

1.0	PHA Information 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>07/01/2015</u>																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: _____ Number of HCV units: <u>29,045</u>																										
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width: 35%;">Participating PHAs</th> <th rowspan="2" style="width: 8%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) Included in the Consortia</th> <th rowspan="2" style="width: 20%;">Programs Not in the Consortia</th> <th colspan="2" style="width: 19%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 9%;">HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
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5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
5.1	Mission. 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: Not applicable																										
5.2	Goals and Objectives. 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																										
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (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. (c) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (a) 1. Eligibility, Selection and Admissions Policies 2. Financial Resources 3. Community Service and Self-Sufficiency 4. Fiscal Year Audit 5. Project Based Vouchers 6. Housing Needs of Families on the Waiting List See Attachment A to the FY 2015-16 Annual and 5-Year PHA Plan (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 PHA Plan are available at the MSHDA offices located at: <ul style="list-style-type: none"> • 735 E. Michigan Avenue, Lansing, Michigan 48912 • 3028 West Grand Boulevard, Suite 4-6000, Detroit, MI 48202 • MSHDA website: www.michigan.gov/mshda • See Attachment A to FY 2015-16 Annual and 5-Year PHA Plan for a list of supporting documents. • Contact person: Jackie Blankenship at 517-373-1886 or blankenshipj@michigan.gov (c) See items listed in item (a) above.																										

	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>MSHDA has no Hope VI units, no public housing, no Mixed Finance Modernization, no Development, Demolition and/or Disposition, or Conversion of Public Housing to report.</p> <p>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 994 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, 372 MSHDA HCV participants have become homeowners.</p> <p>Project-Based Vouchers MSHDA will continue its Project-Based Voucher program which pays a rental subsidy on behalf of participants in designated units to the property owner. The Project-Based Voucher rental subsidy is not portable; however, once the participant has resided in the unit for at least one year, is determined to be in good standing and the PHA has an available housing choice voucher that can be assigned to the family, they can move with continued assistance. MSHDA will continue utilizing up to 20% of its HCV allocation for this Project-Based Voucher program and will continue to accept applications for persons who wish to participate in the program. MSHDA will continue to target the following populations with project-based vouchers: special needs, homeless, chronically homeless, homeless youth, and domestic violence survivors. Homeless definition includes: an individual or family who lacks a fixed, regular, and adequate nighttime residence; an individual or family who will imminently lose their primary nighttime residence; unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition.</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 as stated above (homeless, chronically homeless, homeless youth, special needs, and 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>7.0 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, MSHDA Funds, CDBG, 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>Persons being placed in the PBV designated units within a development must meet all of the specified MSHDA PBV eligibility requirements and must also meet one of MSHDA's PBV Supportive Housing Target Populations which include: homeless, chronically homeless, homeless youth, special needs, or domestic violence survivor. MSHDA added additional admission preferences for the elderly and U.S. Veterans to the PBV Program which are specifically designated for either of these two populations.</p> <p>As stated in the FY 2008-09 and subsequent PHA Plans, in accordance with Project-Based Voucher regulations (24 CFR 983), MSHDA has awarded 35 Project-Based Vouchers specifically dedicated to the MSHDA Hamtramck R-31 Project in the City of Hamtramck, Michigan. These 35 units are located within the boundaries of the City of Hamtramck, Michigan and assist the City in becoming 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 Project-Based Voucher 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. The expanded residency requirements allow residents of any county within Michigan or residents outside of Michigan to be considered to meet admission residency eligibility for the specific PBV development if the applicant receives a Verification of Eligibility from the Lead Agency/Service Provider who is providing supportive services to the Development. Once pulled from the waiting list, the family must live in the development for which they applied.</p> <p>See Attachment B identifying the number of units and general location of project-based units that have already been awarded and which either have a current HAP or AHAP Contract.</p> <p>PBV/Rental Assistance Demonstration (RAD) Program Based on HUD PIH Notices 2012-18, 2012-32, and 2012-32 Rev.1, MSHDA has started, and will continue, to participate in the HUD RAD Program which converts tenant based RAP and Rent Supplement Assistance to tenants in HUD 236 properties to Project-Based Vouchers at those developments.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. Not applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. 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</p>

8.2 Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan*, 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. **Not applicable**

8.3 Capital Fund Financing Program (CFFP).
 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. **Not applicable**

9.0 Housing Needs. 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.

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 homeless preference; its commitment to the Michigan Campaign to End Homelessness, its work with partner agencies serving the elderly; families with disabilities; households of various races and ethnic groups; households with low-income, very-low income, extremely low-income; its work with Continuum of Care groups across the State, and Administration of the HCV VASH Program at various VA medical facility sites across the State of Michigan.

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/>	Section 8 tenant-based assistance	As of 3/3 /15	
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/sub-jurisdiction:			
		# of families	% of total families
			Annual Turnover
Waiting list total	36,262		
Extremely low income <=30% AMI	33,815	93.25	
Very low income (>30% but <=50% AMI)	1,851	5.10	
Low income (>50% but <80% AMI)	596	1.64	
Families with children	9,031	24.90	
Elderly families	2,693	7.43	
Families with Disabilities	2,222	6.13	
Race/ethnicity - American Indian	376	1.04	
Race/ethnicity - Asian	122	.34	
Race/ethnicity - Black	23,726	65.43	
Race/ethnicity- Native Hawaiian/Other Islander	61	.17	
Race/ethnicity - White	11,216	30.93	
Hispanic	1,300	3.59	
Non-Hispanic	34,962	96.41	
Race/ethnicity - none indicated	1,828	5.04	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes:			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes, if necessary additional lists will be opened.			
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.			
<input checked="" type="checkbox"/> Yes to the WL for Project-Based Voucher developments.			

	<p>Strategy for Addressing Housing Needs. 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. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>Section 811 Project Rental Assistance (811 PRA): MSHDA was awarded funding for the Section 811 Project Rental Assistance (PRA) program. The Authority will commit 100 of its HCV vouchers for non-elderly persons with disabilities that meet the program requirements of the 811 PRA in a scattered site model. By leveraging the 811 PRA funding with MSHDA's HCV vouchers, MSHDA will be able to assist 100 additional disabled families to find integrated affordable housing that meets their needs in the locations of their preference. Selected families will be referred by the Michigan Department of Community Health service providers to a separate waiting list that will remain open in designated counties.</p> <p>9.1 Moving-Up Pilot Program MSHDA will continue to commit HCV vouchers and expand a PILOT program for Wayne County approved by the MSHDA Board in 2014. This MSHDA pilot program was supported by the MSHDA Board and the Michigan Department of Community Health to assist with providing a resource for previously homeless populations utilizing Permanent Supportive Housing (PSH) through the Continuum of Care HUD funded programs. This initial PILOT of 100 vouchers was launched within a six-month period after its approval. PSH providers conduct an assessment of individuals and families that have reached a level of stability that makes them a good candidate for a successful transition to a HCV. Those individuals are placed on a separate waiting list for the Moving Up Pilot. MSHDA plans to expand this PILOT model to other communities within the state and allocate additional vouchers to the program.</p> <p>Waiting Lists 32 of MSHDA's 83 county waiting lists are currently open. 15 waiting lists have been closed in the past three months. The remaining 36 county waiting lists were officially closed 8/1/2011. Applications are being taken from Homeless families and added to the homeless preference waiting list in every county when certified. All PBV Waiting Lists are open. For the PBV waiting list, the applicant must apply through the PBV development and directly with the Housing Agent.</p>
<p>10.0</p>	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(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. See attached document entitled Attachment A to FY 2015-16 Annual PHA Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>MSHDA defines a substantial deviation/modification from the 5-Year Plan to be a significant change in its published policies included in the Administrative or Annual PHA Plan. The addition of new policies, activities or programs not included in the current PHA Plan may qualify as a "Significant Amendment".</p> <p>MSHDA defines a substantial deviation/modification to the Annual PHA Plan to be a change in policy, activity or program that redirects MSHDA's mission, goals, or objectives, and/or an addition of new policies, activities or programs not included in the current PHA Plan.</p>
<p>11.0</p>	<p>Required Submission for HUD Field Office Review. 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. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(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)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(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.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>