LIHTC Application Review Policy

I. Background

The Michigan Balance of State Continuum of Care (MIBOSCOC) represents 61 of Michigan's 83 counties to the US Department of Housing and Urban Development as a recognized Continuum of Care (CoC) body. These are 61 of the most rural counties across the State of Michigan, stretching from the western mountains of the Upper Peninsula, across the Thumb, and to the Indiana border. Additionally, the MIBOSCOC partners with sovereign Tribal Nations to join efforts in ending homelessness for Tribal citizens on Tribal lands. The goal is to work together to end homelessness by sharing best practices and combining efforts to secure additional housing resources.

The Low Income Housing Tax Credit (LIHTC) Application is a process run by the Michigan State Housing Development Authority (MSHDA) to determine which proposed projects to develop affordable housing will be awarded tax credits and potentially, project based vouchers to subsidize units.

II. Criteria

The criteria the MIBOSCOC will use to determine if a project will receive a letter based upon satisfying the following criteria:

- A minimum of 10% or 5 units dedicated to homeless households,
- A commitment and plan to take referrals for these dedicated units from the local Housing Assessment and Resource Agency (HARA) via the By Name List and Prioritization process,
- Any preference on population types for the units has been affirmed with local data as a need.

III. Process

The MIBOSCOC welcomes new affordable housing development in rural Michigan. The CoC will partner with developers to support units dedicated to households exiting homelessness whenever feasible. MIBOSCOC must also review any proposals for alignment in purpose and need.

III.A. Local Planning Body Meeting

A proposed development should first be presented to the Local Planning Body (LPB) of the MIBOSCOC that covers the geographic area where the development will be located. This is an opportunity for the LPB to:

- Discuss local populations with the most need and how the proposal fits with those,

- Learn about the referral structure and relationship with the Housing Assessment and Resource Agency (HARA),
- Ask questions about the development,
- Share additional priorities regarding the development.

LPBs should work to have attendees with lived experience of homelessness at the meeting for this discussion, preferably from the subpopulation the development seeks to serve. If there is not a local payment structure, and these attendees are not paid for their time in the meeting for their employment, the LPB can work with MIBOSCOC to arrange payment for their time.

III.B. Executive Committee Meeting

The proposed development can then be brought to the MIBOSCOC Executive Committee to be presented. At this time, the Committee members can ask any additional questions and will then determine via consensus if the CoC is able to provide a letter of support for the project.

The LPB Chair and/or Governance Council Representative is encouraged to attend as well to provide context from the LPB meeting.

III.C. Letter of Support

Following the Executive Committee meeting, if a decision was made to support the development, a letter of support, signed by the MIBOSCOC Chair, will be provided to the developer within two weeks.