

EVICTION DIVERSION PROGRAM

The Michigan State Housing Development Authority (MSHDA) is taking applications for the Eviction Diversion Program from landlords in Wayne, Oakland, Macomb, Washtenaw, Ingham, and Kent counties with three or more tenants that have fallen behind on their rent payments and are in the pre-court eviction process.

Landlords will work with their tenants to collect the necessary application documents and submit a complete application to MSHDA.

The application package includes:

- Landlord application.
- Individual ledger for each tenant detailing payments made in 2020 and arrearage balance without any late fees included.
- Copy of individual lease for each tenant (expired leases that have converted to month to month is acceptable).
- Copy of Notice to Quit or Demand for Possession for each tenant.
- W-9 from owner or management agent, if applicable.
- Tenant documents required:
 - Individual tenant application.
 - Provide one month or 28 days of income documents for persons ages 18 and older.
 - Photocopy or picture of tenant ID.

EDP rental assistance payments are structured like this:

Tenant Area Median Income	Rental Assistance % of rent due	Tenant % of rent due	Landlord % forgiven	Future rental payments	Payment Cap for Rental Assistance
Under 50% AMI	90%	0%	1/9 of rental assistance (10%)	up to two months' rent or \$1,200	\$3,500 for past due; \$1,200 future rent
50-80% AMI	75%	16.66%	1/9 of rental assistance (8.33%)	None	\$3,000
80-100% AMI	65%	27.77%	1/9 of rental assistance (7.23%)	None	\$3,000

Tenants can connect with free legal services by going to [Michiganlegalhelp.org](https://michiganlegalhelp.org) if they would like to speak to an attorney about their rental situation.

Tenants will receive emails from MSHDA during the process to notify them of their status and rental assistance amount, if approved. When the application is fully processed, MSHDA will send individual Settlement Agreements to the landlord that need to be signed by both the landlord and the tenant. When the signed Settlement Agreements are uploaded on MSHDA's secure site, the payment to the landlord will be processed.