



December 9, 2020

Chad Benson, Allocations Manager
MSHDA
735 E. Michigan Avenue
Lansing, MI 48912

Dear Mr. Benson:

Thanks for continuing your process of seeking input on new QAPs, especially as this one is so close on the heels of the Interim QAP.

As a Supportive Housing developer, property manager and service provider, our input in the QAP is through that lens with a focus on the supportive housing category. We appreciate the opportunity to provide our feedback.

Alignment with other Statewide Initiatives

We believe the recent QAPs have made significant strides in aligning the Supportive Housing category with other statewide initiatives to end homelessness. The current population targeting, referrals and related points much better incentivize serving households that are among the highest needs persons experiencing homelessness.

Continua of Care Input

We strongly recommend inviting Continuum of Care agencies to provide their input, as was done in a previous round. As Supportive Housing is a means to end homelessness, inviting the individuals and organizations who are dedicated to serving these households to provide their thoughts, experience and feedback is extremely valuable.

Returning to Prior Supportive Housing Category Percentage

We are hoping MSHDA will return to the 25% allocation to the Supportive Housing category in the new QAP. The need for supportive housing is increasingly evident during this time of COVID, showing how housing is indeed health care. This elevates the importance of continuing the state's historic commitment to address homelessness with these key housing resources as we move forward.

Returning to the Two Round Structure

While we fully understand the reason for the single funding round in the interim QAP, we would very much like to see a return to the two funding rounds per year in the upcoming QAP.



Compliance review for Supportive Housing

We recommend that as part of on-going operations compliance, there be additional documentation and reporting to continue to ensure that the tenants living in the supportive housing units meet the population targeting, referral and other commitments that were made to at the time of application.

Supportive Service Funding

Sufficient Supportive Services funding continues to present a challenge. As developments awarded under the Supportive Housing category have an opportunity to apply for project-based vouchers, perhaps there may be a way to identify and connect Supportive Services funding for developments awarded in the supportive housing category.

Non-profit points

We believe nonprofits bring a positive structure for low income housing tax credit deals—mission focused with all profits needing to go back to that mission. Having a couple points for non-profits does not tip the scales to the non-profit, but provides at least a slight recognition of the benefits of a non-profit structure in the field of low income housing.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Wendy L. Carty-Saxon", is written over a light blue circular stamp.

Wendy L. Carty-Saxon
Director of Real Estate Development