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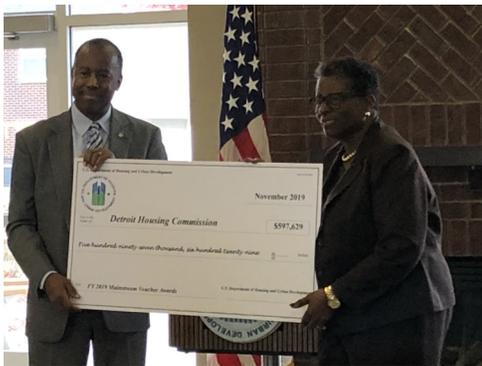


HUD Awards Michigan Housing Authorities Over \$2.9 Million for Mainstream Vouchers

Mainstream Vouchers Provide Housing Assistance for the Non-Elderly Disabled

On November 20, 2019, HUD Secretary Carson was in his hometown of Detroit with HUD’s Region V Administrator, Mr. Joseph Galvan, and Michigan Field Office Director, Mr. Michael Polsinelli, to announce the award of \$131.3 million

Later, on December 3, 2019, Mr. Michael Polsinelli, announced Michigan’s largest Mainstream Voucher award to the Ann Arbor Housing Commission. Ann Arbor had put 300 eligible families on a waiting list after 1,901 applied after the housing commission received 45 vouchers in 2017.



Secretary Carson presents Detroit Housing Commission Executive Director, Sandra Henriquez with a \$597,629 award for 80 Mainstream Vouchers for the non-elderly disabled

in Fiscal Year 2019 Mainstream Vouches to 325 public housing authorities throughout the country. “This funding provides vital affordable housing options for the most vulnerable among us—individuals with disabilities...” said Regional Administrator Galvan. “These

vouchers will promote independence in the least restrictive setting, diversion from much more costly institutionalization and will prevent homelessness.”

This funding will provide subsidized housing nationally for 15,363 disabled individuals making less than 50% of the area median income that are between 18 and 61 years old. Six

Michigan Housing Commissions received a total of \$2,947,450 in assistance to assist 384 households in Detroit, Pontiac, Port Huron, Ann Arbor, Grand Rapids, and Eaton County.



December 3, 2019: Mr. Michael Polsinelli, HUD Detroit Field Office Director, awards the Ann Arbor Housing Commission with its \$882,015 award for 90 Mainstream Vouchers for the non-elderly disabled

This brings the total number of Non-Elderly Disabled and Mainstreet Vouchers in Michigan to 1,691. If interested please contact one of the housing commissions or nonprofits administering the specialty vouchers: Ann Arbor, Dearborn, Detroit, Grand Rapids, Greenville, Housing Services for Eaton County, Housing Services of Mid-Michigan (Charlotte), Livonia, Melvindale, Michigan State Housing Development Authority, Montcalm, Plymouth, Pontiac, Port Huron, Traverse City, and Wyoming.



Sandra Henriquez and Detroit Housing Commission Staff

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Public Housing Repositioning

Working to Meet HUD's Strategic Goal of Transforming Assisted Housing

As part of HUD's 2020 Priority Goal and 2018-2020 Strategic Goals of Transforming Assisted Housing and Bolstering Growth in Opportunity Zones, the Detroit Office of Public Housing and Office of Field and Policy Management partnered with the Michigan State Housing Development Authority to present four regional forums outlining repositioning options available to communities and public housing commissions.

The sessions provided an in-depth look at the different methods of converting public housing stock within a community. Methods discussed included: Low-Income Housing Tax Credits, Tenant Protection Vouchers, Rental Assistance Demonstration, Section 18 Demo/Dispo, Section 22 Voluntary Conversion, Section 32 Homeownership, as well as FHA Mortgage or CDBG Section 108 loan debt. Additionally the sessions discussed the advantages and preferences available to public housing units within an opportunity zone looking to transition to a more stable platform.

The Office of Field and Policy Management developed an ArcGIS App, [Michigan PH Repositioning Methods and Resources](#) for local housing authorities to use as a central starting point for discussing potential conversion with their commissions or elected officials. When used in conjunction with the Office of Public Housing's SPARK Tool it allows executive directors the ability to project the cash flow impact of the different methods of conversion. For more information please contact your assigned [Portfolio Management Specialist](#).



Grand Rapids Repositioning Session—July 11, 2019



Detroit Repositioning Session—July 25, 2019



Charlevoix (August 6, 2019) and Ishpeming (August 8, 2019) Repositioning Sessions

HUD FY 2020 Agency Performance Plan >>>

In March 2019, HUD released its FY2020 Annual Performance Plan furthering the 2018-20 Strategic Plan and outlining its priority goals for FY2020. Among those priority goals are:

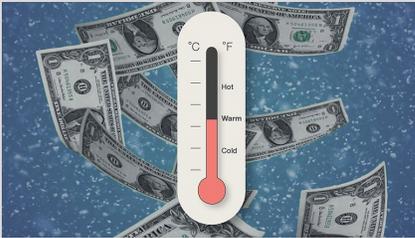
- ⇒ **Reduce Homelessness**—Prevent homelessness whenever possible. Quickly help Americans who become homeless to ensure such experiences are brief and non-recurring.
- ⇒ **Enhance Rental Assistance**—Enhance and reform our rental assistance programs by providing sustainable models to empower communities to address local affordable housing needs.
- ⇒ **Remove Lead-Based Paint Hazards and Other Health Risks from Homes**—Protect the health of occupants by addressing the lead-based paint and other health and safety hazards in housing.

As the weather turns cold and heating bills rise keep in mind there are numerous programs in place to help Michigan residents pay their utility and heating bills.

Michigan Heat and Warmth Fund focuses on low-income households, the unemployed, elderly, disabled, etc. by providing help paying their energy bills. The main number to call depends on your energy provider: DTE Energy (1-800-477-4747); Michigan Gas Utilities (1-800-401-6402); Consumers Energy (1-800-477-5050); and SEMCO Energy (1-800-624-2019).



State Emergency Relief (SER) is offered in a crisis or an emergency by providing assistance for a number of energy-related expenses. SER is able to pay for heating oil/fuel, natural gas, electricity, or even repairs for your home or furnace. Call 1-855-275-6424.



State law dictates that landlords must fulfill the warranty of habitability, which includes providing adequate heat. For renters, it is important that they know and understand the local laws and requirements relating to heating their rental. For example, [Section 9-1-465 of Detroit's Building Regulations](#) requires the owners of rental units to maintain

a temperature of not less than 68° Fahrenheit in all habitable rooms, and bathrooms between the hours of midnight and 7:00 am and not less than 70° Fahrenheit between the hours of 7:00 am and midnight when measured at a distance of three feet above the floor and three feet from any exterior wall. For HUD Public Housing where state or local heating standards do not exist, the Housing Opportunity Through Modernization Act of 2016 requires public housing to have the capability of heating the dwelling to at least 68° Fahrenheit as measured three feet above the floor and two feet from an exterior wall in a habitable room.

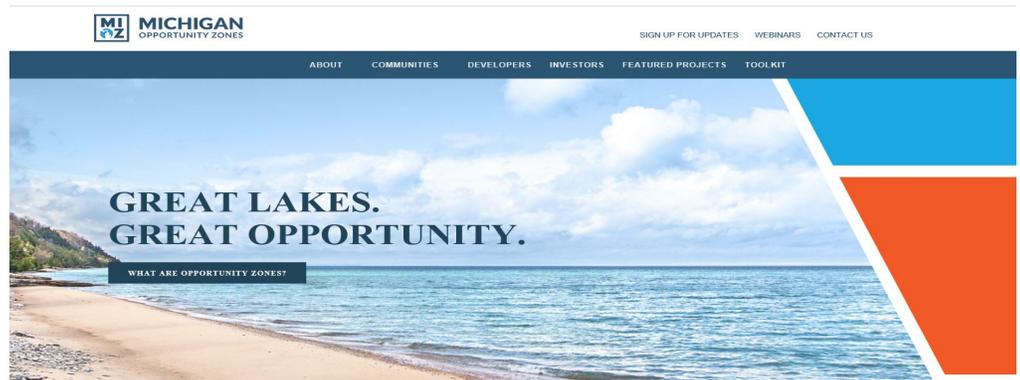
If a landlord fails to provide adequate heat as defined by local statute/ordinance the tenant may have legal recourse to withhold rent in an escrow. For more information or assistance contact the [Michigan State Bar](#) to find legal aid or assistance.



Negaunee, MI 12-15-2019

Opportunity Zone Updates—New Website and Finalized Rules

The White House Opportunity and Revitalization Council introduced [opportunities.gov](#) on October 1, 2019. This new website serves as a comprehensive tool for the Council's Opportunity Zone initiative. Opportunity Zone residents, State and Local leaders, investors, and entrepreneurs can all utilize the website to get the latest information about the initiative and the actions of the Council.



The website includes an interactive map of the 8,764 Opportunity Zones throughout the country; links to the Opportunity Zone-focused websites for each State and Territory, comprehensive Federal tools and resources that support Opportunity Zone residents and complement Qualified Opportunity Fund investments, as well as completed action items of each Council member agency.

In addition to the national Opportunity Zone website, Michigan launched its own state website—<https://miopportunityzones.com>. This website provides key resources for communities, developers, and investors interested in Michigan's Opportunity Zones

Finally on December 19, 2019, the U.S. Treasury Department and the IRS [issued](#) final regulations implementing the Opportunity Zone tax incentive. The final rules provide clarity for Opportunity Funds and their eligible subsidiaries in determining qualification and levels of new investment in Opportunity Zones. They also provide guidance regarding the types of gains that qualify for Opportunity Zone investments, as well as gains that may be excluded from tax after a 10-year period.

To view the issued regulations click [here](#), to view the frequently asked questions click [here](#).

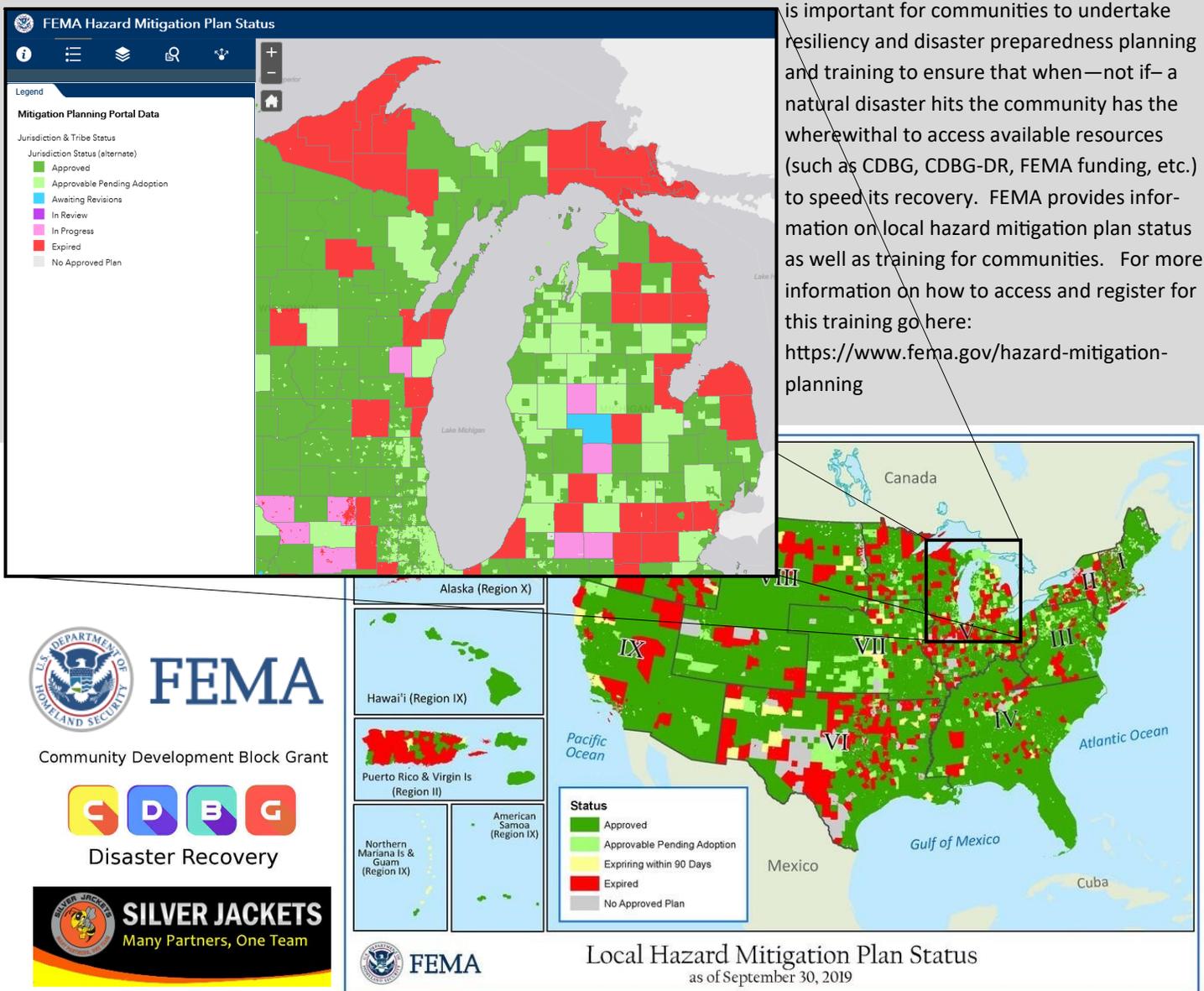
Communities Lag in Resiliency Planning

According to a recent survey of city and county administrators conducted by the [International City/County Management Association](#), more than 1/2 of communities had not completed or considered a long-term sustainability or resiliency plan. Barely a 1/3 of local government have completed long-term sustainability or resiliency plans. The [2019 Disaster Resilience and Recovery Survey](#) asked municipal and county administrators 15 questions about preparation and recovery from natural disasters, including training, resilience and recovery plans, and financial resources. The survey received 901 responses from different sized communities across the country. A majority of respondents had experienced a federally declared disaster within the last five years, with winter storms (60% of respondents) ranking as the most common, followed by flooding (54%), hurricanes (27%), tornados (19%), drought (17%), and wildfires (14%).

Only 81% of respondents had access to general fund reserves or unrestricted funds to help support recovery efforts after a natural disaster, while just 4% of communities said they had no financial resources currently identified. The vast majority of communities had undergone some kind of planning to prepare for disasters, most commonly a hazard mitigation plan (83% had completed, another 7% were in the process). But only 31% of respondents had completed a long-term sustainability or resiliency plan. Fewer than 40% had implemented disaster training that includes post-disaster economic and community recovery and restoration scenarios.

Michigan's Hazard Mitigation Plan was updated in April 2019 and is [posted online](#). As disasters become more and more common, it

is important for communities to undertake resiliency and disaster preparedness planning and training to ensure that when—not if—a natural disaster hits the community has the wherewithal to access available resources (such as CDBG, CDBG-DR, FEMA funding, etc.) to speed its recovery. FEMA provides information on local hazard mitigation plan status as well as training for communities. For more information on how to access and register for this training go here: <https://www.fema.gov/hazard-mitigation-planning>





Field Office Employee Updates...

Michigan Field Office Holiday Party!!!!>>>

The Michigan Field Office Social Committee knows how to throw a party! They planned and scheduled a Tricks vs. Treats Halloween Pancake Breakfast on October 29, 2019 and put together a great feast for their annual Holiday Party—Winter Wonderland BBQ on December 10, 2019. Great fun was had by all at both fabulous events!



The Combined Federal Campaign has officially kicked off in the Michigan Field Office. Over the past 58 years, Federal employees, postal workers, members of the military services and others have been supporting local, national, and international charities by donating more than \$8.3 billion through the CFC. This year, the CFC program allows you to both contribute financially and donate your time to make a difference in our community. To pledge electronically, visit www.michigancfc.org. The site will ask you to create a new account or login to your existing account. Simply follow the steps to make your pledge. If you choose to use the paper forms please be sure to turn them in to one of the CFC Team Leaders, Judy Nunley or Larry Alcantar. If you need any assistance please see Judy or Larry or call 1-800-797-0098. Thank you for "showing some love" to those less fortunate.

final thoughts...

HUD Notices Published During the Last Quarter

PUBLIC HOUSING:

- None

MULTIFAMILY HOUSING NOTICES:

- None

COMMUNITY PLANNING AND DEVELOPMENT NOTICES:

- None

SINGLE FAMILY NOTICES:

- FHA INFO #19-59, [2020 Nationwide Forward Mortgage limits and 2020 Nationwide Home Equity Conversion Mortgage Limits](#), December 03, 2019
- FHA INFO #19-58, [FHA Increases Cap for Maximum Rehabilitation Costs in Qualified Opportunity Zones for Limited 203\(k\) Mortgages](#), November 22, 2019
- FHA INFO #19-57, [Fiscal Year 2019 FHA Annual Report to Congress Released](#), Nov. 14, 2019
- FHA INFO #19-55, [HUD Provides Greater Transparency and Assurances for Lenders through its new Memorandum of Understanding for Application of False Claims Act Remedies in Conjunction with FHA's Revised Certifications and Defect Taxonomy](#), October 28, 2019
- FHA INFO #19-53, [Single Family Housing Policy Handbook 4000.1 Quarterly Update Published](#), October 24, 2019
- FHA INFO #19-51, 52, 54, & 56 provide information on [training opportunities](#)



coming soon >>>

Key Dates/Events

- December 24—Christmas Eve (Closed)
- December 25 — Christmas Day (Closed)
- January—National Mentoring Month
- January 1, 2020—New Year's Day (Closed)
- January 20, 2020—MLK, Jr. Day (Closed)
- February—Black History Month
- February 17, 2020—President's Day (Closed)
- March—Women's History Month

HUD Job Opportunities! >>>

Like most federal agencies, HUD frequently has open positions and is continuously looking for quality talent throughout the country. Occasionally student trainee positions are also posted for those that meet the qualifications. If you are interested in working for HUD please visit <https://hud.usajobs.gov> for a full listing of current job postings. Be sure to familiarize yourself with the system and build a comprehensive resume before applying—and remember you may have to apply multiple times! Good Luck!

HUD Quicklinks

- Connect with HUD on [Social Media](#) and follow Secretary Carson on [Twitter](#) and [Facebook](#)!
- Looking for HUD information, visit HUD's Client Information Policy Systems ([HUDCLIPS](#)), an online resource for forms, handbooks, policies, and other related information.
- For periodic updates on HUD happenings and grant opportunities please contact Mr. Daniel Huyck at daniel.j.huyck@hud.gov

Employee spotlight...

Welcome to HUD's newest employees! Please make sure to say hi! and welcome them to the team when you see them in the halls.

Michelle McGuire joins the Michigan Field Office as an Attorney. She is a Wisconsin native who worked previously as assistant legal counsel at the State of Wisconsin Department of Agriculture and was most recently an assistant county attorney in Shelby County (Memphis) Tennessee. She is married and has a teenage daughter and two "really irascible poodles."



Melvyn Hurston joins the Michigan Field Office as an Account Executive in the Multifamily Asset Management Division. He comes to us from the IRS (don't hold that against him!) and is a big Michigan fan (Go Blue!).



Brandi Risner joins the Michigan Field Office as an Account Executive in the Multifamily Asset Management Division. She comes to us from the Michigan State Housing Development Authority and is a big Michigan State fan (Go Green!).

