

ATTACHMENT A
FY 2023-24 ANNUAL PHA PLAN FOR HCV ONLY PHAs
MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
(MSHDA) (MI-901)

B. Plan Elements

B.1 Revision of PHA Plan Elements:

Statement of Housing Needs and Strategy for Addressing Housing Needs

MSHDA is dedicated to serving the needs of the homeless, very low and extremely low-income Michigan residents. This is demonstrated in its administration of the Housing Choice Voucher Program via the on-going efforts:

- designating a homeless preference for county HCV waiting lists.
- designating a disabled preference for county HCV waiting lists.
- commitment to the Michigan Campaign to End Homelessness.
- working with partner agencies serving the elderly, families with disabilities, households of various races and ethnic groups.
- working with Continuum of Care groups across the State of Michigan.
- exceeding federal income targeting requirements by establishing that 80% of new admissions must be extremely low-income families and up to 20% of new admissions must be very low-income families.
- administering the HCV VASH Program in partnership with four VA medical facility sites across the State of Michigan (Battle Creek, Detroit, Saginaw, and Iron Mountain).
- administering Non-Elderly Disabled (NED) vouchers.
- administering the Affordable Assisted Housing Program (AAHP), in Macomb and Oakland Counties, which combines an HCV with the Michigan Medicaid Waiver to provide housing as an alternative to nursing home care.
- expanding the 2014-2015 Moving-Up Pilot that partners with the Michigan Department of Community Health (MDCH) and provides a resource for previously homeless populations utilizing Permanent Supportive Housing; MSHDA has committed over 760 vouchers for this pilot program.
- leveraging 100 vouchers with the Section 811 Project Rental Assistance Program.
- creating a State Innovation Model (SIM) Pilot Program that partners with the Michigan Department of Health and Human Services (MDHHS) to provide housing and supportive services to citizens that have very high utilization levels of emergency departments and emergency services that are also experiencing homelessness. MSHDA has committed up to 200 vouchers for this pilot program, which also includes Frequency Utilizers Systems Engagement (FUSE) programs.
- administering nearly 5,000 Project-Based Vouchers in over 200 developments across the state.
- offering a PBV waiting list preference in select PBV properties for Chronically Homeless, United States Veterans, Homeless Frequent Emergency Department Users with Care Needs, Highly Vulnerable Populations and Supportive Housing Populations.
- implementing a recertification of homelessness at the time of PBV waiting list draw, to ensure the applicant still meets the definition of homelessness.
- administering more than 1,200 Project-Based Vouchers via the Rental Assistance Demonstration (RAD) in 22 properties across the state.

- administering over 180 Project-Vouchers as a result of public housing or multifamily properties converting to new assistance under HUD's At-Risk and Streamline Voluntary Conversions.
- continuing outreach efforts to find affordable and good quality units for voucher holders.
- identifying when to open and close county waiting lists to maintain up to date lists.
- implementing biennial HQS inspections for HCV housing units.
- administering an initiative in partnership with the Michigan Department of Corrections (MDOC) to enhance housing opportunities for persons exiting correctional facilities. MSHDA has allocated up to 400 vouchers for returning citizens that need long-term rental assistance.
- administering the Mainstream Voucher Program. The program provides voucher assistance to non-elderly and disabled households, with a preference granted to those experiencing homelessness, at-risk of homelessness, congregate housing facilities or at-risk of congregate housing placement. MSHDA was awarded 149 vouchers from HUD for this program. An additional 30 Mainstream Vouchers were awarded by HUD via the CARES Act funding.
- administering the Family Unification Program (FUP) in collaboration with the MDHHS. The program provides voucher assistance to FUP-eligible families and FUP-eligible youth experiencing housing barriers. MSHDA was awarded 82 vouchers from HUD for this program.
- administering 779 Emergency Housing Vouchers (EHV). MSHDA was awarded EHV's and associated service funding from HUD and entered into MOUs with local CoCs and/or Planning Bodies for applicant referrals and delivery of service funding to mitigate barriers to obtain housing. As of December 2022, MSHDA has reached a 75 % lease up rate.
- Created an initiative in partnership with the Washtenaw County Sheriff's Office to provide rental assistance to those exiting their facility who may be homeless upon release.
- Created an initiative with the Michigan Department of Health and Human Services to assist individuals being discharged from a state hospital who may be homeless or lack access to stable housing.
- Creation of an HCV Mobility Program that provides pre and post-move financial assistance and supportive services to HCV families with children in their move to higher opportunity areas.
- Awarded 590 Tenant-Protection Vouchers by HUD to assist eligible families affected by Housing Conversion Actions in Bay, Berrien, Genesee, Kalamazoo, Lapeer, Livingston, Oakland, and Wayne Counties

Deconcentration and Other policies that Govern Eligibility, Selection and Admissions

MSHDA promotes deconcentration of poverty and promotes income mixing in all areas by educating applicants at the time of their briefing on these issues.

Waiting lists exist for all 83 Michigan counties and are opened or closed as necessary. Applications are taken electronically. As of December 6, 2022, there are 31,926 applicants on the waiting lists. Of these, 28,815 are extremely low income; 2,500 are very low income; and 611 are low income. Families with children make up 41% of waiting list applicants; 10% are elderly and 19% are disabled.

MSHDA has a homeless preference and applications are taken from homeless families and added to the homeless preference waiting list when certified. A disability preference is given for those applicants where the head of household, co-head or spouse are disabled. Verification of disability is obtained upon selection from the waiting list.

A county residency preference is given for those applicants who either live or work in the county and can prove residency through a verified current address or verification from an employer. A Michigan

residency preference is given for those applicants who either live or work in the state of Michigan and can prove residency through a verified current address or verification from an employer.

PBV applicants must apply through the Lead Agency/HARA or property management staff. Referrals are sent directly to the MSHDA contracted Housing Agent for placement on the PBV Waiting List.

Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2022 grants)		
a) Public Housing Operating Fund	Not applicable	
b) Public Housing Capital Fund	Not applicable	
c) Annual Contributions for Section 8 Tenant-Based Assistance	\$216,547,732	Section 8 Eligible expenses
d) Community Development Block Grant (CDBG)	Not applicable	
e) HOME	Not applicable	
Other Federal Grants (list below)		
FSS Program	\$ 1,178,500	FSS Program
Sec 811 Program	\$ 5,516,950	Sec 811 PRA Program
2. Prior Year Federal Grants (unobligated funds only) (list below)	None	
3. Public Housing Dwelling Rental Income	Not applicable	
4. Other income (list below)	None	
5. Non-federal sources (list below)	None	
Total resources	\$223,243,182	

Rent Determination

MSHDA will continue to have a \$50 Minimum Total Tenant Payment (TTP). If the MSHDA HCV budget is significantly increased, the minimum TTP amount may be adjusted downward.

In December 2021, MSHDA received an expedited waiver approval from HUD to set the payment standards at 120% of the 2022 Fair Market Rents for its jurisdiction. MSHDA will conduct a review of the 2023 Fair Market Rents to determine payment standard levels and if necessary, request a similar approval to establish 2023 payment standards between 111-120% for its jurisdiction.

Homeownership

MSHDA will continue administering its Section 8 Homeownership Program entitled the *Key to Own* Homeownership Program which has been operating since March 2004. The MSHDA *Key to Own* Homeownership Program has no set limits on the maximum number of participants. Currently, MSHDA has over 1,400 participants in the *Key to Own* Homeownership Program who are working on program requirements, i.e., credit scores, finding employment, debt reduction, etc. Since the

program's inception, 664 MSHDA HCV participants have become homeowners.

Safety and Crime Prevention

The MSHDA Office of Rental Assistance and Homeless Solutions (RAHS) is committed to the implementation of the VAWA of 2013. MSHDA will continue to undertake actions to meet this requirement in the administration of the Housing Choice Voucher (HCV) Program.

MSHDA's contracted Housing Agents participate in local Continuum of Care meetings and use those contacts and others known to them through the Family Self-Sufficiency Program to assist survivors of domestic violence (including dating violence, sexual assault, or stalking) and their children when cases are made known to them.

Many of the agencies participating in the Continuum of Care groups provide temporary housing/shelter to survivors of domestic violence and their children. MSHDA staff and Housing Agents work with the partnering Continuum of Care service agencies and partnering Housing Assessment and Resource Agencies (HARAs) to find resources for domestic violence survivors, and children and adult victims of dating violence, sexual assault, or stalking to make sure the family can maintain their housing assistance.

MSHDA provides the Notice of Occupancy Rights under VAWA (HUD 5380) and the Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking (HUD 5382) when a family is denied admission to the program, when a family is admitted to the program and when the family is terminated from the program. In addition, MSHDA has created an Emergency Move Plan for HCV and PBV participants and provides the Emergency Transfer Request for Certain Victims of Domestic Violence, Dating Violence, Sexual Assault and Stalking (HUD 5383) upon request.

D. Affirmatively Furthering Fair Housing (AFFH)

D.1 Affirmatively Further Fair Housing

The following strategies and actions were employed by MSHDA to achieve fair housing goals:

Strategy/Action #1

Conduct Education and Testing to Reduce the incidence of Housing Discrimination: In partnership with local fair housing centers, MSHDA is providing training to landlords, local units of government, property managers, MSHDA staff, the general public, and other housing partners in fair housing law and practice to reduce the incidence of housing discrimination in Michigan. Fair housing centers are conducting fair housing testing on MSHDA-financed multifamily housing complexes and Housing Choice Voucher properties to evaluate compliance with state and federal law concerning protected classes. Fair housing centers provide guidance and assistance to housing providers with fair housing concerns. MSHDA is providing virtual educational opportunities to MSHDA customers and the public to bring greater awareness to rights under the Fair Housing Act. Some of the topics covered include but are not limited to Criminal Records, Sexual Harassment, National Origin Discrimination, and Religious Discrimination.

Strategy/Action #2

Increase access to housing for disadvantaged populations: Assists 28,000 low-income families with rent subsidies through MSHDA's HCV Program. The program includes a homeless preference and a disability preference to move individuals into safe, decent, and stable housing. The HUD VASH program administered by MSHDA combines the HCV rental assistance for homeless veterans

with case management and clinical services provided by the Department of Veteran Affairs (VA). The Mainstream Voucher Program provides rental assistance to families that consist of a non-elderly person with disabilities. The voucher assistance provides the housing stability that many individuals desperately need, and the Department of Health and Human Services (DHHS) and the Housing Assessment and Resource Agencies (HARA) provide support services based on the individual's needs and affiliated program. The Family Unification Program (FUP) provides rental assistance to FUP-eligible families and youth. The rental assistance provides relief from housing barriers and the local Continuum of Care (CoC) and DHHS agencies provide supportive services to promote housing stability and self-sufficiency. The Emergency Housing Vouchers (EHVs) provide rental assistance for individuals and families who are homeless, at-risk of homelessness, recently homeless, and survivors of domestic violence, dating violence, sexual assault, stalking and human trafficking. The service funding that accompanies the EHVs is utilized by the COCs and Local Planning Bodies to identify and mitigate barriers that these families may face in the renting a unit with an EHV.

Disseminate fair housing rights materials including information related to sexual harassment to approximately 28,000 households receiving assistance through MSHDA's Housing Choice Voucher Program. Additionally, distributes fair housing materials to approximately 9,000 landlords participating in the HCV Program.

Strategy/Action #3

Bring greater awareness to fair housing rights: MSHDA's Housing Education Program (HEP) partners with 35 Housing Counseling Agencies throughout Michigan which employs counselors and educators who hold HUD and other National Certifications to deliver individual counseling and educational classes in the following key areas: Homebuyer Education, Pre-Purchase Individual Counseling, Mortgage Default and Delinquency (Foreclosure) Counseling, Financial Literacy Group Education, Individual Budget and Credit Counseling, Rental Housing Education and Counseling, Disaster Relief Housing Counseling and Homeless Individual Counseling. Within each of these service types include Fair Housing training and individual client support with any Fair Housing concerns or possible violations. Housing Counselors are required to be HUD Certified and actively employed by a HUD approved 501c3 organization. Counselors are also required to receive ongoing professional development training to ensure they are delivering the most current information to the clients they serve, especially surrounding fair housing laws. MSHDA HEP is dedicated to Fair Housing and both our team as well as our agencies have deep working relationships with the Fair Housing offices throughout Michigan in the delivery of AFFH trainings and client referrals.: Regularly sponsor fair housing events hosted by local fair housing centers to support and expand fair housing efforts in training, awareness, testing, etc. to tackle impediments to fair housing choice. Incorporate fair housing training into existing regional meetings, conferences, and workshops with housing partners.

Strategy/Action #4

Fair Housing Information on MSHDA Website and Outreach efforts: Fair housing rights and complaint filing information on MSHDA's website to connect users to local and national fair housing resources. Local units of government, nonprofit organizations, and other organizations funded with state or federal resources through MSHDA prominently place fair housing posters and information for the public to view and are required to affirmatively further fair housing.

Strategy/Action #5

Enhance Access to Homeless Prevention Services: Employ the Coordinator for Michigan's Campaign to End Homelessness (MCTEH) and maintain the website (<https://www.michigan.gov/mcteh>) that provides pertinent information related to programming, workshops/training, and initiatives to assist regional and community providers in serving individuals

and families experiencing homelessness and those at risk of homelessness. Work closely with the MCTEH partners to host an annual Summit on Ending Homelessness to create content that addresses the needs and interest of individuals and providers involved in various levels of policy, funding, and homeless service delivery development throughout the entire state.