

Inclusive Tenant Selection Plan

Projects that have applied for points under Section C.17 – Inclusive Tenant Selection Plan must provide the project’s tenant selection plan, clearly documenting the screening criteria and practices for the entire development are not more restrictive than the MSHDA Housing Choice Voucher criteria for Supportive Housing Units with MSHDA Project Based Vouchers, with the exception of specific violent property crimes. To assist in this, MSHDA has compiled the following information from the MSHDA Housing Choice Voucher Administrative Plan. For more information, please visit the Admin Plan page at <https://www.michigan.gov/mshda/rental/housing-choice-voucher/housing-choice-voucher-administrative-plan>.

Mandatory Denial of Assistance:

The landlord/owner must deny an applicant when the following apply to any household member:

- 1) Evicted from federally assisted housing in the last three (3) years for drug-related criminal activity.
- 2) Currently engaged in the use of illegal drugs. Currently engaged in is defined as a record of conviction/adjudication where the earlier of the arrest and/or charge date is within the previous three (3) months, and the individual was found guilty, pled guilty or no contest to any use of illegal drugs, unless the household member is enrolled in a court ordered treatment program.
- 3) The landlord/owner has reasonable cause to believe that current use or pattern of use of illegal drugs, or current abuse or pattern of abuse of alcohol, may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents.
- 4) Ever been convicted of drug-related criminal activity for the production or manufacture of methamphetamine on the premises of federally assisted housing.
- 5) Subject to a lifetime registration requirement under a state sex offender registration program.

Other Permitted Reasons for Denial of Assistance:

The landlord/owner may deny an applicant when any household member is currently engaged in or has engaged in:

- Violent criminal activity, defined by HUD as any criminal activity that has as one of its elements the use, attempted use, or threatened use of physical force substantial enough to cause, or be reasonably likely to cause, serious bodily injury or property damage [24 CFR 5.100]. Examples of violent criminal activity include, but are limited to, rape, murder, robbery, arson, aggravated assault, and home invasion.
- Criminal activity that may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents or persons residing in the immediate vicinity. Examples of such criminal activity include, but are not limited to, crimes against property (burglary, etc.), social crimes (rioting, gang-recruitment, hate-crimes, child pornography, etc.), and risk-crimes (illegal gun possession, etc.).
- Criminal activity that may threaten the health or safety of property owners, management staff, and persons performing contract administration functions or other responsibilities on behalf the landlord/owner.

The landlord/owner will define “currently engaged in or has engaged in” criminal activity as a record of conviction/adjudication where the earlier of the arrest and/or charge date is within the previous twelve (12) months, and the individual was found guilty, pled guilty or no contest.

The landlord/owner may also elect to review:

- 1) Evidence of criminal activity including arrests, documentation, and/or testimony that demonstrates a pattern of drug-related activity with the past 12 months or a pattern of violent or other criminal activity within the past 24 months.
- 2) Records of arrests and/or charges for violent or other criminal activity within the previous 12 months that have not been adjudicated, along with other credible evidence, to make a final determination on program eligibility in accordance with MSHDA guidelines, and
- 3) An incident of violent or other criminal activity where the earlier of the arrest and/or charge occurred outside of the previous 12-months, when the landlord/owner determines that the seriousness of the offense warrants further consideration or delay a final determination on eligibility until other credible evidence is obtained and/or provided by the applicant for review and consideration.

To note, MSHDA has implemented an initiative in collaboration with the Michigan Department of Corrections (MDOC) whereby vouchers are made available to returning citizens who have recently exited state prison and are experiencing homeless or are at risk of homelessness. Since inception of the initiative, one-hundred ninety-eight (198) individuals have been assisted with a participant recidivism rate of less than 6%.