

PHA Plan Additions

HUD 50075, 9.1, 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.**

New additions to response are highlighted:

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.

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.

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.

Administrative Plan Changes
(no change to what was previously posted)

Chapter 3 – Guest Policy

Current Policy:

3-I.J. GUESTS [24 CFR 5.100]

A *guest* is a person temporarily staying in the unit with the consent of a member of the household who has expressed or implied authority to so consent.

MSHDA Policy

A guest can remain in the assisted unit no longer than 30 consecutive days or a total of 90 cumulative calendar days during any 12-month period.

Children who are subject to a joint custody arrangement or for whom a family has visitation privileges, that are not included as a family member because they live outside of the assisted household more than 50 percent of the time, are not subject to the time limitations of guests as described above.

A family may request an exception to this policy for valid reasons (e.g., care of a relative recovering from a medical procedure is expected to last 40 consecutive days). An exception will not be made unless the family can identify and provide documentation of the residence to which the guest will return.

Proposed Policy Change (Change highlighted):

3-I.J. GUESTS [24 CFR 5.100]

A *guest* is a person temporarily staying in the unit with the consent of a member of the household who has expressed or implied authority to so consent.

MSHDA Policy

A guest can remain in the assisted unit no longer than 14 consecutive days or a total of 30 cumulative calendar days during any 12-month period.

Children who are subject to a joint custody arrangement or for whom a family has visitation privileges, that are not included as a family member because they live outside of the assisted household more than 50 percent of the time, are not subject to the time limitations of guests as described above.

A family may request an exception to this policy for valid reasons (e.g., care of a relative recovering from a medical procedure is expected to last 40 consecutive days). An exception will not be made unless the family can identify and provide documentation of the residence to which the guest will return.

Chapter 15- Moving Up Pilot Program

Current Policy:

PART XI. MOVING UP PILOT PROGRAM

15.XI.A. OVERVIEW

MSHDA Policy

MSHDA is establishing a pilot program in Detroit, Michigan to be called the Moving Up Program. MSHDA is designating the use of a limited number of its own HCV vouchers for this program.

MSHDA will begin administering the Moving Up Program in calendar year 2014.

- The Authority, the Michigan Department of Community Health, and the Detroit Continuum of Care (CoC) will be partnering in a pilot program preferencing individuals and families transitioning, or “moving up”, from Permanent Supportive Housing (PSH) units. These are person that were previously homeless prior to entry in to the PSH program and who continue to need a housing subsidy, but no longer need the intense level of supportive services PSH provides.
- Referral agencies for these Housing Choice Vouchers will be Detroit CoC Permanent Supportive Housing providers that are recipients or sub-recipients of funding under the CoC Program (programs formerly called Shelter + Care and the Supportive Housing Program (SHP))
- Detroit CoC PSH providers will use a common assessment tool to identify those individuals and families that have reached a level of stability that makes them a good candidate for a successful transition to a Housing Choice Voucher. Those individuals and families will then be placed on a separate waiting list for this Moving Up pilot.
- The Authority will initially allocate up to 100 Housing Choice Vouchers in Wayne County towards this Pilot Program.
- As the Pilot Program moves forward, the Authority may select additional sites across the state of Michigan, and may allocate additional vouchers towards this program as needed.

Proposed Policy Change- Moving Up Pilot Program (Change highlighted)

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- The Authority initially allocated up to 100 Housing Choice Vouchers in Wayne County towards this Pilot Program.
- As the Pilot Program moves forward, the Authority will select additional sites across the state of Michigan, and may allocate additional vouchers towards this program as needed. The Authority will work with individual CoC PSH providers when additional sites for this pilot are identified for assistance in implementation.

Chapter 15- Homeownership Program

Current Policy:

15-VII.I. CONTINUED ASSISTANCE REQUIREMENTS; FAMILY OBLIGATIONS [24 CFR 982.633]

Homeownership assistance may only be paid while the family is residing in the home. If the family moves out of the home, the PHA may not continue homeownership assistance after the month when the family moves out. The family or lender is not required to refund to the PHA the homeownership assistance for the month when the family moves out.

Before commencement of homeownership assistance, the family must execute a statement in which the family agrees to comply with all family obligations under the homeownership option.

The family must comply with the following obligations:

- The family must comply with the terms of the mortgage securing debt incurred to purchase the home, or any refinancing of such debt.
- The family may not convey or transfer ownership of the home, except for purposes of financing, refinancing, or pending settlement of the estate of a deceased family member. Use and occupancy of the home are subject to 24 CFR 982.551 (h) and (i).
- The family must supply information to the PHA or HUD as specified in 24 CFR 982.551(b). The family must further supply any information required by the PHA or HUD concerning mortgage financing or refinancing, sale or transfer of any interest in the home, or homeownership expenses.
- The family must notify the PHA before moving out of the home.
- The family must notify the PHA if the family defaults on the mortgage used to purchase the home.
- No family member may have any ownership interest in any other residential property.
- The family must comply with the obligations of a participant family described in 24 CFR 982.551, except for the following provisions which do not apply to assistance under the homeownership option: 24 CFR 982.551(c), (d), (e), (f), (g) and (j).

Proposed Policy Change (Change highlighted):

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Michigan State Housing Development Authority (MSHDA)
Proposed FY 2015-16 PHA Plan Changes and Administrative Plan Changes

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MSHDA Policy

Key to Own participants will be allowed to sell the home and return to the rental voucher program if they are disabled or are elderly. Participant must satisfy all mortgages and liens pertaining to the property.