ATTACHMENT A
FY 2016-17 ANNUAL PHA PLAN FOR HIGH PERFORMING PHAs
MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
(MSHDA) (MI-901)

B. Annual Plan

B.1 Revision of PHA Plan Elements:

Statement of Housing Needs and Strategy for Addressing Housing Needs

MSHDA is dedicated to serving the needs of the homeless and very-low and extremely low income Michigan residents. This is demonstrated in its administration of the Housing Choice Voucher Program via its:

- designating a homeless preference
- commitment to the Michigan Campaign to End Homelessness,
- work with partner agencies serving the elderly, families with disabilities, households of various races and ethnic groups,
- work with Continuum of Care groups across the State of Michigan
- policy of exceeding federal income targeting requirements by establishing that 80% of new admissions must have annual gross incomes at or below 30% area median income (AMI) and up to 20% of new admissions must have annual gross incomes at or below 50% of AMI
- administration of the HCV VASH Program at three VA medical facility sites across the State of Michigan (presently Detroit, Saginaw, and Iron Mountain)
- administration of Mainstream 1 (now called Non-Elderly Disabled or NED) and Mainstream 5 (MS5) vouchers
- administration of MSHDA's pilot program, Affordable Assisted Housing Program (AAHP), in Macomb and Oakland Counties; which combines a HCV voucher with the Michigan Medicaid Waiver to provide housing as an alternative to nursing home care
- creation of a Moving-Up Pilot program that partners with the Michigan Department of Community Health (MDCH) and provides a resource for previously homeless populations utilizing Permanent Supportive Housing; MSHDA commits 370 of its HCV vouchers to this pilot program
- commitment of 100 HCV vouchers to the Section 811 Project Rental Assistance Program
- administration of more than 2,200 Project Based Vouchers across the state
- administration of more than 1,600 vouchers at 22 RAD Projects across the state which converts tenant based RAP and Rent Supplement Assistance to tenants in HUD 236 properties to project based vouchers
- continuation of outreach efforts to find affordable and good quality units for its voucher holders
- identification of when to open and close county waiting lists as needed across the state to maintain up-to-date lists
- Beginning discussions with the Michigan Department of Corrections to design a program to enhance the Michigan Prisoner Re-entry Program. This new program may involve using a small portion of MSHDA's Housing Choice Vouchers for returning citizens that need long-term rental assistance. MSHDA may allocate up to 200 Housing Choice Vouchers to be used in conjunction with this program. It is projected that these Housing Choice Vouchers would be contracted between 2016-2018.

Deconcentration and Other policies that Govern Eligibility, Selection and Admissions

MSHDA promotes deconcentration of poverty and promotes income mixing in all areas by educating applicants at the time of their briefing on these issues.

Waiting lists exist for all 83 Michigan counties and are opened or closed as necessary. Applications are taken electronically. As of October 30, 2015 there are 39,094 applicants on the waiting list; 36,316 are extremely low income; 2,108 are very low income; and 670 are low income. Families with children make up 27% of waiting list applicants; 7.5% are elderly and 6% are disabled.

MSHDA has a homeless preference and applications are taken from homeless families and added to the homeless preference waiting list when certified.

A residency preference is given for those residents who either live or work in the county and can prove residency through a verified current address or verification from an employer.

All PBV Waiting Lists are open. PBV applicants must apply through the Lead Agency/HARA or PBV development referrals will be sent directly to the MSHDA contracted Housing Agents.

Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
1. **Federal Grants (FY 2015 grants)**		
a) Public Housing Operating Fund	Not applicable	
b) Public Housing Capital Fund	Not applicable	
c) Annual Contributions for Section 8 Tenant-Based Assistance	$165,000,000	Section 8 Eligible expenses
d) Community Development Block Grant (CDBG)	Not applicable	
e) HOME	Not applicable	
Other Federal Grants (list below)		
FSS Program	$ 980,000	FSS Program
Sec 811 Program	$ 5,516,950	Sec 811 PRA Program
2. Prior Year Federal Grants (unobligated funds only) (list below)	None	
3. Public Housing Dwelling Rental Income	Not applicable	
4. Other income (list below)	None	
5. Non-federal sources (list below)	None	
Total resources	$165,496,950	

Rent Determination:
MSHDA will continue to have a $50 Minimum Total Tenant Payment (TTP). If the MSHDA HCV budget is significantly increased, the minimum TTP amount may be adjusted downward.

Payment standards will be maintained at 110% of FMR for fiscal year 2015-16. MSHDA will conduct an annual review to determine FY 2016-17 levels and if necessary may request an exception payment standard of between 111-120% of FMR for one or more counties if appropriate.

Substantial Deviation:
MSHDA defines a substantial deviation from the 5-Year Plan to be a change in its policy, activity or program that redirects MSHDA's mission, goals, or objectives; and/or the addition of new policies, activities or programs not included in the current PHA Plan.

Significant Amendment:
The addition of new policies, activities or programs not included in the current PHA Plan may qualify as a Significant Amendment.

Homeownership:
MSHDA will continue administering its Section 8 Homeownership Program entitled the "*Key to Own"* Homeownership Program which has been operating since March 2004. The MSHDA *"Key to Own"* Homeownership Program has no set limits on the maximum number of participants. At this time, MSHDA has 827 participants in the *"Key to Own"* Homeownership Program who are working on program requirements; i.e. credit scores, finding employment, debt reduction, etc. Since the program's inception, 387 MSHDA HCV participants have become homeowners.

Safety and Crime Prevention:
The MSHDA Office of Rental Assistance and Homeless Solutions (RAHS) is committed to the implementation of the VAWA of 2013. MSHDA will continue to undertake actions to meet this requirement in the administration of the Housing Choice Voucher (HCV) Program.

MSHDA's contracted Housing Agents participate in local Continuum of Care meetings and use those contacts and others known to them through the Family Self-Sufficiency Program to assist survivors of domestic violence (including dating violence, sexual assault, or stalking) and their children when cases are made known to them.

Many of the agencies participating in the Continuum of Care groups provide temporary housing/shelter to survivors of domestic violence and their children. MSHDA staff and Housing Agents work with the partnering Continuum of Care service agencies and partnering Housing Assessment and Resource Agencies (HARAs) to find resources for domestic violence survivors, and children and adult victims of dating violence, sexual assault, or stalking to make sure the family is able to maintain their housing assistance.

All new admissions to the MSHDA HCV Program are being notified of their rights under VAWA at the time they are put on Contract. All participants of the HCV Program are being notified of their rights under VAWA by inclusion of information with their annual recertification paperwork and at time of termination.

A copy of the Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking (HUD 50065) is provided to each family at the time they are admitted to the program, at annual re-examination, and at termination.