

NCSHA 2016 Annual Awards Entry Form

(Complete one form for each entry)

Deadline: Wednesday, June 15, 2016

Visit ncsha.org/awards to view the Annual Awards Call for Entries.

Instructions: Type entry information into the form and save it as a PDF. Do not write on or scan the form. If you have any questions contact awards@ncsha.org or 202-624-7710.

Fill out the entry name *exactly* as you want it listed in the program.

Entry Name: _____

HFA: _____

Submission Contact: (Must be HFA Staff Member) _____ **Email:** _____

Please provide a 15-word (maximum) description of your nomination to appear on the NCSHA website.

Use this header on the upper right corner of each page:

HFA: _____

Entry Name: _____

Select the appropriate subcategory of your entry and indicate if you are providing visual aids.

Communications	Homeownership	Legislative Advocacy	Management Innovation
Annual Report	Empowering New Buyers	Federal Advocacy	Financial
Creative Media	Encouraging New Production	State Advocacy	Human Resources
Promotional Materials and Newsletters	Home Improvement and Rehabilitation		Operations
			Technology
Rental Housing	Special Needs Housing	Special Achievement	Are you providing visual aids?
Encouraging New Production	Combating Homelessness	Special Achievement	Yes
Multifamily Management	Housing for Persons with Special Needs		No
Preservation and Rehabilitation			

State of emergency: Words that have come to define a moment in time that will never be the same.

On January 5, 2016, Governor Rick Snyder (R-MI) declared a State of Emergency for the city of Flint. This was not a traditional emergency. There was no fire, flood, or tornado. The streets were not filled with emergency crews. There was no system or plan in place to address the danger or loss. The only difference between January 4 and January 5 was that now the entire world was watching Flint and seemingly everyone was aware of the danger that lurked every time someone turned on the faucet. Lead.

Within days, the Michigan National Guard was deployed to Flint to begin distributing water filters and bottled water to residents who seemed trapped in a city that was making them sick. At that point, surveying the situation from the state's capitol was not an option. There were thousands of Flint residents who relied on us for safe and affordable housing.

Under the leadership of MSHDA Executive Director Kevin Elsenheimer, informing and protecting Flint residents who relied on MSHDA was job one. Within days of the declaration of the State of Emergency, MSHDA had staff on the ground, giving up their weekend to go door to door in the bitter cold to deliver, and in some cases install filters and deliver water to hundreds of individuals and families.

A \$50,000 grant was swiftly coordinated and awarded to Orchard Children's Services of Flint to hire and train teams of local residents to continue the door-to-door efforts to install additional filters, test water and record lead levels. By late February, 39 MSHDA staff members had inspected 534 rental units within the city to ensure that water filters were installed, replacement filters were provided and additional bottled water was delivered.

This was a good start. But again, Director Elsenheimer and other MSHDA staff knew that more needed to be done. It was the goal that each person that connected with MSHDA--whether through the housing choice voucher program, multi-family portfolio, or single-family mortgage loans--was going to be reached, informed and provided any and all resources available to ensure clean and safe water was available. Our commitment was for that moment in time, but also extends for as long as the state of emergency lasts, and clean drinking water is restored.

Throughout the city of Flint, MSHDA has financed or manages 20 multifamily developments, consisting of 2,103 units. Each of those units, each of those families, received filters to continue to make their water safer for drinking.

Realizing this was a job we couldn't do alone, MSHDA coordinated with the U.S. Department of Housing and Urban Development, Federal Emergency Management Agency, Michigan Department of Environmental Quality, Michigan Department of Technology Management and Budget and the Michigan Department of Natural Resources to administer three rounds of testing of unfiltered water on a percentage of units within MSHDA and HUD multifamily developments.

Being transparent and providing accurate information and education has been a key piece throughout this emergency. MSHDA staff, in conjunction with HUD, hosted two informational sessions for rental property owners. The intention was to educate owners on maintaining records of lead testing and how to best identify assistance to make their properties safe. Staff, support and materials were developed, offered and distributed. As filters last a finite amount of time, we continue to provide this level of service today.

Throughout this crisis, our agency has been tried and tested. We have learned, we have grown and we are more vigilant than ever with the care of the individuals who entrust us to sustain their safe housing. We understand that response to any disaster needs to be immediate, appropriate and the constant flow of accurate information is vital.

Michigan State Housing Development Authority
MSHDA's Response to Flint Lead Water Crisis

In the days immediately following the state of emergency, we didn't shrink or defer responsibility. We accepted the challenge, and in the process reset the bar for the level of commitment that MSDHA has not only to the residents of Flint but the entire state. Our resolve is unwavering and as strong as it has ever been.

This state of emergency has forever changed the very notion of what it means to provide "safe" housing and challenged our agency to walk the walk of its mission.

It's safe to say, after this crisis subsides, Flint will never be the same – and neither will MSHDA.



TAKING ACTION

ON FLINT WATER

www.mi.gov/FlintWater

WATER RESOURCE SITES

Visit a water resource site to receive bottled water, water filters, filter replacement cartridges and water testing kits at your nearest Flint fire station.

Fire Station #1
310 East 5th St.
Flint, MI 48502

Fire Station #3
1525 Martin Luther King Ave.
Flint, MI 48503

Fire Station #5
3402 Western Rd.
Flint, MI 48506

Fire Station #6
716 West Pierson Rd.
Flint, MI 48505

Fire Station #8
202 East Atherton Rd.
Flint, MI 48507

USE FILTERED TAP WATER

- Drinking, cooking
- Washing fruits and vegetables
- Brushing teeth
- Pet water bowls

USE UNFILTERED TAP WATER

- Cleaning
- Bathing

BLOOD LEAD LEVEL TESTING

All Flint children less than six years of age should have their blood lead levels tested. Contact your primary care provider or call 2-1-1.

NUTRITION

Did you know that some foods will help keep lead from being stored in a child's body? These are foods with a lot of calcium, vitamin C and iron.

FREE WATER TESTING

Flint residents who are concerned about their water can obtain free water testing kits at the water resource sites.

USE WATER FILTERS & CARTRIDGES

Water filters can reduce lead and other contaminants by 99 percent when installed correctly. Free water filters are available at the water resource sites.

FOR IMMEDIATE ASSISTANCE

DIAL 2-1-1



Keeping Your Apartment Lead-Safe

If you live in an apartment, it's likely that you can't replace pipes and faucets. In this case, use an NSF-approved filter for all water that you drink or cook with. You can get a filter that attaches to your sink faucet or you can use a pitcher with a filter inside it.



www.mi.gov/FlintWater

Free Water Filters

Free water filters and replacement cartridges are available for all Flint residents from 9 a.m. to 4 p.m. at the following locations:

Michigan Department of Health and Human Services Offices:

125 E. Union St. Flint, MI 48502

OR

4809 Clio Road, Flint, MI 48504

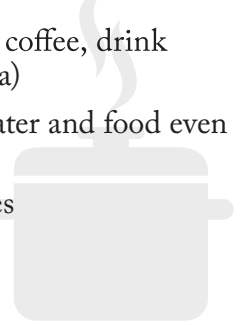
Genesee County Community
Action Resource Department Office
2727 Lippincott, Flint, MI 48507

Genesee County Community Action
Resource Department Office
601 N. Saginaw, Flint, MI 48502

Flint City Hall
1101 S. Saginaw St., Flint, MI 48502

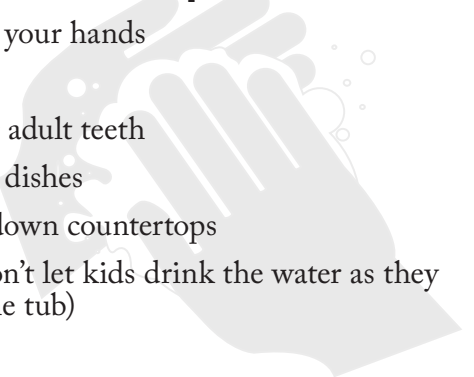
Use **FILTERED** tap water for:

- Drinking (including making coffee, drink mixes, juice and baby formula)
- Cooking (lead will stay in water and food even after boiling)
- Washing fruits and vegetables
- Brushing kids' teeth
- In pets' water bowls



Use **UNFILTERED** tap water for:

- Washing your hands
- Showers
- Brushing adult teeth
- Washing dishes
- Wiping down countertops
- Baths (don't let kids drink the water as they play in the tub)



Visit: www.michigan.gov/FlintWater

for public information and updates, including resources for Flint residents such as how to obtain free water filters and lead testing

Follow **#FlintWater** on Facebook and Twitter for updates and information.

Did You Know?

- Lead will not cause rashes or other skin problems. However, if chlorine levels or other cleaners are high in the water, it may cause itchy or dry skin (similar to what can happen when you swim in a pool).
- Buildings built before 1978 could have lead paint. Use wet paper towels to clean up paint chips and dust.



**Residents can call 2-1-1
for assistance.**





Frequently Asked Questions About Lead in Flint Water



- Lead is hard to avoid completely. It can be found in old paint, water pipes and brass water faucets, in dirt, at some job sites, and in metal used for some hobbies.
- The amount of lead found in some Flint homes' drinking water could affect kids' health.
 - Even small amounts of lead can harm kids' health because they are little and still growing.
 - Adults are less likely to be harmed by the levels found in the water.
- Filter your drinking water using a NSF-approved filter.
 - Find a NSF-approved filter at http://www.gchd.us/docs/lead_filter_information.pdf.
 - If you use City of Flint water, you can call 211 to find out where you can pick up a free water filter.
- Some filters can remove up to 99% of the lead in water when used properly. To be sure your filter is removing as much lead as it can, carefully follow the instructions that came with it.
 - Change the filter cartridge as often as you should.
 - Run only cold water through the filter.
- Even after changes to the water system, it may take a while before lead levels in your home's water drop. Use the tips below to know when it's best to use filtered water:

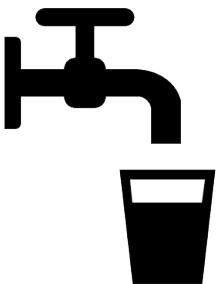
Lead in Water

Although your water may be a different color sometimes, it is not caused by lead. It's important to remember:

- **You can't see, smell, or taste lead in water.**
- **Lead won't change the color of your water.**
- **The only way to know what your home's lead levels are is by having your water tested in a lab.**

Please call the Flint Water Department at 810-787-6537 to request a free or low-cost water test.

In The Kitchen



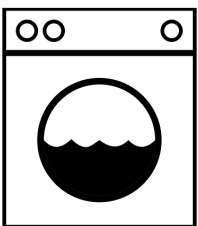
Use filtered tap water for:

- Drinking (including making coffee, drink mixes, juice, baby formula)
- Cooking (even if you boil the water, the lead will stay in the water and food)
- Washing fruits and vegetables

You can use unfiltered tap water for:

- Washing your hands
- Washing dishes
- Wiping down countertops

Cleaning



You can use unfiltered tap water for:

- Mopping floors
- Washing clothes

Your washing machine and dryer won't put lead from the water into the air of your home.

In the Bathroom



Use filtered tap water for:

- Brushing kids' teeth

You can use unfiltered tap water for:

- Showers
- Baths (don't let kids drink the water as they play in the tub)
- Brushing your teeth (if you are an adult)

Lead will not cause rashes or other skin problems. However, if chlorine levels or other cleaners are high in the water, it may cause itchy or dry skin (similar to what can happen when you swim in a pool).

Caring for Pets



Use filtered tap water for:

- Pets' water bowls

You can use unfiltered tap water for:

- Baths

If you notice your pet acting differently than normal, please contact your vet.

Other Sources of Lead in Your Home



Lead Paint

- Homes built before 1978 likely have lead paint, both inside and outside.
- Old paint is the most common way that kids are exposed to lead.



Dirt

- If you live in the city, there may be lead in the dirt outside your home.
- Before 1996, gas and the exhaust from cars contained lead. More lead will be found in dirt in busy traffic areas.



Dust

- The dust in your home can contain tiny amounts of both the paint and the dirt that contain lead.



Hobbies & Jobs

- Solder, fishing sinkers, bullets, and stained glass framing materials are some of the items in your home that may contain lead. You could also track home lead dust from your job site.

Have Questions?

For more information about protecting yourself and your family from lead, please visit:

www.michigan.gov/lead

Or you can call the Michigan Department of Health and Human Services at:

1-800-648-6942

The staff at this number will help direct you to the best department that can answer your questions about lead in your home.

To request a free or low-cost water test, please call the Flint Water Department at:

1-810-787-6537

To find out if you can get a free water filter, please call 211.

Emails sent by MSHDA Staff to Developers

From: Bergeon, Matthew (MSHDA)
Sent: Thursday, January 14, 2016 8:58 AM
Subject: Flint water issues

You are on this email because you have a development in Flint that may be affected by current water issues. See attached list for developments.

If you could please contact the agent and site and determine the following:

1. Have the property managers outreached to tenants about the situation (if not, direct them to do so ASAP).
2. Do property managers know if their tenants have filters, if not, direct them to acquire them by the end of the week.

If you have an unresponsive agent or have problems contacting them, please let me know asap and I will take care of it.

If you could please do this as soon as possible and get your response to me, MSHDA Executive needs everything prior to 3:00 today.

Thanks,

Matt

From: Wells, Daphne (MSHDA)
Sent: Monday, February 08, 2016 11:15 AM
Subject: RE: Water Filter Follow Up & Resource Sites

Good morning,

This is the latest follow up request regarding the Flint water issue. Can you please share with me the following information as it relates to each of your Flint properties:

1. Have you conducted any water testing?
2. If so, please indicate the following:
 - a. property name,
 - b. the number of units tested,
 - c. was the sample was pre-filter, post-filter, or both?

Thank you very much for your time and cooperation. Please let me know if you have questions.

Email sent by MSHDA COO to Staff Volunteers

From: Mills, Brian (MSHDA)
Sent: Saturday, January 16, 2016 8:34 PM
Subject: RE: Update: Tomorrow in Flint

Team:

I wanted to thank each of you for your help today.

I certainly have knocked many doors for various campaigns over the years, but today was the very first time that people greeted me with a smile and invited me into their home.

Just to share a story as I am sure we all have one after today; after meeting and striking up a conversation with two older women tenants at Rollingwood Manner, they decided to help me by calling up their neighbors literally one by one. Because of their calls, tenants were actually waiting for me to deliver filters down the street with their doors wide open...I felt almost like Santa Clause at times.

These same two women asked me to leave extra filters because they had already left messages with those not home and were willing get the filters into the homes I couldn't. This afternoon, the property manager actually called me and said the women did a better job getting filters into homes than his own staff would have been able to.

Every single person that signed up to volunteer, showed up, and that's what made today successful. In just four hours, we delivered over 1,500 filters and installed just short of 100 of those.

Just wanted to say thank you for taking your family day and spending it with us!

Much appreciated,

Brian

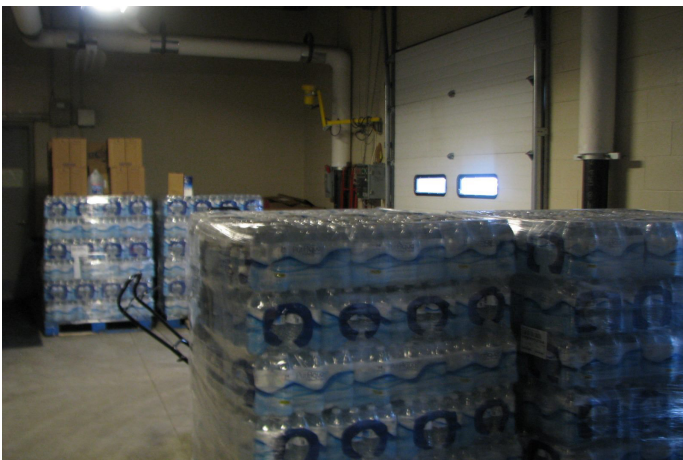
Brian Mills
Chief Operating Officer
Michigan State Housing Development Authority (MSHDA)
735 E. Michigan Ave. Lansing, MI 48912



Volunteers including MSHDA employees and their families after going door to door installing water filters and delivering drinking water.



Water filters that MSHDA installed in residents' homes.



Cases of water to be delivered to residents.



MSHDA Executive Director Elsenheimer with Glenn Wilson from Communities First, Inc. helped unload 2,000 water filters.



U.S. Department of Housing and Urban Development

Detroit Field Office
Office of Public Housing
Patrick V. McNamara Federal Building
477 Michigan Avenue, Room 1710
Detroit, MI 48226-2592
Tel. (313) 226-7900 FAX (313) 226-6160

April 11, 2016

Dear Housing Choice Voucher Landlord,

The ongoing water situation in the City of Flint and Genesee County emphasizes the severity of the health risks posed by lead contamination, and why it is important to ensure that homes are lead-safe. Many agencies are addressing various issues to ensure that the impacted communities are developing and implementing strategies to restore public health and safety. Additionally, these agencies are aiming to ensure that owners are aware of the steps they must take, and the resources available to them to combat lead in the housing they own, or for which they provide voucher assistance.

The U. S. Department of Housing and Urban Development has partnered with the Michigan Department of Health and Human Services Michigan Lead Safe Home Program, the Flint Housing Commission, and the Michigan State Housing Development Authority to provide an informational session around lead safe homes. During the session, you will hear about the responsibilities of owners who lease dwelling units to participants so that those units are maintained in accordance with Housing Quality Standards (HQS), and other federal and state requirements. You will also learn about the various programs that offer assistance to property owners in making their homes lead-safe, such as free lead inspections and risk assessments, and property maintenance items like new windows, doors, painting, and cleaning.

The informational sessions will be held on Wednesday, April 20, 2016 at 1101 S. Saginaw (City Hall) in the South Wing Dome Auditorium from 2:00 p.m. – 4:00 p.m. and 5:30 p.m. – 7:30 pm. Two sessions are offered to accommodate schedules and ensure adequate space for participants—each session will present the same material so you only need to attend one of the sessions. If you plan to attend, please register to Lidi Armenta either by phone at (313) 234-7454 or E-mail at lidi.e.amenta@hud.gov. Please be sure to indicate which session you will attend, and the number of people. We look forward to providing you with some important information that ensures we achieve our goal of providing decent, safe and affordable housing.

Sincerely,

A handwritten signature in black ink, appearing to read "Doug Gordon".

Douglas C. Gordon, Director
Office of Public and Indian Housing

cc:

Wesley Priem, Michigan Lead Safe Home Program

Kelly Rose, MSHDA

Terrence Clark, Flint Housing Commission



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

KEVIN ELSENHEIMER
EXECUTIVE DIRECTOR

January 15, 2016

Dear Housing Choice Voucher Landlord:

The Michigan State Housing Development Authority (MSHDA) Housing Choice Voucher (HCV) Program is deeming the Flint water emergency to be a health and safety issue under Housing Quality Standards (HQS). As a MSHDA HCV landlord, you are being notified that you or your Management Company will need to access each of your HCV participant's homes the week of January 18th to assure that a lead-reducing water filter has been installed in the kitchen of the rental unit. Please note that if you have any vacant units that you may wish to rent to MSHDA HCV participants, the lead-reducing water filter must be installed for the unit to pass the Initial HQS Inspection.

It may be necessary for you or your Management Company to access the rental unit if the participant is not home to ensure that the water filter is properly installed. Please adhere to the Michigan standards for a landlord's right to access a unit and respect your tenant's right to privacy. After proper installation is complete, the HCV participant will be responsible for the replacement of filter cartridges, but may contact you to assist them in this task.

In the upcoming weeks, MSHDA staff or BECKA Management staff may conduct a Special HQS Inspection to verify compliance with this health and safety requirement. Both you and the HCV participant will be provided with proper notification of the HQS Inspection.

Each HCV participant has been informed of the information outlined within this letter and may contact you to schedule the installation of their lead-reducing water filter. Verify with your HCV participant whether they have already picked-up their free lead-reducing water filter. If you need to obtain lead-reducing water filters for your rental units, please go to one of the sites listed on the enclosure. If you experience difficulty in obtaining lead-reducing water filters from the available locations, you may go to the Shelter of Flint One-Stop located in the GCCARD building at 605 N. Saginaw St, Suite 2A, Flint, MI 48502 to request one for each of your MSHDA HCV rental units. The Shelter of Flint One-Stop is open Monday through Friday between the hours of 9:00 a.m. and 5:00 p.m. If you have any questions regarding this notification, please contact us at 517-373-1886.

Sincerely,

Christine Miller, Regional Manager
Rental Assistance and Homeless Solutions

Enclosure





RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

KEVIN ELSENHEIMER
EXECUTIVE DIRECTOR

January 15, 2016

Dear Housing Choice Voucher Participant:

This letter is to notify you that due to Flint's water emergency your Landlord/Management Company will need access to your home the week of January 18th to assure that you have a lead-reducing water filter installed within your unit. The filters will provide the most sustainable solution for having access to safe water in your home. It may be necessary for your landlord to access your unit if you are not home to ensure that the water filter is properly installed. Once the filter has been installed, you will be responsible for the ongoing replacement of the filter cartridges which should be completed in accordance with the manufacturer's recommendation. Replacement filters can be picked up at the locations identified on the attached flyer.

In the upcoming weeks, MSHDA staff or BECKA Management staff may conduct a Special HQS Inspection to verify compliance with this health and safety requirement. Both you and the Landlord will be provided with proper notification of the HQS Inspection.

Additional information is enclosed to provide you with more resources to address your concerns regarding the water safety within your community. If your landlord does not provide a water filter within your unit or you have questions regarding this notification, please call 517-373-1886.

Sincerely,

Christine Miller, Regional Manager
Rental Assistance and Homeless Solutions

Enclosures



Flint Water Filter Special Inspection

Name of Family	Tenant ID	Tenant Phone	Date of Request (mm/dd/yyyy)
Inspector			Date of Inspection (mm/dd/yyyy)
Type of Inspection Special	PHA Michigan State Housing Development Authority		

Inspected Unit

Full Address (including Street, City, County, State, Zip)	Housing Type
Number of Children in Family Under 6	

Owner

Name of Owner or Agent Authorized to Lease Unit Inspected	Owner Phone Number
Address of Owner or Agent	

Inspection Checklist

Kitchen Faucet	Yes Pass	No Fail	Comment	Final Approval Date (mm/dd/yyyy)
Filter Present				
Filter Properly Installed*				
Inspection Notes:				

*Filter Properly Installed – When faucet is turned on, water is present, flows through the filter, and no leaks are evident at site of installation.

Summary of Decision on Water Filter Installation

	Pass
	Fail

Inspector Name	Inspector Signature	Date of Inspection (mm/dd/yyyy)

Party Present for Inspection (Must be 18 or older)	Signature of Present Party	Date of Signature (mm/dd/yyyy)



MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

HQS INSPECTION PASS NOTICE
Flint Water Filter Special Inspection

Date:

Tenant Name:
Address:

Landlord Name:
Address:

Unit Address Inspected:

The above unit has passed the MSHDA Housing Choice Voucher (HCV) Program Flint Water Filter Special Inspection that took place on and no deficiencies were noted.

Please contact the Housing Agent below if you have any questions.

Si no puede leer este documento porque eres incapaz de leer Inglés, o requerir que esta comunicación sea interpretada o traducida y no conoces a alguien que es capaz de traducir, por favor llame a nuestra oficina para una interpretación o traducción de forma gratuita. Nuestro número de teléfono de la oficina es 517.373.9344.

If you or a member of your household is a person with a disability and require a reasonable accommodation in order to participate in MSHDA's affordable housing program(s) or services, please submit your request to your Housing Agent. MSHDA prefers that your request be submitted in writing to better establish a record of the request; however, if you are unable to submit a written request for a reasonable accommodation, you may make your request by calling your Housing Agent at the phone number provided to you.

If after reading this notice you have any questions,
please contact:

BECKA Management Group Inc
5085 W Grand River Ave
Suite 200
Lansing, MI 48906

Phone: (517) 669-9706
Fax: (517) 669-2336
E-mail: erik@becka.us



MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

INSPECTION DEFICIENCIES NOTICE
Flint Water Filter Special Inspection

Landlord Name and Address:

Today's Date:

County: Genesee
Unit Address:
Unit Phone:

Date of Inspection:
Inspection Type: Flint Water Filter Special Inspection
Follow up Inspection will be on:
Date of Correction Deadline:

Tenant Name and Address:

Inspector Name:

Inspector Phone Number: (517) 373-1886

Identified Deficiency Must Be Corrected By The Landlord
<ul style="list-style-type: none"> Water filter is not installed on the kitchen faucet. The tenant has received a water filter. The water filter must be installed by the landlord on or before the <u>Correction Deadline</u> identified in this notice. Notes on deficiency:

Housing Choice Voucher (HCV) Program regulations require that MSHDA monitor housing quality to assure that housing units are maintained by owners and tenants in a decent, safe, and sanitary condition. The MSHDA HCV program has deemed the Flint water emergency to be a health and safety issue under U.S. Department of Housing and Urban Development (HUD) requirements for Housing Quality Standards (HQS). The inspection may not comply with local or state laws, ordinances, or codes. An inspection of your housing unit revealed the deficiency identified above. The deficiency must be corrected by the landlord by the Correction Deadline identified above for the housing unit to receive MSHDA rental assistance payments.

LANDLORD: Failure to complete the repairs and contact MSHDA by the Correction Deadline will result in abatement of the rental assistance payment. Abatement will begin on the first of the month following the failure to comply with the Correction Deadline. Abated payments are lost payments and cannot be collected from the tenant or MSHDA. If non-compliance continues, the tenant will be required to move to continue receiving rental assistance. The tenant will be given a voucher to move effective on the abatement start date. The tenant may be allowed to move any time after the abatement start date.

TENANT: You are required to allow the landlord access to the unit to make these repairs. If landlord repairs are not made and verified by the Correction Deadline, you must move in order to keep your rental assistance. If this happens, you will be notified and a new voucher will be provided. If you do not comply by allowing the landlord access to your unit to make these repairs, your voucher assistance may be terminated.

If you have any questions, please contact:

BECKA Management Group Inc
5085 W Grand River Ave
Suite 200
Lansing, MI 48906

Phone: (517) 669-9706
Fax: (517) 669-2336
E-mail: erik@becka.us



MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

**INSPECTION DEFICIENCIES NOTICE
Flint Water Filter Special Inspection**

Landlord Name and Address:

Today's Date:

County: Genesee
Unit Address:
Unit Phone:

Date of Inspection:
Inspection Type: Flint Water Filter Special Inspection
Follow up Inspection will be on:
Date of Correction Deadline:

Tenant Name and Address:

Inspector Name:

Inspector Phone Number: (517) 373-1886

Identified Deficiency Must Be Corrected By The Landlord

- **Water filter is not properly installed on the kitchen faucet. The water filter must be properly installed by the landlord on or before the Correction Deadline identified in this notice.**
- **Notes on deficiency:**

Housing Choice Voucher (HCV) Program regulations require that MSHDA monitor housing quality to assure that housing units are maintained by owners and tenants in a decent, safe, and sanitary condition. The MSHDA HCV program has deemed the Flint water emergency to be a health and safety issue under U.S. Department of Housing and Urban Development (HUD) requirements for Housing Quality Standards (HQS). The inspection may not comply with local or state laws, ordinances, or codes. An inspection of your housing unit revealed the deficiency identified above. The deficiency must be corrected by the landlord by the Correction Deadline identified above for the housing unit to receive MSHDA rental assistance payments.

LANDLORD: Failure to complete the repairs and contact MSHDA by the Correction Deadline will result in abatement of the rental assistance payment. Abatement will begin on the first of the month following the failure to comply with the Correction Deadline. Abated payments are lost payments and cannot be collected from the tenant or MSHDA. If non-compliance continues, the tenant will be required to move to continue receiving rental assistance. The tenant will be given a voucher to move effective on the abatement start date. The tenant may be allowed to move any time after the abatement start date.

TENANT: You are required to allow the landlord access to the unit to make these repairs. If landlord repairs are not made and verified by the Correction Deadline, you must move in order to keep your rental assistance. If this happens, you will be notified and a new voucher will be provided. If you do not comply by allowing the landlord access to your unit to make these repairs, your voucher assistance may be terminated.

If you have any questions, please contact:

BECKA Management Group Inc
5085 W Grand River Ave
Suite 200
Lansing, MI 48906

Phone: (517) 669-9706
Fax: (517) 669-2336
E-mail: erik@becka.us



STATE OF MICHIGAN

RICK SNYDER
GOVERNOR

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

KEVIN ELSENHEIMER
EXECUTIVE DIRECTOR

April 13, 2016

Dear Housing Choice Voucher Landlord:

The Michigan State Housing Development Authority (MSHDA) Housing Choice Voucher (HCV) Program would like to thank you for your continued efforts to meet the health and safety requirements under Housing Quality Standards (HQS) within Genesee County. Your partnership with this program ensured that every impacted household receiving MSHDA HCV assistance had a properly installed lead-reducing water filter within the first quarter of calendar year 2016. Compliance with the health and safety requirement of lead-reducing water filters, or other approved water filtration systems, will continue to be evaluated at every Initial and Annual HQS Inspection until further notice.

MSHDA would like to notify you of two informational sessions that are being provided to Genesee County property owners on maintaining lead safe homes. These sessions are scheduled for Wednesday, April 20, 2016 and are sponsored by the U.S. Department of Housing and Urban Development (HUD), the Michigan Department of Health and Human Services Michigan Lead Safe Home Program, the Flint Housing Commission, and MSHDA. MSHDA encourages you to attend, but it is not required. The details of the meeting can be found in the enclosed letter from Douglas Gordon, Director of the Detroit Office of Public and Indian Housing. If you are interested in attending one of these sessions, you must register with the HUD representative provided within the enclosed letter.

We appreciate you working with MSHDA and for providing decent, safe, and affordable housing to the participants within your community. If you have any questions or concerns regarding this notification, please contact us at (517) 373-9344 and we will do our best to assist you.

Sincerely,

Kelly Rose, Chief Housing Solutions Officer
Rental Assistance and Homeless Solutions

Enclosure