

SUBSTITUTING REAC INSPECTION FOR MSHDA INSPECTION

Compliance Division realizes that developments have several different inspections throughout the year. Compliance received permission from HUD to accept the REAC inspection if the REAC inspection happens before the MSHDA inspection and in the same calendar year as the MSHDA inspection.

INSTRUCTIONS IN FILING FOR REAC INSPECTION IN LIEU OF MSHDA INSPECTION

1. The REAC inspection must have taken place or the development has received a letter from REAC informing the development of an upcoming REAC inspection.
2. The REAC inspection must be scheduled before the MSHDA inspection is to take place in order to qualify.
3. The REAC inspection must be in the same calendar year. **Example:** REAC due May 2010, MSHDA due July 2010 this qualifies. REAC due December 2010, MSHDA inspection due February 2011 – *this does not qualify.*
 - a. When you receive your REAC inspection notice, e-mail the notice from REAC with your request to have the REAC inspection in lieu of the MSHDA inspection.
 - b. When the e-mail is received, it will be approved or denied.
 - c. If the request is approved, Compliance will notify the inspection contractor and the development that this development will have the MSHDA inspection postponed at this time due to a REAC inspection.
 - d. The MSHDA inspection will be cancelled when the following documents are received by the Compliance Division. (**All** violation corrections will follow the timeline as if a MSHDA inspection):
 - A copy of the REAC inspection
 - A copy of the EH&S response.
 - A copy of the Attachment A and Owners Certification using the MSHDA documents found on our website at www.michigan.gov/MSHDA signed and dated correctly.
 - Extensions may be requested, use the extension request form found on our website.
 - When all documents are received and are in order, Compliance will then notify the MSHDA inspection contractor to cancel the inspection.
 - If any type of Non Response notices need to be sent to the management company because paperwork has not been received in our office, the MSHDA inspection will be conducted on the property.*

MSHDA still holds the right to inspect the development even if the waiver is granted.

Please address and send all original signed documents to:

Michigan State Housing Development Authority
Attn: Compliance Div. – Denise Patrick
735 E. Michigan Avenue
PO Box 30044
Lansing, MI 48909

e-mail your requests to: patrickd@michigan.gov
Telephone #: 517.373.8735