. The Michigan state law has been determined to be substantially equivalent to the Federal Fair Housing Act. The Cooperative Agreement breakdown for FY 2004 is as follows:

Complaint Processing – 172 Cases	\$309,600
Administrative Cost	56,640
SEE Funds	44,520
Partnership	190,000
Training	<u>34,000</u>
Total	\$634,760

Housing – Single Family Outreach Funding & HUD Home Sales

Outreach Dollars – 2004	\$1,600		
		<u># sold</u>	<u>Sales Amount</u>
Teacher Next Door/Officer Next Door		4	\$ 301,000
Dollar Homes		2	2
Discounted Sales		1	80,000
Non-discounted Sales		864	50,800,478

HUD Funding in West Michigan, continued

Housing - Multifamily Funding

The following information is a breakout of multifamily insured loans and grants funding distributed within the Grand Rapids jurisdiction during FY2004:

INITIAL FHA LOAN CLOSINGS **\$40,954,500**

Pine Ridge	Grand Rapids	4,489,000
Tendercare	Albion	1,691,500
Stuyvesant Apts.	Grand Rapids	917,000
Harbor Village	Holland	766,500
Tendercare Birchwood	Traverse City	4,121,700
Aspen Hills Apts.	Garfield Twp.	2,465,000
The Fountains	Grand Rapids	5,000,000
Plainwell Pines Nursing	Plainwell	1,870,000
Allendale Nursing Center	Allendale	2,023,000
Heritage Healthcare	Zeeland	1,412,200
King Nursing Centre	Houghton Lake	1,980,300
Brentwood at Niles	Niles	3,315,000
Tendercare Traverse	Traverse City	3,205,300
Capitol Commons	Lansing	6,300,000
DOCSA Home for the Aged	Springfield	1,398,000

202/811 INITIAL GRANT CLOSINGS

Station Creek	\$ 3,510,200
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SECTION 8 – CONTRACT AMENDMENTS **\$36,980,000**

193 Contract Renewals

HUD Funding in West Michigan, continued

MULTIFAMILY HOUSING SERVICE COORDINATOR GRANTS

\$ 1,000,245

Allen Manor	\$ 12,675
Baraga Manor	10,783
Baraga Manor	48,161
Capitol Gardens	22,715
Cedar Park	24,222
Cherry Creek Village	14,913
Christian Manor	22,096
Christian Manor	124,425
Dillon Hall	81,181
Golden Horizons Apts	8,591
Grand Ravine	12,092
Grebe Village	20,464
Immanuel Village	27,232
Independence Square	29,604
Interfaith Manor	63,769
Pineview Com Apts	7,957
Propylon Nonprofit	11,173
River Manor	11,110
Shawl	22,577
Southbrook Villa	217,142
Stuyvesant Apts	142,632
Westland Meadows	64,732

HUD Funding in West Michigan, continued

Community Planning and Development Funding –

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

COMMUNITY DEVELOPMENT BLOCK GRANTS \$62,277,247

Cities:

Battle Creek	\$ 1,557,000
Benton Harbor	572,000
East Lansing	727,000
Grand Rapids	4,737,000
Holland	386,000
Jackson	1,677,000
Kalamazoo	2,166,000
Lansing	2,536,000
Muskegon	1,212,000
Muskegon Hts	569,000
Niles	397,000
Norton Shores	153,000
Portage	262,000
Wyoming	573,000

Counties:

Kent County	\$ 1,838,000
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State:

Michigan State Program	\$42,915,247
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HUD Funding in West Michigan, continued

HOME INVESTMENT PARTNERSHIP PROGRAM **\$30,335,868**

Battle Creek	\$ 361,001
Grand Rapids	1,603,448
Jackson	380,054
Kalamazoo	774,148
Lansing	974,704
Muskegon	337,937
Kent County	683,897
Michigan State Program	25,220,679

AMERICAN DREAM DOWNPAYMENT INITIATIVE

	<u>FY2003</u>	<u>FY2004</u>
	\$1,390,935	\$1,584,727
Grand Rapids	\$ 69,645	\$ 82,183
Lansing	52,101	61,481
Kent County	44,309	52,285
Michigan State Program	1,224,880	1,388,778

EMERGENCY SHELTER GRANTS **\$3,139,977**

Grand Rapids	\$ 173,496
Lansing	92,875
Michigan State Program	2,873,606

HUD Funding in West Michigan, continued

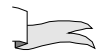
HOUSING FOR PERSONS WITH AIDS \$911,000

Michigan State Program \$911,000

CONTINUUM OF CARE FOR THE HOMELESS \$12,258,865

Michigan/Balance of State CoC	\$ 4,287,504
Grand Rapids/Wyoming/Kent County	3,497,860
Kalamazoo County	762,105
Lansing/East Lansing/Ingham County	1,776,696
Lenawee County	86,511
Marquette/Alger County	266,624
Battle Creek/Calhoun County	421,657
Jackson City/Jackson County	704,629
Holland/Ottawa County	455,279





Grand Rapids Staff

Field Policy and Management

Louis M. Berra, Field Office Director
James Lewis, Customer Service Representative
Pat Veenendall, Secretary (retired 4/29/05)
Terri L. Sanchez, Operations Specialist

Administration

D. Patrick Firlik, Support Services Specialist
Carole Hurley, Administrative Assistant
Janis Yowitz, Information Technology Specialist

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, Mortgage Credit Analyst
John Straatsma, MAP Team Leader
Mary Lou, Wiercinski, Program Assistant
Karen Young, Project Manager

Single Family Housing

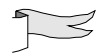
Barbara Brady, Program Support

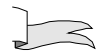
Public Housing

Lindsey Reames, Field Oversight Manager, Office of PIH-HQ
Ron Wooster, PH Revitalization Specialist
Barbara Gamble, PH Revitalization Specialist

Office of Finance –HQ

Sherry Roth, Senior Financial Analyst





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