MSHDA™

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

GUIDELINES FOR APPLICANTS AND PARTICIPANTS

Frequently Asked Questions (FAQS)

What is the Housing Choice Voucher Program?

The Housing Choice Voucher (HCV) Program is a federally funded program administered by the Michigan State Housing Development Authority (MSHDA) that provides rental assistance to help eligible, low-income households pay their rent.

Does my income affect eligibility for the programs?

Yes. To be eligible, your gross income must not exceed program regulation income limits for the county in which you live.

What will I pay for rent?

If you qualify and are accepted as a participant, the amount you personally pay for rent and utilities may vary, but generally your portion will not exceed 40 percent of your adjusted gross income.

What if I am already on a waiting list for assisted housing?

If you apply, you will not lose your place on other public or assisted housing waiting lists.

Will there be a criminal screening?

Yes. You must consent to release criminal information and allow MSHDA to receive records from law enforcement agencies and sex offender registries. The records will be used in accordance with federal regulations and MSHDA policy.

Will I need to pay a security deposit?

Yes. You are required to pay the security deposit to your landlord. The security deposit amount cannot exceed one and one-half month's rent.

Does the housing have to meet any standards?

Yes. Whether you stay where you live now or find another place, your housing must be decent, safe and sanitary. The unit must have:

- Adequate living area
- Adequate light and ventilation
- Adequate heating, electrical, water, sewer and structural systems
- Freedom from any condition that endangers the health and safety of the occupants, includes lead-based paint for households with children under the age of 6

A MSHDA representative will be assigned to inspect your housing to see if it meets the U.S. Department of Housing and Urban Development (HUD) Housing Quality Standards (HQS). These standards may not comply with local or state laws, ordinances, or codes.

Participant Responsibilities

Participants must honor these responsibilities or risk losing assistance:

- Pay your rent on time. If it is specified in your lease agreement, your landlord can assess a late charge if your portion of the rent is late.
- The family must use the assisted unit as residence; the unit must be the family's only residence. You cannot assign the lease or transfer the unit. Only persons approved in writing by the landlord and MSHDA, and listed on the lease agreement can live in the unit. The owner/landlord cannot occupy the unit.
- Make all utility payments on time
- Provide and maintain any tenant-supplied appliances
- Follow all rules in your lease agreement
- Keep your housing decent, safe and sanitary
- Pay or repair damages caused by you, family, or guests
- Notify your Housing Agent immediately with any changes (income, family size, student status or telephone number)
- Tell your Michigan Department of Health and Human Services (DHHS) caseworker if you recieve rental assistance
- Promptly provide any information requested by MSHDA
- Allow MSHDA to inspect your home
- Notify MSHDA before vacating your home
- Notify MSHDA if you are the survivor of domestic violence, dating violence, sexual assault or stalking; or at risk and need assistance
- Give 30-day advance written notice to your landlord and MSHDA if you intend to terminate your lease agreement at any time after the initial lease term
- Do not engage in any unlawful activities
- If you sign a repayment agreement, repay MSHDA all monies paid on your behalf
- Use your unit in a quiet and peaceable manner

As a participant in the HCV program, you or any member of your household:

- Must comply with all federally funded housing program rules. (i.e. falsely reporting income or family composition is considered fraud)
- Cannot own or have an interest in the housing unit that you occupy with HCV rental assistance. If the housing unit is in a cooperative, you may be a member of the co-op

- Cannot receive assistance under the HCV Program while receiving assistance for occupancy in any other unit assisted under any federal housing assistance programs (including any HCV program)
- Cannot live in housing that is not in compliance with HUD's Housing Quality Standards
- Cannot violate any program obligation or agreement to pay or reimburse MSHDA for debts paid on your behalf (i.e. repayment agreement)
- Cannot live with or be related to the owner/landlord of the unit where you are receiving rental assistance. Relatives include parents, children, grandchildren, grandparents and siblings. The owner/landlord can be related when necessary to provide reasonable accommodation for a family member with disabilities, but must be pre-approved by MSHDA.

Is there an annual re-examination?

Yes. MSHDA will inspect your rental unit and verify your eligibility each year. Updated information, including income verifications, will be required. The amount you pay for rent may change based on this re-examination.

MSHDA™
MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

FOR MORE INFORMATION
GO TO MICHIGAN.GOV/MSHDA

This publication is issued for your information under authority of PA of 1996, as amended and Section 8 of the U.S. Housing Act of 1937. Previous versions are obsolete.

MSHDA is an equal opportunity employer/program. Auxiliary aids, services and other reasonable accommodations may be requested for individuals with disabilities

MSHDA Pub 8 Guidelines for Applicants and Participants (8/16)
Previous versions obsolete
MK160606-162

Equal Housing Employer/Lender