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.


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.