

# Dwelling Place

## 2020 CEO Goals

1. Construction completion of the following housing projects
  - a. Harrison Park Apartments
  - b. Pine Avenue Apartments
  - c. Grandville Apartments
  - d. Franklin Apartments
  - e. Ferguson Apartments
2. Implement Community Land Trust Initiative including:
  - a. Formation of legal entity to own land and land leases
  - b. Identification of initial qualified buyers in conjunction with local lenders.
  - c. Completion of needed repairs/renovations on CLT properties
3. Complete Rural Development (RD) loan prepayment process for Harvest Hill Apartments (Rockford, Michigan) including restructuring the MSHDA LIHTC regulatory agreement to allow all units to rent at 60% of area median income.
4. Implement FUSE Initiative in the Heartside Neighborhood with health care, social service and governmental agency partners.
5. Support Board Succession Planning effort by researching, identifying and sharing NeighborWorks resources for succession planning.
6. Maintain NeighborWorks Exemplary rating through 2020 review process.
7. Maintain Dwelling Place's strong cash position as evidenced by an overall increase of at least 5% in cash and traded securities in Dwelling Place and the Dwelling Place Foundation.
8. Maintain at least an 85% positive resident approval rating for Dwelling Place based on annual resident survey results.
9. Consider creation of a Dwelling Place archive with the City of Grand Rapids.