



Frequently Asked Questions

Reading FAQs can be a fast way to find answers to some of your questions about Grand Rapids Housing Commission programs. If you don't find the information you need, please contact us.

General Questions

How do I apply for housing assistance?

I am homeless or need immediate housing assistance. How do I apply for emergency housing?

I currently live outside of the Grand Rapids area. Can I still apply for housing?

How do I apply for employment with the Grand Rapids Housing Commission?

How do I report a housing code violation or file a complaint about my rental housing?

Questions about GRHC-Managed Family and Retirement Developments

I have moved since applying for housing. How do I update the information on my housing application?

What exactly needs to be updated on my previously submitted housing application?

How do I check the status of my housing application?

How long is the wait to rent family housing at Campau Commons or Creston Plaza Apartments?

How long is the wait to rent one of your senior apartments?

How do I apply for housing assistance?

The Grand Rapids Housing Commission Low-Income Public Housing and Project-Based Programs will resume accepting applications soon. Please note that the required Preliminary Housing Application form is currently unavailable while we update our waiting list software. The application will be back online November 3, 2016.

The GRHC is not currently accepting new Section 8 applicants due to a lengthy existing waiting list.

I am homeless or need immediate housing assistance. How do I apply for emergency housing?

The GRHC administers Hope Community, a transitional housing program that serves homeless women and their children, however, we are not primarily an emergency housing provider. To apply to Hope Community or to get information about other emergency housing resources, please contact The Salvation Army-Booth Family Services

Questions about the Section 8 Application Process and Section 8 Housing Choice Vouchers

How does the Section 8 Housing Choice Voucher Program work?

Is the Grand Rapids Housing Commission (GRHC) accepting new applicants to its Section 8 Program?

I am currently on the Section 8 waiting list. How do I get information about my status on the list?

Will the GRHC publish Section 8 waiting list position numbers that indicate whether an applicant is near the beginning or end of the waiting list?

I currently live at an apartment complex that accepts Section 8. Does this mean I can get part of my rent paid by Section 8?

Where can I find a listing of available Section 8 apartments?

I own rental property. Where can I get information about participating in the Section 8 program?

I own rental property. Can I list available Section 8 rental units with the GRHC?

How does the Section 8 Housing Choice Voucher Program work?

The Section 8 Housing Choice Voucher Program assists low-income households by paying private rental property owners a portion of the total rent. Qualified participants can transfer their rental assistance to other cities or areas of the country.

Is the Grand Rapids Housing Commission (GRHC) accepting new applicants to its Section 8 Program?

The GRHC is not currently accepting new Section 8 applicants. We are currently serving applicants who applied to the program during 2014. We do not anticipate opening the Section 8 waiting list for several years.

I am currently on the Section 8 waiting list. How do I get information about my status on the list?

We are currently updating our waiting list software to offer you a more efficient application process. Please check back November 3, 2016, for information about how to check the status of your application.

Will the GRHC publish Section 8 waiting list position numbers that indicate whether an applicant is near the beginning or end of the waiting list?

The GRHC will not assign position numbers to the Section 8 applications that were randomly drawn and added to our waiting list following our

I currently live outside of the Grand Rapids area. Can I still apply for housing?

Yes, however, please be aware that our agency-administered family and retirement housing developments are required to serve households currently living within the City of Grand Rapids before we can serve those applying from outside of our area.

We are not currently accepting new applicants to our Section 8 Program due to a lengthy existing waiting list.

How do I apply for employment with the Grand Rapids Housing Commission?

We accept employment applications only when we have an open position. Employment opportunities are advertised in local media and on our website—please check the Employment page of our website for updates.

How do I report a housing code violation or file a complaint about my rental housing?

The Grand Rapids Housing Commission administers affordable housing programs for low-income families and is not a primary agency for City code enforcement.

If you are a GRHC Section 8 client, please contact your Section 8 Coordinator. If you rent at a GRHC-administered housing development, please contact your GRHC Housing Management staff.

Renters who do not participate in GRHC housing programs should report possible housing code violations to the City of Grand Rapids Code Compliance Division.

I have moved since applying for housing. How do I update the information on my housing application?

You can update your information online via a secure Application Update Form, or by completing and returning a PDF version of the form.

What exactly needs to be updated on my previously submitted housing application?

It's very important that you keep your current mailing address on file with the GRHC. When your name reaches the top of our waiting list, you will be contacted by U.S. Mail at the address we have on file. Changes to family composition and income should also be reported.

How do I check the status of my housing application?

We are currently updating our waiting list software to offer you a more efficient application process. Please check back November 3, 2016, for information about how to check the status of your application.

How long is the wait to rent family housing at Campau Commons or Creston Plaza Apartments?

The wait to rent at Campau Commons and Creston Plaza varies by unit size. Approximate current average wait times for applicants who currently live in Grand Rapids are:

one bedroom: five to seven years*

two bedrooms: five to seven years

three bedrooms: three to five years

four bedrooms: three to five years

*Senior citizen, or disabled and over age 50.

How long is the wait to rent one of your senior apartments?

The wait varies by development:

Leonard Terrace Apartments, Mount Mercy Apartments, Ransom Tower Apartments: approximately three months.

Sheldon Apartments: approximately 2 years.

May 2014 Section 8 open enrollment period. The reason for this is that applicants are sometimes served out of randomized numerical order to satisfy U.S. Department of Housing & Urban Development (HUD) regulations and administrative requirements that are a part of our Section 8 program.

To be eligible for Section 8 assistance an applicant must qualify as a family, defined by HUD as:

A household that includes a child or children, or

A single person who is elderly (age 62 or older) or disabled.

Therefore, the GRHC must serve multiple-person households before single-person households on the waiting list, unless the single person is at least age 62 and/or is disabled. Single applicants who are not elderly or disabled are served after the HUD-defined "family" applicants on the waiting list.

Secondly, HUD requires that extremely low-income (ELI) families make up at least 75 percent of the households admitted to the GRHC's Section 8 program each year. ELI households have incomes at or below 30 percent of the area median income (currently \$20,040 for a family of four). Therefore it can happen that applicants are served out of randomized numerical order to satisfy this requirement.

For applicants added to the GRHC's Section 8 waiting list in May 2014, the important points are:

Wait times may be up to four years.

Because each applicant is contacted by U.S. Mail, it is important that applicants who move update their Section 8 application with their current address.

All eligible applicants who keep the mailing address on their Section 8 application updated will be served.

Click Application Update to access the form that makes it easy to update your application securely online.

Click Section 8 Administrative Plan to download and read the documents that detail the policies which govern our Housing Choice Voucher Program.

I currently live at an apartment complex that accepts Section 8. Does this mean I can get part of my rent paid by Section 8?

To receive a Section 8 rental subsidy, you must have applied for and been awarded a Section 8 Housing Choice Voucher. We are not currently accepting new applicants to our Section 8 program due to a lengthy existing waiting list.

If you are currently on our Section 8 waiting list, we will contact you by U.S. Mail at the time your name reaches the top of the list. If you are eligible for a Section 8 voucher at that time, the Section 8 Program will pay a portion of the rent on the eligible housing of your choice. Please be sure to keep your mailing address updated as we will contact you at the address we have on file. You can update your application online via a secure Application Update Form, or click PDF version of the Application Update Form to download a printable version of the necessary paperwork.

Where can I find a listing of available Section 8 apartments?

The GRHC refers Section 8 clients to Michigan Housing Locator, a free online housing rental database provided by the Michigan State Housing Development Authority (MSHDA).

You can search for Section 8 housing on the MSHDA site, just be sure to check "Accepts HCVs (Section 8)" in the "amenities" section of the search page.

I own rental property. Where can I get information about participating in the Section 8 program?

Please click Information for Property Owners to view a page of our

MAXIMUM ANNUAL INCOME LIMITS BY HOUSING DEVELOPMENT

Income eligibility requirements vary by the program(s) through which each development is funded.
For more information about Grand Rapids Housing Commission developments, visit www.grhousing.org.

ALL GRHC HOUSING DEVELOPMENTS ARE SMOKE FREE!

FAMILY HOUSING DEVELOPMENTS (Families, Seniors, Disabled)

CAMPAU COMMONS APARTMENTS

821 South Division Avenue

Maximum annual income limits by family size

Family Size	Income Limits
1	\$21,150
2	\$24,165
3	\$30,200
4	\$33,550
5	\$36,250
6	\$38,950
7	\$37,485
8	\$39,870

CRESTON PLAZA APARTMENTS

1014 Clancy Avenue NE

Maximum annual income limits by family size

Family Size	Income Limits
1	\$28,200
2	\$32,220
3	\$36,240
4	\$40,260
5	\$43,500
6	\$46,740
7	\$49,980
8	\$44,300

SCATTERED SITES PROGRAM

Duplex and single-family, Grand Rapids

Maximum annual income limits by family size

Family Size	Income Limits
1	\$35,850
2	\$41,000
3	\$46,100
4	\$51,200
5	\$55,300
6	\$59,400
7	\$63,500
8	\$67,600

HOUSING DEVELOPMENTS FOR AGES 55 AND OLDER

(Ages 55-61 must be disabled to receive a federal rental subsidy; Ransom Tower serves ages 62 and older)

LEONARD TERRACE APARTMENTS

1315 Leonard Street NE

Maximum annual income limits by family size

Family Size	Income Limits
1	\$22,400
2	\$25,600

RANSOM TOWER APARTMENTS (ages 62 and older)

50 Ransom Avenue NE

Maximum annual income limits by family size

Family Size	Income Limits
1	\$35,850
2	\$41,000

MOUNT MERCY APARTMENTS

Maximum annual income limits by family size

1425 & 1511 Bridge Street NW

Family Size	Income Limits
1	\$28,200
2	\$32,220

SHELDON APARTMENTS

Maximum annual income limits by family size

1010 Sheldon Avenue SE

Family Size	Income Limits
1	\$21,150
2	\$24,165

DISABLED ADULTS AND AGES 62 AND OLDER

ADAMS PARK APARTMENTS

1440 Fuller Avenue SE

This development has a preference for clients of the mental health agency Network 180; this means we are required to serve applicants referred through Network 180 before we can serve other applicants on the waiting list.

Maximum annual income limits by family size

Family Size	Income Limits
1	\$35,850
2	\$41,000

PROJECT-BASED HOUSING DEVELOPMENTS

Available to individuals/families in which the head of household or the head of household's spouse is disabled or meets age eligibility requirements. 75% of available units are targeted to households that have extremely low incomes—see maximum annual income limits below.

OROIQUIS APARTMENTS, 406 Bridge Street NW

(If not disabled, must be age 62 or older)

HERON COURT, 1138 Heron Court NE

(If not disabled, must be age 62 or older)

HERON MANOR, 2106 Leonard St. NE

(if not disabled, must be age 55 or older)

Family Size	Extremely Low		Very Low
	Maximum Annual Income		Maximum Annual Income
1	\$13,450		\$22,400
2	\$15,930		\$25,600
3	\$20,090		\$28,800
4	\$24,250		\$32,000
5	\$28,410		\$34,600
6	\$32,570		\$37,150

First name _____ Middle initial _____ Last name _____

Social Security number _____ Date of birth _____ Sex: Male Female Disabled? Yes No

Race/Ethnicity (select one from "Ethnicity" and at least one from "Race"—this data is collected for statistical purposes only)

Ethnicity: Hispanic Not Hispanic

Race: White Black/African American American Indian/Alaska Native Asian Native Hawaiian/Other Pacific Islander

First name _____ Middle initial _____ Last name _____

Social Security number _____ Date of birth _____ Sex: Male Female Disabled? Yes No

Race/Ethnicity (select one from "Ethnicity" and at least one from "Race"—this data is collected for statistical purposes only)

Ethnicity: Hispanic Not Hispanic

Race: White Black/African American American Indian/Alaska Native Asian Native Hawaiian/Other Pacific Islander

FAMILY INCOME AND ASSETS

List total gross income (before taxes) and payments received by each family member age 18 or older for wages, military pay, pensions, Social Security, SSI, welfare (TANF), child support, unemployment, business, profession or any other source. Include payments made to family members age 18 or older on behalf of other family members under age 18.

At least one source of income must be specified. If you do not have any income, write the Head of Household's first name as the top entry, enter "0" under "Gross Income" and enter "yearly" for "How Often?"

First Name _____ Gross Income _____ How Often? _____ Annual \$ _____
Name and Address for the Source of Income _____

First Name _____ Gross Income _____ How Often? _____ Annual \$ _____
Name and Address for the Source of Income _____

First Name _____ Gross Income _____ How Often? _____ Annual \$ _____
Name and Address for the Source of Income _____

First Name _____ Gross Income _____ How Often? _____ Annual \$ _____
Name and Address for the Source of Income _____

List total cash value and total income received for assets owned by all family members.

TYPE OF ASSET	CASH VALUE OF ASSET	ANNUAL INCOME RECEIVED FROM ASSET
Checking Accounts	\$ _____	\$ _____
Savings Accounts	\$ _____	\$ _____
Stocks, Bonds, CDs, Investment	\$ _____	\$ _____
Real Estate	\$ _____	\$ _____
Other	\$ _____	\$ _____

ELIGIBILITY AND PREFERENCES

Your response to the following statement will help determine your eligibility for rental assistance and whether you are entitled to a preference when placed on the program's waiting list. Select the appropriate response for each question below.

Do you require wheelchair facilities? Yes No

Are you a veteran with honorable discharge or the widow/widower of a veteran? Yes No

Do you live within the city limits of Grand Rapids? Yes No Have you been displaced by government action? Yes No

Are you disabled collecting Social Security or state disability benefits, have a doctor's statement that you are unable to work, or age 62 or older? Yes No

SUPPLEMENTAL AND OPTIONAL CONTACT INFORMATION

You have the right to include as part of your application contact information for a person or organization that may be able to help you resolve any issues that may arise during your tenancy or assist in providing any special care or services you may require should you become a tenant. You are not required to provide this contact information, but if you choose to do so, please complete the enclosed "Supplement to Application for Federally Assisted Housing" form.

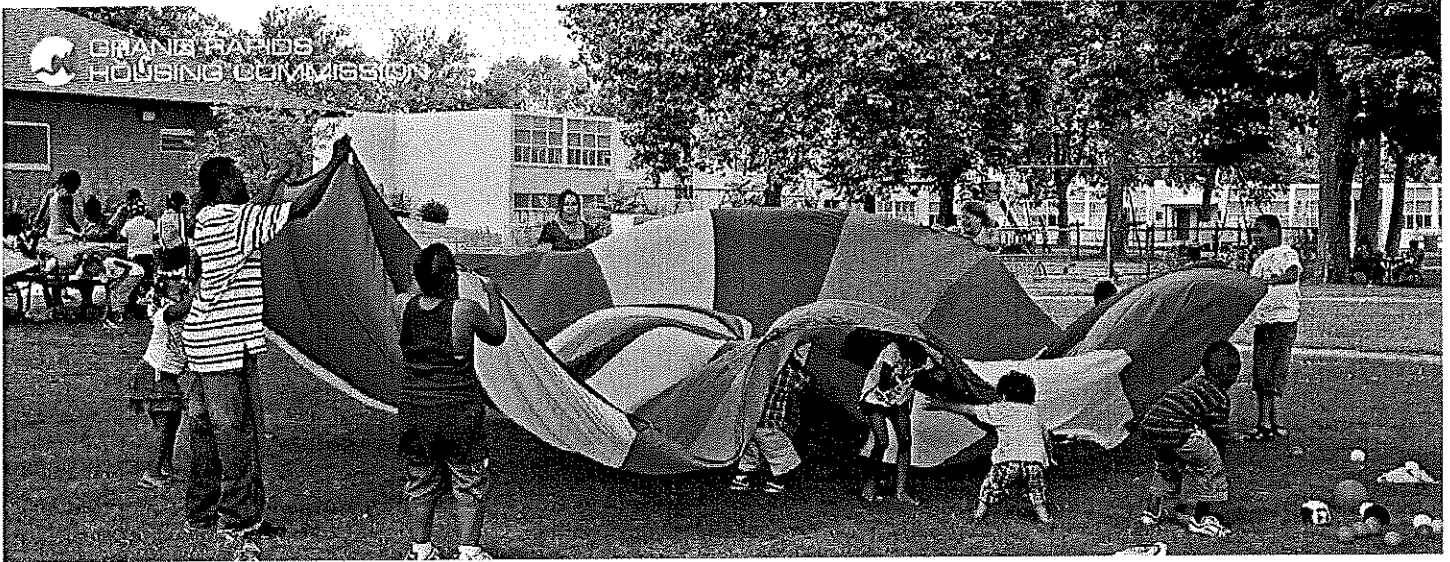
CERTIFICATION

Housing may be contingent upon the submission and verification of evidence of citizenship or eligible immigration status prior to the time housing is made available. Based on the evidence submitted at that time, assistance may be prorated, denied or terminated following appeals and informal hearing processes. Complete the section below to confirm the information entered in the Head of Household section.

Head of Household Social Security number: _____ Head of Household date of birth _____

By signing and submitting this application, I certify that the information provided is true and complete to the best of my knowledge and belief. Warning! Title 18, Section 1001 of the U.S. Code states that a person is guilty of a felony for knowingly making false statements or representations to any department or agency of the United States.

Signature _____ Date _____



Campau Commons Apartments
 821 South Division Ave.
 Grand Rapids, Michigan
 616.235.2879

Fact Sheet

Located adjacent to a public park and near downtown Grand Rapids, Campau Commons offers affordable apartment living to low-income households, including families, senior citizens and the disabled.

The 92-unit development features one- to four-bedroom apartments that range in size from 843 to 1,370 square feet. Monthly rents are based on each tenant's ability to pay and are no more than 30 percent of a family's adjusted monthly income.

Features and amenities:

- Rent includes water/sewer and trash removal
- Electric stove and refrigerator provided.
- laundry hookups provided.
- Central air conditioning.
- Smoke free development.
- Near public transportation.

Income eligibility requirements:

Family Size	Maximum Annual Income
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The GRHC's "Scattered Sites" program leases single-family homes and duplex units to qualified low-income families.

The wait to rent a Scattered Sites unit is currently about four years.

Income eligibility requirements:

Family Size	Maximum Annual Income
1	\$37,450
2	\$42,800
3	\$48,150
4	\$53,450
5	\$57,750
6	\$62,050
7	\$66,300
8+	\$70,600



Creston Plaza Apartments
 1080 Creston Plaza Drive NE
 Grand Rapids, Michigan
 616.235.2600

Fact Sheet

Located near shopping and transportation in a well-established Grand Rapids neighborhood, Creston Plaza offers affordable apartment living to low-income

10/25/2016

Affordable Housing for Families

1	\$22,095
2	\$25,245
3	\$31,550
4	\$35,050
5	\$37,900
6	\$40,700
7	\$39,150
8+	\$41,670

Please note that there is currently a wait of two to seven years to rent at Campau Commons Apartments (longest wait is for a one-bedroom unit, shortest wait is for a three- or four-bedroom unit).

households, including families, senior citizens and the disabled.

The 100-unit development features one- to four-bedroom units, with low rents based on each tenant's ability to pay. Rents are no more than 30 percent of a family's adjusted monthly income.

Income eligibility requirements:

Family Size	Maximum Annual Income
1	\$28,080
2	\$32,100
3	\$36,120
4	\$40,080
5	\$43,320
6	\$46,500
7	\$49,740
8+	\$52,920

