

**Ionia Housing Commission
667 Union Street
Ionia, MI 48846
616-527-9060**

Annual Report
110 units-Public Housing

Pine Vista Apartments - 50 units, West Meadows - 40 units, Robertson Court - 16 units, Johnson Street – 2 units, Cyrus Street – 1 unit, Lawton Street – 1 unit
20 Housing Choice Vouchers

1. Fiscal year 9/30/2024 Audit was completed for the non-scoring year. Maintained our High Performer status to date. Fiscal Year 9/30/2025 Audit will be completed in March.

2. FYE 9-30-2025 Net loss of \$168,571.00 across Public Housing and Housing Choice Vouchers combined (subject to change upon completion of the FYE Audit).

FY 10-1-2025 to 9-30-2026 Budget	\$934,236.71
2025 Subsidy received	\$301,346.00
2026 Subsidy requested	\$330,803.00
2026 Subsidy projection	\$298,086.00

Projected decrease in Federal funding of \$3,260.00 from 2025 to 2026.

FYE 9/30/2025 Federal Reserves - \$393,621.66

FYE 9/30/2025 Non-Federal Reserves - \$195,295.00

3. Capital Fund Program

2023 - \$295,752.00 – Grant has been drawn into Operations to help offset decrease in Operating Subsidy funding including the drastic insurance premium increase, continuing the family unit window replacement project, flooring replacement at Pine Vista, elevator repairs at Pine Vista, and

family unit exterior door replacement.

2024 - \$305,426.00 – Grant will be drawn down into Operations to help offset decrease in Operating Subsidy funding, family unit window replacement, family unit bathroom rehabilitation, flooring replacement as needed, and roof replacement as needed.

2025 - \$306,747.00 - Grant will be drawn down into Operations to help offset decrease in Operating Subsidy funding, Pine Vista window replacement, Pine Vista bathroom rehabilitation, flooring replacement as needed, and roof replacement as needed.

4. Payment in lieu of taxes 9/30/2024 - \$21,322.00 (subject to change upon completion of the FYE Audit).
5. Public Housing Occupancy rate is 99% average; Current – four vacancies.
6. Section 8 Housing Choice Voucher Program – 5 Leased, 14 Vacant, 1 in shop-mode. Ionia Housing Commission was able to successfully issue and lease up two vouchers within the last three months; one within the City and one outside of the City. However, Ionia County continues to experience a housing crisis. While there seems to be progress in the family housing market, there is still scarcity in the one-bedroom market. Families outside our jurisdiction continue to contact Ionia Housing Commission to port their vouchers to Ionia but are unable to do so as they cannot find available housing. Ionia Housing Commission will continue outreach to local landlords and place voucher holders in available housing as it becomes available.
7. Ionia Housing Commission’s ACOP has been revised to adopt HOTMA changes. The projected implementation date is January 1, 2027. The Administrative Plan for the Housing Choice Voucher Program will be updated accordingly once final rule has been established.

8. NSPIRE Inspections were completed January 13, 2026. Ionia Housing Commission scored 92%. We are very pleased with this score, especially considering that this was our first inspection under the new NSPIRE standards and having entirely new maintenance staff of less than one year at the time of inspection.
9. Our focus will remain on cutting expenses. Operations and procedures will continue to be amended and modified as necessary to accommodate for changes in funding. Ionia Housing Commission remains committed to meeting the mission of providing safe, sanitary, and decent housing for our residents.