

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 8/30/2011</b>
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<b>1.0</b>	<b>PHA Information</b> PHA Name: <u>Michigan State Housing Development Authority</u> PHA Code: <u>MI-901</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>July 1, 2012</u>												
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>None</u> Number of HCV units: <u>24,756</u>												
<b>3.0</b>	<b>Submission Type</b> <input type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only												
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)												
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program <table border="1"> <thead> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> </tr> </tbody> </table>	PH	HCV	PHA 1:		PHA 2:		PHA 3:	
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<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update. Not applicable. Next 5-Year Plan due in FY 2014/15.												
<b>5.1</b>	<b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:  MSHDA's Mission statement adopted in 2011: The Michigan State Housing Development Authority provides financial and technical assistance through public and private partnerships to create and preserve decent, affordable housing for low and moderate income Michigan residents; and, to engage in community economic development activities to revitalize urban and rural communities.												
<b>5.2</b>	<b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.  Not applicable. Next 5-Year Plan due in FY 2014/15.												

**PHA Plan Update**

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

Section 8 Administrative Plan has been updated and is scheduled to be discussed/approved at the January 2012 MSHDA Board Meeting.

MSHDA anticipates implementing a web-based application process in January 2012 in all 83 counties.

Applicants who are placed on the HCV waiting list will have the following order of selection priority (preference):

a) homeless persons who live or work in the county of application; and, b) applicant who lives or works in the county of application that is not homeless.

MSHDA will continue use of a needs-based Allocation Plan for HCV Vouchers to direct new and other available vouchers due to turnover or end of participation by tenants to communities that have a higher incidence of households under the federal poverty level and/or experiencing homelessness. Vouchers will be filled by following this allocation plan in all 83 counties.

MSHDA did not receive a Family Unification Program (FUP) Funding Award for youth aging out of foster care in 2011. If a NOFA is announced, MSHDA will apply for this program and implement it in FY 2012-13 if MSHDA is awarded funding.

MSHDA did not receive a Non-Elderly Disabled Voucher Program funding award in FY 2011-12. If a NOFA is announced, MSHDA will apply for and implement this program in FY 2012-13 if MSHDA is awarded funding. MSHDA will continue to partner with the Michigan Department of Community Health (MDCH) to identify non-elderly disabled and homeless persons transitioning out of nursing homes to be placed on a county waiting list and MDCH will be responsible for providing supportive services to these individuals/families.

Please also see Attachment A to MSHDA FY 2012-13 PHA Plan for more information on the PHA Plan Elements.

**(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.**

Copies of the Plan are available at MSHDA offices located at

- 735 E. Michigan Avenue, Lansing, Michigan 48912;
- 3028 West Grand Boulevard, Suite 4-600, Detroit, MI 48202
- MSHDA website – [www.michigan.gov/mshda](http://www.michigan.gov/mshda).
- See Attachment to FY 2012-13 PHA Plan for a list of PHA Plan elements supporting documents.  
Contact person: Jackie Blankenship at 517-373-1886 or [blankenshipj@michigan.gov](mailto:blankenshipj@michigan.gov)

6.0

**Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers**

MSHDA has no Hope VI units and no public housing – therefore there is no Mixed Finance Modernization or Development, Demolition and/or Disposition; nor conversion of public housing units to report.

**Homeownership:**

The PHA (MSHDA) will continue administering its Section 8 Homeownership program entitled *Key to Own* Homeownership Program which has been operating since March 2004. Since the program's inception in March 2004, 275 MSHDA HCV participants have become homeowners.

In addition to HUD established eligibility criteria for a Section 8(y) Homeownership Program, MSHDA has established the following additional criteria for participation in the *Key to Own* Program:

- 1) is available to all tenants who have been on the MSHDA HCV program in good standing for at least one year;
- 2) are enrolled and actively participating in the Family Self- Sufficiency Program and free of cash welfare (except elderly or disabled persons); and,
- 3) have been employed continuously full-time for the past year earning \$15,000 (except elderly or disabled).

There is no maximum number of participants on the MSHDA *Key to Own* Program. At this time MSHDA has 801 participants in the *Key to Own* Program.

MSHDA has the capacity to administer a Section 8 Homeownership Program. It contracts with individuals and non-profits to provide pre-purchase counseling and training. MSHDA staff and partnering contracted individuals and non-profits continue to promote homeownership through the Family Self-Sufficiency Program. A minimum homeowner down payment requirement of at least three percent of purchase price and requiring that at least one percent of the purchase price comes from the family's resources has been established. MSHDA further requires that financing for purchase of a home under its Section 8 homeownership program will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.

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	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers - continued</b></p> <p><b>Project-Based Vouchers:</b>  MSHDA will continue its Project Based Voucher program utilizing up to 20% of its HCV allocation for this program and will continue to accept applications for persons who wish to participate in the Project-Based Voucher program. MSHDA will continue to target the following populations with project-based vouchers: special needs, homeless, chronically homeless, homeless youth, and domestic violence survivors.</p> <p>Project-Based vouchers are being used as one strategy in the PHA's goal to reduce homelessness and to increase MSHDA's ability to serve supportive housing populations (homeless, chronically homeless, homeless youth, special needs, domestic violence survivors) as well as support longevity and availability of assisted housing to low income populations over the long term. MSHDA may also award project-based vouchers in partnership with other PHAs within the State of Michigan. Project-based vouchers may be awarded in both rural and metropolitan areas within the State of Michigan.</p> <p>To be eligible for project-based vouchers, all potential projects must have been selected for development via a competitive process through MSHDA such as Low Income Housing Tax Credits, TCAP, 1602, MSHDA Funds, or HOME. Selected projects must also meet MSHDA Division of Rental Development underwriting criteria. MSHDA will continue to administer the housing choice vouchers already identified as project based vouchers in its portfolio.</p> <p>As stated in previous PHA Plans, MSHDA added an additional admission preference for the elderly, homeless youth aging out of foster care, and U.S. Veterans in specified Project-Based Voucher developments. In addition, persons being placed in PBV designated developments must meet all of the specified MSHDA PBV selection criteria for the development such as homeless, chronically homeless, special needs, homeless youth, or domestic violence survivors.</p> <p>As stated in the FY 2008-09 and subsequent PHA Plans, in accordance with Project-Based Voucher regulations (24 CFR 983), MSHDA may award up to 35 Project-Based Vouchers specifically dedicated to the Hamtramck R-31 Project in the City of Hamtramck, Michigan. At the City of Hamtramck's request, these 35 units are located within the boundaries of the City of Hamtramck, Michigan in order to assist the City to become fully compliant with an order of the Federal Court (Sarah Sims Garret et al v. City of Hamtramck et al, Case #32004). The waiting list for persons to be served by this project will be restricted to those parties and heirs specifically covered by the court order. After all the initially stipulated plaintiff class of persons have been assisted under the Housing Choice Voucher Project-Based Voucher program, the waiting list will be opened to interested families in Wayne County that meet the eligibility criteria, meet supportive housing population requirements and have been referred from a designated lead agency.</p> <p>The PHA expanded county residency requirements for Project-Based Voucher developments only to allow residents of any county within Michigan to be considered a resident for admission eligibility for that development if the applicant receives a Verification of Eligibility from the Lead Agency/Service Provider who is providing supportive services to the Development.</p> <p>See Exhibit B identifying the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts) for project-based vouchers that have already been awarded and have a current HAP Contract.</p> <p>After proposed federal legislation is passed and authorization to proceed is finalized, MSHDA will implement a process for participating in a U.S. T-HUD Rental Assistance Demonstration Project which would convert tenant based RAP and Rent Supplement Assistance in HUD 236 properties to Project-Based Vouchers.</p>
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8.0	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.  Not applicable, MSHDA has no public housing units.</p>
8.1	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.  Not applicable. MSHDA does not have CFP grant or CFFP financing.</p>
8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.  MSHDA has no public housing. Capital Fund Program reporting not applicable.</p>

8.3	<p><b>Capital Fund Financing Program (CFFP).</b>  <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> <p>Not applicable.</p>																																																																
9.0	<p><b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p style="text-align: center;"><b>Housing Needs of Families on the PHA's Waiting Lists</b></p> <p>Waiting list type: (select one)  <input checked="" type="checkbox"/> Section 8 tenant-based assistance  <input type="checkbox"/> Public Housing  <input type="checkbox"/> Combined Section 8 and Public Housing  <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)</p> <p>If used, identify which development/sub-jurisdiction:</p> <table border="1" data-bbox="232 646 1513 1171"> <thead> <tr> <th></th> <th># of families</th> <th>% of total families</th> <th>Annual Turnover</th> </tr> </thead> <tbody> <tr> <td>Waiting list total</td> <td>52,595</td> <td></td> <td></td> </tr> <tr> <td>Extremely low income &lt;=30% AMI</td> <td>49,373</td> <td>93.87</td> <td></td> </tr> <tr> <td>Very low income (&gt;30% but &lt;=50% AMI)</td> <td>3,101</td> <td>5.90</td> <td></td> </tr> <tr> <td>Low income (&gt;50% but &lt;80% AMI)</td> <td>120</td> <td>.23</td> <td></td> </tr> <tr> <td>Families with children</td> <td>2,237</td> <td>4.25</td> <td></td> </tr> <tr> <td>Elderly families</td> <td>800</td> <td>1.52</td> <td></td> </tr> <tr> <td>Families with Disabilities</td> <td>2,575</td> <td>4.90</td> <td></td> </tr> <tr> <td>Race/ethnicity - American Indian</td> <td>664</td> <td>1.26</td> <td></td> </tr> <tr> <td>Race/ethnicity - Asian</td> <td>111</td> <td>.21</td> <td></td> </tr> <tr> <td>Race/ethnicity - Black</td> <td>26,556</td> <td>50.49</td> <td></td> </tr> <tr> <td>Race/ethnicity- Native Hawaiian/Other Islander</td> <td>53</td> <td>.10</td> <td></td> </tr> <tr> <td>Race/ethnicity - White</td> <td>20,085</td> <td>38.19</td> <td></td> </tr> <tr> <td>Hispanic</td> <td>1,567</td> <td>2.98</td> <td></td> </tr> <tr> <td>Non-Hispanic</td> <td>46,709</td> <td>88.81</td> <td></td> </tr> <tr> <td>Race/ethnicity - none indicated</td> <td>5,316</td> <td>10.11</td> <td></td> </tr> </tbody> </table> <p>Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes:  How long has it been closed (# of months)? All 83 county waiting lists were officially closed 8/1/2011.  Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes if necessary</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes for homeless, Project-Based Voucher WL; Mainstream, FUP (if awarded); NED (if awarded);</p>		# of families	% of total families	Annual Turnover	Waiting list total	52,595			Extremely low income <=30% AMI	49,373	93.87		Very low income (>30% but <=50% AMI)	3,101	5.90		Low income (>50% but <80% AMI)	120	.23		Families with children	2,237	4.25		Elderly families	800	1.52		Families with Disabilities	2,575	4.90		Race/ethnicity - American Indian	664	1.26		Race/ethnicity - Asian	111	.21		Race/ethnicity - Black	26,556	50.49		Race/ethnicity- Native Hawaiian/Other Islander	53	.10		Race/ethnicity - White	20,085	38.19		Hispanic	1,567	2.98		Non-Hispanic	46,709	88.81		Race/ethnicity - none indicated	5,316	10.11	
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9.1	<p><b>Strategy for Addressing Housing Needs.</b> Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p> <p>Not applicable. MSHDA is a Section 8 only, High Performing PHA. Next 5-Year Plan due in FY 2014-15.</p>																																																																

**Additional Information.** Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

The Michigan State Housing Development Authority continues to make progress on its stated goals described in the 5-Year Plan as evidenced by the following:

- Combined the Homeless Initiatives and Housing Voucher Program Divisions of MSHDA to better align resources within the Authority and community for better service to voucher holders and Continuum of Care bodies
- Expanded the supply of housing vouchers by applying for and receiving 125 additional VASH vouchers;
- Continuance of the Family Self-Sufficiency Program
- Continuance of the MSHDA HCV Homeownership *Key to Own* program
- Continue to allocate up to 20% of the HCV portfolio to project-based vouchers.
- Continue to partner with Continuum of Care bodies on the Campaign to End Homelessness
- Continue to partner with Homeless Assessment and Resource Agencies (HARA) to serve as a one-stop shop with a goal of rapidly re-housing people
- Continue to partner with the Michigan Department of Community Health and Nursing Home Transition teams to assist those teams in getting homeless nursing home residents back into the community with a Housing Choice Voucher. This partnership also promotes the use of Medicaid waivers with the housing choice voucher.
- Investigation of cases where there is a suspicion of non-compliance with the HCV program by participants, landlords, family members, or property owners
- Conducted its annual review of the needs-based formula for allocation of the MSHDA portfolio of Housing Choice vouchers within the State of Michigan
- Developed an on-line application process which will be implemented in 2012 to assist with creating and maintaining up to date waiting lists
- Completed a Memorandum of Understanding with the Michigan Department of Corrections to develop a pilot grant program for housing assistance to recently released prisoners in Wayne and Muskegon Counties.

10.0

**(b) Significant Amendment and Substantial Deviation/Modification.** Provide the PHA's definition of "significant amendment" and "substantial deviation/modification."

MSHDA defines a substantial amendment or modification from the 5-Year Plan to be a significant change in its published policies included in the Administrative or Annual Plan. The addition of new activities or programs not included in the current PHA Plan may qualify as a "Significant Amendment".

MSHDA defines a substantial deviation/modification to the PHA Plan to be a change in policy that redirects MSHDA's mission, goals or objectives, and/or an addition of new activities or programs not included in the current PHA Plan.

(c) **Memorandum of Agreements for Performance Improvement – None.**

(d) **Resident Advisory Board Comments –** Comments regarding the PHA Plan will be solicited from participants on the Program.

(e) **Statement of Consistency with Consolidated Plan -** The Consolidated Plan jurisdiction is the entire State of Michigan. MSHDA organized the consultation process and developed the Consolidated Plan for the State of Michigan. Activities to be undertaken in the Housing Choice Voucher Program administered by MSHDA are consistent with the initiatives contained in the Consolidated Plan and include the homeless preference for voucher assistance to further the Campaign to End Homelessness, the HCV Project-Based Voucher Program, the HCV Key to Own Homeownership Program, the FSS Program, and participation in the HUD Veterans Administration Supportive Housing (VASH) Program.

(f) **Affirmatively Furthering Fair Housing Statement -** See response in Item 5.2, PHA Goals, HUD Strategic Goal; Ensure Equal Opportunity in Housing for all Americans.

10.0	<p><b>Additional Information - continued.</b></p> <p><b>(g) Public Hearing Attendance and Comments</b></p> <p>Two public hearings will be conducted (one in Lansing, Michigan and another in Detroit, Michigan) to allow the opportunity of receiving verbal feedback. Written comments can be sent to the designated MSHDA staff person which is Jackie Blankenship either by U.S. Mail to P.O. Box 30044, Lansing, Michigan 48909 or via e-mail at blankenshipj@michigan.gov. Comments received in writing will be considered in addition to comments received at the public hearings in the completion of the final PHA Plan document.</p>
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11.0	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> <li>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</li> <li>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</li> <li>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</li> <li>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</li> <li>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</li> <li>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</li> <li>(g) Challenged Elements</li> <li>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</li> <li>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</li> </ul>
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality