

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																																
A.1	<p>PHA Name: <u>Michigan State Housing Development Authority (MSHDA)</u> PHA Code: <u>MI-901</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/01/2019</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>Copies of the PHA Plan are available at the MSHDA offices located at:</p> <ul style="list-style-type: none"> • 735 E. Michigan Avenue, Lansing, Michigan 48912 • 3028 West Grand Boulevard, Suite 4-600, Detroit, MI 48202 • MSHDA website: www.michigan.gov/mshda • Contact person: Lisa Kemmis at 517-241-2427 or kemmisl@michigan.gov <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" data-bbox="203 1045 1463 1680"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
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B.	5-Year Plan. Required for <u>all</u> PHAs completing this form.																																
B.1	<p>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.</p> <p>The Michigan State Housing Development Authority partners to provide homes and preserve places for the people of Michigan.</p>																																

B.2

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low-income, and extremely low- income families for the next five years.

1. Expand the supply of assisted housing
 - Apply for additional rental vouchers when opportunity arises
 - Leverage private or other public funds to create additional housing opportunities
 - Accept voucher portfolio transfers from other PHAs at the request of the HUD field office and maintain the housing stability for families holding the assigned vouchers
 - Accept Housing Conversion Actions and Rental Assistance Demonstration projects at the request of the HUD field office
2. Improve the quality of assisted housing
 - Obtain a SEMAP score equaling "high performer"
 - Research, develop, and implement a paperless file management system
 - Research develop, and implement an on-line application system for the Project-Based Voucher Program
 - Improve the informal hearing process within MSHDA by shortening time between request for informal hearing and actual hearing
 - Conduct intensive file audits to maintain quality control
 - Perform monthly and quarterly performance reviews on contracted Housing Agents
 - Conduct quality control HQS inspections to monitor the quality of HQS inspections conducted by contracted Housing Agents
3. Increase assisted housing choice
 - Conduct outreach efforts to recruit new landlords
 - Continue the HCV Homeownership program (Key to Own)
 - Continue to implement use of housing choice vouchers in the Project-Based Voucher program
4. Promote self-sufficiency and asset development of families and individuals
 - Increase the number and percentage of employed persons in assisted families
 - Provide or attract supportive services to improve participant employability
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities
 - Work to ensure that FSS families use existing local resources provided by non-profits and governmental entities that promote self-sufficiency and encourage employment
5. Ensure equal opportunity in housing for all Americans
 - Ensure equal opportunity and affirmatively further fair housing
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, familial status, and disability
6. Partner with the designated Michigan Housing Assessment and Resource Agencies (HARAs) to serve as a one-stop shopping for housing
 - Continue to partner with Continuum of Care bodies on the Campaign to End Homelessness
 - Conduct outreach efforts to potential agencies to partner with on MSHDA housing projects or special initiatives
7. Strive to reduce non-compliance by participants in the Housing Choice Voucher Program
 - Continue to investigate cases where suspicion of non-compliance exists by the participant, family members, landlord or property owner
 - Prosecute non-compliance cases when necessary and continue to demand repayment of federal subsidy when appropriate

B.3	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>See Attachment A</p>
B.4	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA’s goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>MSHDA complies with the Violence Against Women Reauthorization Act of 2013 (VAWA 2013). See Chapter 16 of MSHDA’s Administrative Plan at https://www.michigan.gov/mshda/0,4641,7-141-5555-269826--00.html.</p>
B.5	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>MSHDA defines a substantial deviation/modification to 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>
B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/> Resident Advisory Board comments will be provided after documentation has been shared and public hearings conducted.</p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
B.7	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

Instructions for Preparation of Form HUD-50075-5Y 5-Year PHA Plan for All PHAs

A. PHA Information [24 CFR §903.23\(4\)\(e\)](#)

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. 5-Year Plan.

B.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. ([24 CFR §903.6\(a\)\(1\)](#))

B.2 Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. ([24 CFR §903.6\(b\)\(1\)](#)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA’s 5-Year Plan.

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. (24 CFR §903.6(b)(2))

B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. (24 CFR §903.6(a)(3))

B.5 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

B.6 Resident Advisory Board (RAB) comments.

- (a) Did the public or RAB provide comments?
- (b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR §903.17(a), 24 CFR §903.19)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low-income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average .76 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.
