

IMPLEMENTATION SUMMARY FORM

Executive Group Name: Rental Housing

Workgroup Subcommittee Name: Multifamily Production

Date Developed: March 15, 2007

Contact Name: David Allen, MSHDA Chief Market Analyst

<p align="center">STRATEGIC ISSUE</p>	<p>R.1. Document the need for rental housing development and preservation/Assure utilization of current affordable housing. Determine whether additional rental units should be developed or if resources should be concentrated to improvement of existing stock, both currently assisted stock and non-program conventional housing.</p>		
<p align="center">FINAL RECOMMENDATION</p>	<p>1. Conduct a statewide housing needs assessment, with regular updates, to determine need for development and preservation of affordable housing, including data on rent levels, amenities and product type.</p>		
<p>WHEN: <i>Please "x" the box next to the projected timeframe</i></p>	<p align="center">"Early Win" (Nov. 2006 – Dec. 2007)</p>	<p align="center">Mid-Range (Jan. 2007-Dec. 2008)</p>	<p align="center">Long-Term (Jan. 2009-Dec. 2011)</p>
<p>ACTION STEPS needed for follow up and implementation:</p>		<p>DELIVERABLES with measures and timeframes:</p>	
<p>A. Contract with outside resource to complete statewide assessment</p> <p>B. Establish oversight group including industry partners to review and advise regarding direction and findings</p> <p>C. Announce findings and use data to inform development community and resource allocation (QAP, HOME, etc.)</p> <p>D. Establish timetable for updating of needs assessment at regular intervals</p>	<p>A. Executed Contract with Community Research Associates – Completed</p> <p>B. Group established and meeting regularly during completion of study- Completed</p> <p>C. Draft report to be presented at April 07 MCOAH, including plan/process for updates.</p> <p>D. Update every 2 years, beginning in June 2009. Update to be conducted by MSHDA staff.</p> <p>Responsible Party: David Allen, MSHDA Chief Market Analyst</p>		

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WHO must be involved in follow-up and implementation:

- MSHDA
- Community Research Associates
- Michigan Housing Council
- CEDAM
- Other Industry representatives

CHALLENGES associated with follow-up and implementation:

- Staff time needed to update the study and call the comparables in 180+ market areas.

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Executive Group Name: Rental

Workgroup Subcommittee Name: Multifamily Production

Date Developed: March 15, 2007

Contact Name: David Allen, MSHDA Chief Market Analyst

STRATEGIC ISSUE	R.1. Document the need for rental housing development and preservation and assure utilization of current affordable housing. Determine whether additional rental units should be developed or if resources should be concentrated to improvement of existing stock, both currently assisted stock and non-program conventional housing.		
FINAL RECOMMENDATION	2. Evaluate and improve market analysis review processes for 9% tax credit, direct loan program, and pass through programs, addressing specifics related to rural, preservation, and aging in place.		
WHEN: <i>Please "x" the box next to the projected timeframe</i>	"Early Win" (Nov. 2006 – Dec. 2007)	Mid-Range (Jan. 2008-Dec. 2009)	Long-Term (Jan. 2010-Dec. 2011)

ACTION STEPS needed for follow up and implementation:	DELIVERABLES with measures and timeframes: -
<ul style="list-style-type: none"> A. Document current standards and processes being utilized B. Review/research best practices employed by other states and private sector for market analysis, including for Preservation Lending activities and for rural areas of the state. C. Solicit industry comment on effectiveness of current methodology and practices within MSHDA. Compare with appraisal standards. D. Publish revised standards, methodology and process for market analysis for affordable rental housing,, including specific standards for rural and preservation lending. 	<ul style="list-style-type: none"> A. By July 07, produce written summary of standards and processes including who is performing, completion times for review of studies, approval processes and communication methods of findings B. By July 07, produce written summary, by state or entity, of market analysis standards and practices C. By September 07, request and receive written comments from industry groups, stakeholder and users, using Rental Production Subcommittee for input and review of drafts. D. Consider unique aspects of rural rental housing issues when updating MSHDA market research standards. E. By October 07, produce clear, comprehensive, and

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	effective standards for market analysis for affordable rental housing to be financed or funded by MSHDA. Responsible Party: David Allen, MSHDA Chief Market Analyst
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WHO must be involved in follow-up and implementation:

- MSHDA
- MHC
- CEDAM Rural Task Force
- Other Industry Groups and Stakeholders
- Market Analysis firms (Community Research Associates, others)
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CHALLENGES associated with follow-up and implementation:

- Time
- Achieving consensus on “best practices”
- Overcoming internal and external biases
- Balancing risk management with entrepreneurial spirit
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Executive Group Name: Rental

Workgroup Subcommittee Name: Multifamily Production

Date Developed: March 2, 2007

Contact Name: Donna McMillan, MSHDA Director of Asset Management

STRATEGIC ISSUE	R.1. Document the need for rental housing development and preservation/Assure utilization of current affordable housing. Determine whether additional rental units should be developed or if resources should be concentrated to improvement of existing stock, both currently assisted stock and non-program conventional housing.		
FINAL RECOMMENDATION	3. Support creation of Michigan housing locator service and develop the necessary linkages with service and other locator systems		
WHEN: <i>Please "x" the box next to the projected timeframe</i>	"Early Win" (Nov. 2006 – Dec. 2007)	→ <input checked="" type="checkbox"/>	Mid-Range → <input type="checkbox"/> Long-Term → <input type="checkbox"/> (Jan. 2008-Dec. 2009) (Jan. 2010-Dec. 2011)

ACTION STEPS needed for follow up and implementation:	DELIVERABLES with measures and timeframes: -
<ol style="list-style-type: none"> 1. Establish web based locator service listing available housing resources. 2. Publicize statewide to encourage full usage by rental housing industry and renting public. 3. Train continuum of care homeless providers and market web link. 4. Link Michigan Housing Locator to Lead Safe Housing registry. 5. Evaluate benefits and coverage and identify systems improvements related to disaster relief. 	<ol style="list-style-type: none"> 1. www.MichiganHousingLocator.com live as of December 1, 2006. 140,000 units listed as of Feb 07. Anticipate 500,000 units listed by Dec 07. 2. Press releases and statewide advertising via radio to commence Feb 9, 2007. Email broadcast to housing partners complete by Feb 9. Mailings to all Section 8 recipients and Housing agents. Conference speaking engagements. Booth arranged for Affordable Housing Conference. 3. Train homeless providers by April 1, 2007. 4. Meet weekly with Marketing staff, provider and MSHDA staff to evaluate units added, leads, and other activity. Report identifying potential system improvements by Dec 1, 2007. <p>Responsible Party – Donna McMillan</p>

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WHO must be involved in follow-up and implementation:

- MSHDA
- MHC
- PMAM
- Michigan Disability Rights Coalition
- Other industry groups and stakeholders

CHALLENGES associated with follow-up and implementation:

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Executive Group Name: Rental

Workgroup Subcommittee Name: Rental Production

Date Developed: March 14, 2007

Contact Name: Scott Larry/Jennifer Everhart

STRATEGIC ISSUE	R.2. Match resources with housing need for Rental Production, including Preservation, Rural, and Aging in Place		
FINAL RECOMMENDATION	1. Identify recommended changes for the 2008 QAP		
WHEN: <i>Please "x" the box next to the projected timeframe</i>	"Early Win" (Nov. 2006 – Dec. 2007)		Long-Term (Jan. 2009-Dec. 2011)

<p>ACTION STEPS needed for follow up and implementation:</p> <ul style="list-style-type: none"> ■ MHC to develop a survey of membership requesting input and recommendations for the QAP. Compile survey results and develop a position paper. ■ CEDAM to survey its membership requesting input and recommendations for the QAP. Compile survey results and develop a position paper. Rural issues to include the potential to increase the set aside in the QAP for rural development proposals and target increased amount to a geographically targeted rural area(s) for a set period of time (i.e., two years) and to consider a more effective use of 9% credits in conjunction with the RHS 538 Program. Identify what policy change(s) would need to be made to the Qualified Allocation Plan (QAP) to achieve the desired use of 9% credits in rural areas. ■ CDAD survey its membership requesting input and recommendations for the QAP. Compile survey results and develop a position paper. ■ MAHSA to survey its membership requesting input and recommendations for the QAP. Compile survey results and develop a position paper. 	<p>DELIVERABLES with measures and timeframes:</p> <ul style="list-style-type: none"> ■ Position papers will be presented to MSHDA during the time for public comment on the new QAP (first public forum for input is April 24, 2007 in Lansing). <p>Responsible parties – MHC – Scott Larry/Jennifer Everhart CEDAM – Tim Hardesty CDAD – Regina Strong MAHSA – Dave Herbel</p>
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IMPLEMENTATION SUMMARY FORM

WHO must be involved in follow-up and implementation:

- MHC staff and membership
- CEDAM staff and membership
- CDAD staff and membership

CHALLENGES associated with follow-up and implementation:

- Survey tool must be developed quickly to allow membership time to respond. MHC has already developed a draft of the survey. They could share it with CEDAM and CDAD to use and/or modify.
- How to determine position on potential conflicting priorities?
- Who will compile and evaluate responses to develop position papers?

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Workgroup Subcommittee Name: Multifamily Production

Date Developed: April 11, 2007

Contact Name: Scott Larry

<p align="center">STRATEGIC ISSUE</p>	<p>R. 3. Communicate Policy Objectives and Improve the Public Benefit of Rental Developments Financed or Funded by MSHDA.</p>					
<p align="center">FINAL RECOMMENDATION</p>	<p>1. Identify developments financed under the direct lending, pass-through and 9% programs since 1987 that best exemplify achievement of policy objectives and use as examples of successful family, workforce, housing, etc.</p>					
<p>WHEN: <i>Please "x" the box next to the projected timeframe</i></p>	<p align="center">"Early Win" (Nov. 2006 – Dec. 2007)</p>	<p align="center">→ <input type="checkbox"/></p>	<p align="center">Mid-Range (Jan. 2007-Dec. 2008)</p>	<p align="center">→ <input checked="" type="checkbox"/></p>	<p align="center">Long-Term (Jan. 2009-Dec. 2011)</p>	<p align="center">→ <input type="checkbox"/></p>
<p>ACTION STEPS needed for follow up and implementation:</p>			<p>DELIVERABLES with measures and timeframes:</p>			
<p>Analyze top ten deals identified from various sources (MSHDA, GLCF, MHC).</p>			<p>Subcommittee of MSHDA, GLCF and MHC to List factors that made these projects successes</p> <p>Complete analysis and make recommendations related to resource allocation, underwriting standards, program offerings, etc.</p> <p>Responsible Party: to be determined by June 2008</p>			

IMPLEMENTATION SUMMARY FORM

Workgroup Subcommittee Name: Multifamily Production

Date Developed: April 11, 2007

Contact Name: Scott Larry

<p align="center">STRATEGIC ISSUE</p>	<p>R. 3. Communicate Policy Objectives and Improve the Public Benefit of Rental Developments Financed or Funded by MSHDA.</p>				
<p align="center">FINAL RECOMMENDATION</p>	<p>2. Consider request for proposals (RFP) for MSHDA direct lending programs to target specific Authority goals, evaluating the pros and cons, particularly related to demonstration efforts such as CCRC, Marquis projects, Mixed use in urban areas. Consider a process similar to QAP for direct lending programs after evaluating the results of the DV and Chronic Homeless RFPs.</p>				
<p>WHEN: <i>Please "x" the box next to the projected timeframe</i></p>	<p align="center">“Early Win” (Nov. 2006 – Dec. 2007)</p>	<p align="center">→ <input type="checkbox"/></p>	<p align="center">Mid-Range (Jan. 2007-Dec. 2008)</p>	<p align="center">→ <input checked="" type="checkbox"/></p>	<p align="center">Long-Term (Jan. 2009-Dec. 2011)</p>
<p>ACTION STEPS needed for follow up and implementation:</p>		<p>DELIVERABLES with measures and timeframes:</p>			
<p>A. Identify need for RFP process for direct lending. B. Benchmark other states, particularly those with Trust Funds, to understand benefits and downside of RFP process. C. Consult with development community on any proposals to implement an RFP rather than pipeline application process.</p>		<p>Review viability and if warranted, formulate and present process for allocating scarce resources.</p> <p>Decision on whether to implement RFP process will be considered after the 2008 QAP has been developed later in 2007.</p> <p>Responsible Party – Marjorie Green</p>			

IMPLEMENTATION SUMMARY FORM

Workgroup Subcommittee Name: Multifamily Production

Date Developed: April 11, 2007

Contact Name: Scott Larry

<p align="center">STRATEGIC ISSUE</p>	<p>R. 3. Communicate Policy Objectives and Improve the Public Benefit of Rental Developments Financed or Funded by MSHDA.</p>		
<p align="center">FINAL RECOMMENDATION</p>	<p>3. Analyze and compare 9% and pass-through products with MSHDA direct loan products to evaluate the benefits of MSHDA's site selection criteria and design standards and evaluate the use of subsidy to determine the most efficient.</p>		
<p>WHEN: <i>Please "x" the box next to the projected timeframe</i></p>	<p align="center">"Early Win" (Nov. 2006 – Dec. 2007)</p>	<p align="center">Mid-Range (Jan. 2007-Dec. 2008)</p>	<p align="center">Long-Term (Jan. 2009-Dec. 2011)</p>
<p>ACTION STEPS needed for follow up and implementation:</p>		<p>DELIVERABLES with measures and timeframes:</p>	
<p>A. Identify a workgroup comprised of MSHDA, MHC, and GLCF representatives. B. Workgroup determines the scope of the analysis and the specific projects to be reviewed and compared.</p>		<p>A. Workgroup to be identified by September 2008. B. Target of March 2009 for completion of analysis. Responsible Party – to be determined by June 2008</p>	

IMPLEMENTATION SUMMARY FORM

Executive Group Name: Rental Housing

Workgroup Subcommittee Name: Multifamily Production

Date Developed: March 15, 2007

Contact Name: Marjorie Green, MSHDA Director of Multifamily Development and Construction

<p align="center">STRATEGIC ISSUE</p>	<p>R.4. Increase MSHDA direct lending by making programs more attractive to experienced developers so that within 2 years direct lending programs will use \$150 million of bond cap and create or preserve 2,500 or more units annually and within 5 years will be creating or preserving 3,500 units annually.</p>		
<p align="center">FINAL RECOMMENDATION</p>	<p>1. Update and improve the underwriting process to provide clear standards that are consistently applied by empowered staff through a transparent, efficient, and effective system of best practices.</p>		
<p>WHEN: <i>Please "x" the box next to the projected timeframe</i></p>	<p align="center">“Early Win” (Nov. 2006 – Dec. 2007)</p>	<p align="center">Mid-Range (Jan. 2007-Dec. 2008)</p>	<p align="center">Long-Term (Jan. 2009-Dec. 2011)</p>
<p>ACTION STEPS needed for follow up and implementation:</p>		<p>DELIVERABLES with measures and timeframes:</p>	
<p>A. Review all recommendations for underwriting enhancements made by Multifamily and Preservation workgroups of the 5 Year Plan, including rural housing (see 4.3 for specific rural recommendations). B. Produce comprehensive recommendations for new underwriting standards and processes including staff training, design standards, site selection criteria, financing alternatives, resource allocation, use of CNAs, early start requirements, and loan closings and disbursements. C. Survey other state HFAs with progressive or successful programs to identify best practices. D. Create implementation plan for new underwriting process. E. Establish measures for timeliness, customer satisfaction, and production.</p>		<p>A. By May 2007 produce draft updated lending parameters and updated underwriting process for development industry input via Rental Production Subcommittee for all direct lending programs. Present for Board action and industry information by either May or June Board meeting. B. By July 2007, implement new underwriting standards and processes. C. Continue to evaluate lending parameters based on experience and input based on benchmarking of other states. D. Improve communication with development community as changes in process evolve. E. Work with MSHDA Measurement Team to establish targets by December 2007. Responsible Party: MSHDA – Marjorie Green</p>	

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WHO must be involved in follow-up and implementation:

- MSHDA,
- Great Lakes Capital Fund
- Michigan Housing Council
- CEDAM Rural Caucus
- Other Industry representatives

CHALLENGES associated with follow-up and implementation:

- Conflicting interests between lender and developers related to risk
- Limited subsidies and soft rental markets makes feasibility of new construction projects difficult, regardless of underwriting process enhancements.

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Executive Group Name: Rental Housing

Workgroup Subcommittee Name: Multifamily Production

Date Developed: March 7, 2007

Contact Name: Bob Thompson, MSHDA Asset Manager

<p align="center">STRATEGIC ISSUE</p>	<p>R.4. Increase MSHDA direct lending by making programs more attractive to experienced developers so that within 2 years direct lending programs will use \$150 million of bond cap and create or preserve 2,500 or more units annually and within 5 years will be creating or preserving 3,500 units annually.</p>					
<p align="center">FINAL RECOMMENDATION</p>	<p>2. Streamline and improve reporting requirements to gain efficiencies, free up MSHDA staff time, and reduce costs for MSHDA and its partners.</p>					
<p>WHEN: <i>Please "x" the box next to the projected timeframe</i></p>	<p align="center">“Early Win” (Nov. 2006 – Dec. 2007)</p>	<p align="center">→ X</p>	<p align="center">Mid-Range → (Jan. 2007-Dec. 2008)</p>	<p align="center">→</p>	<p align="center">Long-Term → (Jan. 2009-Dec. 2011)</p>	<p align="center">→</p>
<p>ACTION STEPS needed for follow up and implementation:</p>			<p>DELIVERABLES with measures and timeframes: -</p>			
<ul style="list-style-type: none"> a. Create joint MSHDA/Industry committee to evaluate current reporting and recommend changes related to Asset Management and Compliance. (Note: this task was completed with final report issued to Exec Director, last September.) b. Collect and analyze operating data to use as baseline and for use by industry in creating operating forecasts for new projects. c. Create standing committee to review reporting requirements and changes implemented to provide a system of best practices and ascertain effectiveness of changes. d. Clearly communicate enhancements and reductions in reporting requirements. 			<ul style="list-style-type: none"> A. Implement initial round of changes and communicate to partners. Report to be shared with development community by June 2007. B. By August 2007, make operating cost data available online, to be updated annually. Publish annual updates on reductions in reporting and process revisions. C. Conduct at least one conference session annually to educate the industry in new or revised processes and ongoing efforts, with the first scheduled on September 12, 2007. <p>Responsible Party: MSHDA – Bob Thompson/Sherri Davio</p>			

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WHO must be involved in follow-up and implementation:

- MSHDA,
- MHC
- Other Industry Groups and Stakeholders

CHALLENGES associated with follow-up and implementation:

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Workgroup Subcommittee Name: Multifamily Production

Date Developed: March 15, 2007

Contact Name: Marjorie Green/Donna McMillan

<p align="center">STRATEGIC ISSUE</p>	<p>R.4. Increase MSHDA direct lending by making programs more attractive to experienced developers so that within 2 years direct lending programs will use \$150 million of bond cap and create or preserve 2,500 or more units annually and within 5 years will be creating or preserving 3,500 units annually.</p>		
<p align="center">FINAL RECOMMENDATION</p>	<p>3. Ensure CNA, replacement reserve and rent up reserve policies do not unduly burden projects such that they deter and discourage the production of rental housing.</p>		
<p>WHEN: <i>Please "x" the box next to the projected timeframe</i></p>	<p align="center">"Early Win" (Nov. 2006 – Dec. 2007)</p>	<p align="center">Mid-Range → (Jan. 2007-Dec. 2008)</p>	<p align="center">Long-Term → (Jan. 2009-Dec. 2011)</p>
<p>ACTION STEPS needed for follow up and implementation:</p>		<p>DELIVERABLES with measures and timeframes: -</p>	
<p>A. Review current Replacement Reserve funding practices and explore alternatives recommended in the original 5 Year Plan workgroup sessions.</p> <p>B. Explore possibility of retroactively refinancing developments done under 80/20; 70/30; HOME Team Advantage and TEAM programs at 15 years, for funding</p>		<p>A. By June 2007 evaluate current replacement reserve and C.N.A. funding practices and alternatives identified by evaluating best practices of other state HFAs, tax credit lenders and actual development needs. Consider using early release of Operating Assurance Reserves for "successful" operations (sustaining occupancy, positive liquidity, fully funded reserves, good physical condition). Bob Thompson will form committee by April 2007 to start this evaluation, comprised of MHC, GLCF, and MSHDA representatives.</p> <p>B. By September 2007, evaluate prepayment and refinancing assumptions of MSHDA portfolio to</p>	

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<p>needed development repairs and improvements.</p> <p>C. Explore adjusting underwriting debt service coverage ratio from higher initial rate (1.2 to 1.1) to reflect sustained occupancy at projected rents and other risk factors. Use additional loan proceeds to fund operating assurance reserve and release initial reserves to developer.</p>	<p>determine what if any consideration should be given to early refinancing. Workgroup to be convened by Marjorie Green, including Jodi Norris, Jeff Sykes, GLCF and MHC representatives.</p> <p>C. By May 2007 evaluate the cost/benefits and conditions of providing a mortgage loan increase to adequately fund the Replacement Reserve, upon reaching sustained occupancy, etc and potentially incorporate into revised lending parameters.</p> <p>Responsible Party: MSHDA – Marjorie Green/Donna McMillan</p>
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WHO must be involved in follow-up and implementation:

- MSHDA,
- MHC
- Other Industry Groups and Stakeholders
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CHALLENGES associated with follow-up and implementation:

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Executive Group Name: Rental Housing

Workgroup Subcommittee Name: Multifamily Production

Date Developed: March 15, 2007

Contact Name: Marjorie Green, MSHDA Director of Multifamily Development and Construction

<p align="center">STRATEGIC ISSUE</p>	<p>R.4. Increase MSHDA direct lending by making programs more attractive to experienced developers so that within 2 years direct lending programs will use \$150 million of bond cap and create or preserve 2,500 or more units annually and within 5 years will be creating or preserving 3,500 units annually.</p>		
<p align="center">FINAL RECOMMENDATION</p>	<p>4. Encourage the acquisition/rehabilitation of existing rental properties to promote reuse of well-located but under-performing properties and to increase the number of units dedicated to extremely low-income households.</p>		
<p>WHEN: <i>Please "x" the box next to the projected timeframe</i></p>	<p align="center">"Early Win" (Nov. 2006 – Dec. 2007)</p>	<p align="center">Mid-Range (Jan. 2007-Dec. 2008)</p>	<p align="center">Long-Term (Jan. 2009-Dec. 2011)</p>
<p>ACTION STEPS needed for follow up and implementation:</p> <p>A. Review lending parameters and QAP to assure that well-located market rate developments are not disadvantaged in using tax-exempt financing and the LIHTC. B. Determine means to assure purchase price is reasonable. C. Identify resources to allow targeting to households @15% AMI, such as project-based vouchers, HOME or preferential interest rates or consider prioritizing of this type of project in any type of competition for resources.</p>		<p>DELIVERABLES with measures and timeframes:</p> <p>A. Target for updated lending parameters is June 2007. Assure that parameters speak to the availability of financing for this type of development. B. Consider purchase price caps or other means to keep purchase prices reasonable. C. Determine priority for acquisition/rehabilitation in 2008 QAP process by late 2007.</p> <p>Responsible Parties: MSHDA – Marjorie Green/Norm Harrod</p>	

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WHO must be involved in follow-up and implementation:

- MSHDA,
- Great Lakes Capital Fund
- Michigan Housing Council
- CEDAM Rural Caucus
- Other Industry representatives

CHALLENGES associated with follow-up and implementation:

- Existing residents are not familiar with income reporting, making initial certification difficult.
- Reserves are needed to protect existing residents from extreme rent increases.
- Repositioning “troubled” or obsolete properties is difficult, particularly if units are too small or lacking sufficient amenities.
- Limited subsidies and soft rental markets makes feasibility difficult.
- Rehabilitation work must be managed with sensitivity to existing residents.

IMPLEMENTATION SUMMARY FORM

Executive Group Name: Rental

Workgroup Subcommittee Name: Rental Production

Date Developed: April 10, 2007

Contact Name: JT Johnston

STRATEGIC ISSUE	R.5. Encourage the creation of affordable Continuous Care Retirement Communities (CCRC), including affordable assisted living.		
FINAL RECOMMENDATION	1. Develop a demonstration effort to establish up to 6 Affordable Assisted Living (AAL) projects as a result of a partnership with MSHDA, DCH, DHS, and Office of Services for the Aging.		
WHEN: <i>Please "x" the box next to the projected timeframe</i>	"Early Win" (Nov. 2006 – Dec. 2007)	Mid-Range (Jan. 2007-Dec. 2008)	Long-Term (Jan. 2009-Dec. 2011)

<p>ACTION STEPS needed for follow up and implementation:</p> <ul style="list-style-type: none"> ■ Evaluate concepts/proposals received in response to AAL Request for Concept Papers. Compare and contrast rural and urban settings. ■ Provide incentives to AAL projects that offer alternative community services. ■ Identify selected concepts with which to proceed, based on interagency review process. ■ Enter into Memorandum of Understanding with DCH, DHS, MSHDA, and OSA to identify timelines, demonstration parameters, and various agency responsibilities. ■ Define Affordable Assisted Living concept with or without specific Medicaid waiver. ■ Provide technical assistance to selected applicants, to modify their concepts and identify alternative services funding for low-income residents. 	<p>DELIVERABLES with measures and timeframes:</p> <ul style="list-style-type: none"> ■ 24 concept papers received by RFCP deadline and reviewed by eight person interagency team. ■ Selection process delayed because of state budget issues that precluded DCH from funding the needed Medicaid waivers. ■ Top five identified in letter to all applicants on March 29, 2007, with offer to work with top 5 applicants to modify their concepts and consider use of existing mainstream state and local resources. ■ Viable projects funded through MSHDA tax-exempt or taxable lending or LIHTC. Target for loan commitment in late 2007 at earliest. ■ Responsible Parties – MSHDA – JT Johnston DCH – Mike Head, DHS – Cynthia Farrell, OSA – Dave Doezema MAHSA – Dave Herbel
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Executive Group Name: Rental

Workgroup Subcommittee Name: Rental Production

Date Developed: April 10, 2007

Contact Name: Gary Heidel

STRATEGIC ISSUE	R.5. Encourage the creation of affordable Continuous Care Retirement Communities (CCRC), including affordable assisted living.		
FINAL RECOMMENDATION	2. Explore alternative methodologies for funding affordable CCRCs in Michigan.		
WHEN: <i>Please "x" the box next to the projected timeframe</i>	"Early Win" → <input type="checkbox"/> (Nov. 2006 – Dec. 2007)	Mid-Range → <input type="checkbox"/> (Jan. 2007-Dec. 2008)	Long-Term → <input checked="" type="checkbox"/> (Jan. 2009-Dec. 2011)

<p>ACTION STEPS needed for follow up and implementation:</p> <ul style="list-style-type: none"> ■ Modify the Social Security Act to allow Michigan to obtain project-based Medicaid waivers in alternative living environments. ■ Create financial incentives for organizations wishing to develop additional levels of care along the continuum. ■ Implement set-aside of Low Income Housing Tax Credits for funding affordable assisted living developments. ■ Modify PA 438 of 1969 to allow for the funding of alternative living sites and government owned entities. ■ Protect the tax abatement available to future or existing housing developments that may be owned by a non-profit housing corporation, consumer housing cooperative or limited dividend housing association or limited partnership. 	<p>DELIVERABLES with measures and timeframes:</p> <ul style="list-style-type: none"> ■ Responsible Parties – MSHDA – Gary Heidel, DLEG, DCH – Mike Head, DHS – Cynthia Farrell, OSA – Dave Doezema MAHSA – Dave Herbel, MSHFA, Zeigler Capital Market Groups
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IMPLEMENTATION SUMMARY FORM

Executive Group Name: Rental

Workgroup Subcommittee Name: Rental Production

Date Developed: April 10, 2007

Contact Name: Gary Heidel

STRATEGIC ISSUE	R.5. Encourage the creation of affordable Continuous Care Retirement Communities (CCRC), including affordable assisted living.			
FINAL RECOMMENDATION	3. Identify and eliminate conflicting financial and regulatory constraints in the development of affordable CCRCs.			
WHEN: <i>Please "x" the box next to the projected timeframe</i>	"Early Win" → (Nov. 2006 – Dec. 2007)	→ Mid-Range → (Jan. 2007-Dec. 2008)	<input checked="" type="checkbox"/>	→ Long-Term → (Jan. 2009-Dec. 2011)
ACTION STEPS needed for follow up and implementation: <ul style="list-style-type: none"> ■ Create a one-stop financing for CCRC projects in Michigan, using experience from the AAL demonstration. ■ Clarify the definition of CCRC in PA 440 of 1976. ■ Modify PA 440 of 1976 to allow for the use of entrance deposits to assist in capitalization. 		DELIVERABLES with measures and timeframes: <ul style="list-style-type: none"> ■ Responsible Parties – MSHDA – Gary Heidel DCH – Mike Head, DHS – Cynthia Farrell, OSA – Dave Doezema MAHSA – Dave Herbel 		
WHO must be involved in follow-up and implementation: <ul style="list-style-type: none"> ■ MSHDA, DCH, DHS, OSA, MSHFA, HUD ■ MAHSA ■ Henry Ford Health System, Zeigler Capital Markets Group, MHC 				
CHALLENGES associated with follow-up and implementation: <ul style="list-style-type: none"> ■ Developing an AAL and CCRC definition ■ Obtaining services funding for demonstration ■ Funding for studies ■ Inability to change laws. 				

IMPLEMENTATION SUMMARY FORM

Executive Group Name: Rental Housing

Workgroup Subcommittee Name: Rural Issues

Date Developed: March 15, 2007

Contact Name: Mary Ann Vandemark

STRATEGIC ISSUE	R.6. Create a coordinated Rural Housing Development strategy that recognizes the unique elements of financing, underwriting, operating and designing rural rental housing to serve all rural geographic areas of Michigan.					
FINAL RECOMMENDATION	1.a. Identify and document rural rental housing needs and issues.					
WHEN: <i>Please "x" the box next to the projected timeframe</i>	"Early Win" (Nov. 2006 – Dec. 2007)	<input checked="" type="checkbox"/>	Mid Range (Jan. 2007-Dec. 2008)	<input type="checkbox"/>	Long-Term (Jan. 2009-Dec. 2011)	<input type="checkbox"/>

ACTION STEPS needed for follow up and implementation:	DELIVERABLES with measures and timeframes:
A. Define what qualifies as rural geographic areas. <ul style="list-style-type: none"> • Research and contract with a respected vendor that will assist in defining rural geographic areas throughout the state. • Meet to affirm results. • Research and contract with a respected vendor (may be same one; may go out on bid) to identify needs and issues within the defined rural geographic areas. 	1. Map of Michigan identifying rural geographic areas. <p>-Responsible Party: David Allen, MSHDA Chief Market Analyst</p> <p>-Start by: Immediately</p> <p>- Completed by: September 30, 2007</p> 2. Draft report on housing needs and issues within the defined rural geographic areas. <p>-Responsible Party: MSHDA and other entities that may want to include supplemental questions in the survey document</p> <p>-Start by: Immediately</p> <p>-Completed by: December 31, 2007</p>

IMPLEMENTATION SUMMARY FORM

Executive Group Name: Rental Housing

Workgroup Subcommittee Name: Rural Issues

Date Developed: March 15, 2007

Contact Name: Mary Ann Vandemark

STRATEGIC ISSUE	R.6. Create a coordinated Rural Housing Development strategy that recognizes the unique elements of financing, underwriting, operating and designing rural rental housing to serve all rural geographic areas of Michigan.				
FINAL RECOMMENDATION	1.b. Identify and document rural rental housing needs and issues.				
WHEN: <i>Please "x" the box next to the projected timeframe</i>	"Early Win" (Nov. 2006 – Dec. 2007)	→ <input checked="" type="checkbox"/>	Mid-Range → (Jan. 2007-Dec. 2008)	→ <input type="checkbox"/>	Long-Term → (Jan. 2009-Dec. 2011)
ACTION STEPS needed for follow up and implementation:		DELIVERABLES with measures and timeframes:			
B. Seek public input to further identify rural rental housing needs and issues. <ul style="list-style-type: none"> • Conduct public hearings throughout defined rural geographic areas in Michigan. • Coordinate public hearings with other related efforts/state departments, when possible. • Analyze public comments 		1. Public comments are incorporated into final report on housing needs and issues for the defined geographic areas. <p align="center"> -Responsible Party: MSHDA– Sandy Pearson and CEDAM-Tim Hardesty -Start by: Immediately -Completed by: December 31, 2007 </p> 2. Defined rural geographic areas have ownership in the final product (report). <p align="center"> -Responsible Party: MSHDA – Sandy Pearson -Start by: Immediately -Completed by: December 31, 2007 </p>			

IMPLEMENTATION SUMMARY FORM

Executive Group Name: Rental Housing

Workgroup Subcommittee Name: Rural Issues

Date Developed: March 15, 2007

Contact Name: Mary Ann Vandemark

STRATEGIC ISSUE	R.6. Create a coordinated Rural Rental Housing Development strategy that recognizes the unique elements of financing, underwriting, operating and designing rural rental housing to serve all rural geographic areas of Michigan.				
FINAL RECOMMENDATION	1.c. Identify and document rural rental housing needs and issues.				
WHEN: <i>Please "x" the box next to the projected timeframe</i>	"Early Win" (Nov. 2006 – Dec. 2007)	<input type="checkbox"/>	Mid-Range (Jan. 2007-Dec. 2008)	<input checked="" type="checkbox"/>	Long-Term (Jan. 2009-Dec. 2011)

ACTION STEPS needed for follow up and implementation:	DELIVERABLES with measures and timeframes:
C. Use research results to establish prototypes of what represents rural housing needs and issues. <ul style="list-style-type: none"> • Prioritize housing needs and issues based on report findings. • Develop solution prototypes to address priority housing needs and issues. • Pilot solution prototypes in defined rural geographic areas. 	1. Field-tested prototypes that address the priority housing needs and issues. -Responsible Party: MSHDA Development staff and LIHTC staff. -Start by: January 1, 2008 -Completed by: June 30, 2008

IMPLEMENTATION SUMMARY FORM

WHO must be involved in follow-up and implementation:

- MSHDA, MHC, USRD, GLCF, Rural CHDO's, CEDAM and MCAAA as part of an on-going rural housing taskforce

CHALLENGES associated with follow-up and implementation:

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IMPLEMENTATION SUMMARY FORM

Executive Group Name: Rental Housing

Workgroup Subcommittee Name: Rural Issues

Date Developed: March 15, 2007

Contact Name: Mary Ann Vandemark

STRATEGIC ISSUE	R.6. Create a coordinated Rural Rental Housing Development strategy that recognizes the unique elements of financing, underwriting, operating and designing rural housing to serve all rural geographic areas of Michigan.				
FINAL RECOMMENDATION	2.a. Target resources to identified rural rental housing need. (Consider defining a quantified number of rural geographic areas for resource targeting purposes.)				
WHEN: <i>Please "x" the box next to the projected timeframe</i>	"Early Win" (Nov. 2006 – Dec. 2007)	<input type="checkbox"/>	Mid-Range (Jan. 2007-Dec. 2008)	<input checked="" type="checkbox"/>	Long-Term (Jan. 2009-Dec. 2011)
ACTION STEPS needed for follow up and implementation:		DELIVERABLES with measures and timeframes:			
A. Consider defining a quantified number of rural geographic areas for resource targeting purposes. <ul style="list-style-type: none"> Review research report and identify specific rental housing needs and issues for all rural geographic areas. Create a second map that highlights priority areas throughout the state. 		1. A second map of Michigan that identifies those rural geographic areas with the greatest rental housing needs and issues. <p>-Responsible Party: David Allen, MSHDA Chief Market Analyst</p> <p>-Start by: October 1, 2007</p> <p>-Completed by: March 31, 2008</p>			

IMPLEMENTATION SUMMARY FORM

Executive Group Name: Rental Housing

Workgroup Subcommittee Name: Rural Issues

Date Developed: March 15, 2007

Contact Name: Mary Ann Vandemark

STRATEGIC ISSUE	R.6. Create a coordinated Rural Rental Housing Development strategy that recognizes the unique elements of financing, underwriting, operating and designing rural housing to serve all rural geographic areas of Michigan.				
FINAL RECOMMENDATION	2.b. Target resources to identified rural rental housing need. (Consider the concentration of interagency resources (state, federal, FHLB, etc.) into these separate geographic areas).				
WHEN: <i>Please "x" the box next to the projected timeframe</i>	"Early Win" (Nov. 2006 – Dec. 2007)	<input type="checkbox"/>	Mid Range (Jan. 2007-Dec. 2008)	<input checked="" type="checkbox"/>	Long-Term (Jan. 2009-Dec. 2011)

ACTION STEPS needed for follow up and implementation:	DELIVERABLES with measures and timeframes:
<p>B. Consider the concentration of interagency resources (state, federal, FHLB, etc.) into these separate geographic areas on a single/multiple area basis on a successive funding cycle (i.e., two years).</p> <ul style="list-style-type: none"> Identify interagency resources that may invest in rental housing initiatives (new construction, rehabilitation, etc.) within the rural geographic areas. Record contact information. Develop "talking points" on why a concentrated infusion of interagency resources within a single/multiple rural geographic area for a specified period of time (e.g., 2 years) is a more desirable strategy than a statewide geographic distribution of interagency resources via competitive application. Develop "talking points" on how the remaining rural geographic areas will continue to function until being selected for the concentrated infusion of interagency resources. Meet with interagency investors to seek input and buy-in. 	<ol style="list-style-type: none"> Investors will have a clear understanding of the benefits associated with concentrated infusion of interagency resources. Investors will have "ownership" in the new funding strategy and schedule funding windows accordingly. Michigan's rural areas will have an opportunity to make a significant difference in their respective communities relative to rental housing within a quick period of time. <p>-Responsible Party: MSHDA-Sandy Pearson, Great Lakes CAP Fund-Mark McDaniel, and CEDAM-Tim Hardesty -Start by: Immediately -Completed by: September 30, 2008</p>

IMPLEMENTATION SUMMARY FORM

Executive Group Name: Rental Housing

Workgroup Subcommittee Name: Rural Issues

Date Developed: March 15, 2007

Contact Name: Mary Ann Vandemark

STRATEGIC ISSUE	R.6. Create a coordinated Rural Rental Housing Development strategy that recognizes the unique elements of financing, underwriting, operating and designing rural rental housing to serve all rural geographic areas of Michigan.			
FINAL RECOMMENDATION	2.c. Target resources to identified rural rental housing need. (Create a brand wherein multiple funding sources are concurrently investing rural rental housing dollars in specified target areas.)			
WHEN: <i>Please "x" the box next to the projected timeframe</i>	"Early Win" (Nov. 2006 – Dec. 2007)	<input type="checkbox"/>	Mid-Range (Jan. 2007-Dec. 2008)	<input checked="" type="checkbox"/>
			Long-Term (Jan. 2009-Dec. 2011)	<input type="checkbox"/>

ACTION STEPS needed for follow up and implementation:	DELIVERABLES with measures and timeframes:
<p>C. Create a brand wherein multiple funding sources are concurrently investing rural rental housing dollars in specified target areas.</p> <ul style="list-style-type: none"> Extend an invitation to public/private partners with an interest or investment in rural rental housing to be part of the process that identifies rural housing needs and issues. Design a brand (e.g., stationery, tagline, logo, etc.) that is unique to these public/private partners that will be promoted and ultimately recognized in Michigan's rural geographic areas. 	<p>1. Public/private partners are promoted and ultimately recognized in Michigan's rural geographic areas as entities committed to improving rental housing – safety, accessibility, affordability, etc.</p> <p>-Responsible Party: MSHDA – Sandy Pearson/Mary Lou Keenon -Start by: July 1, 2007 -Completed by: September 30, 2008</p>

IMPLEMENTATION SUMMARY FORM

Executive Group Name: Rental Housing

Workgroup Subcommittee Name: Rural Issues

Date Developed: March 15, 2007

Contact Name : Mary Ann Vandemark

STRATEGIC ISSUE	R.6. Create a coordinated Rural Rental Housing Development strategy that recognizes the unique elements of financing, underwriting, operating and designing rural rental housing to serve all rural geographic areas of Michigan.					
FINAL RECOMMENDATION	3.a. Consider lending and underwriting criteria modifications to address identified rural rental housing need.(Consider more flexible interest rates in rural areas based on income levels and housing need (difficult to develop areas).)					
WHEN: <i>Please "x" the box next to the projected timeframe</i>	"Early Win" (Nov. 2006 – Dec. 2007)	<input type="checkbox"/>	Mid-Range (Jan. 2007-Dec. 2008)	<input checked="" type="checkbox"/>	Long-Term (Jan. 2009-Dec. 2011)	<input type="checkbox"/>
ACTION STEPS needed for follow up and implementation:			DELIVERABLES with measures and timeframes:			
<p>A. Consider more flexible interest rates in rural areas based on income levels and housing need (difficult to develop areas).</p> <ul style="list-style-type: none"> • Outline (explain) how interest rates are currently assigned. • Outline (explain) the desired interest rate(s) for rural areas, including resultant outcomes. • Meet with appropriate agencies/departments to present desired interest rate(s) for rural areas. 			<p>1. Affected agencies/departments will have a clear understanding of the need for and benefits from a change in interest rates for rural areas.</p> <p>2. Affected agencies/departments will decide whether or not to change interest rates for rural areas.</p> <p>-Responsible Party: MSHDA-Marjorie Green -Start by: January 1, 2008 -Completed by: September 30, 2008</p>			

IMPLEMENTATION SUMMARY FORM

Executive Group Name: Rental Housing

Workgroup Subcommittee Name: Rural Issues

Date Developed: March 15, 2007

Contact Name: Mary Ann Vandemark

STRATEGIC ISSUE	R.6. Create a coordinated Rural Rental Housing Development strategy that recognizes the unique elements of financing, underwriting, operating and designing rural rental housing to serve all rural geographic areas of Michigan.					
FINAL RECOMMENDATION	3.b. Consider lending and underwriting criteria modifications to address identified rural rental housing need. Consider deferment of some portion of interest on tax-exempt first mortgages and HOME loans.					
WHEN: <i>Please "x" the box next to the projected timeframe</i>	"Early Win" (Nov. 2006 – Dec. 2007)	→ <input type="checkbox"/>	Mid-Range (Jan. 2007-Dec. 2008)	→ <input checked="" type="checkbox"/>	Long-Term (Jan. 2009-Dec. 2011)	→ <input type="checkbox"/>
ACTION STEPS needed for follow up and implementation:			DELIVERABLES with measures and timeframes:			
B. Consider deferment of some portion of interest on tax-exempt first mortgages and HOME loans. <ul style="list-style-type: none"> • Outline (explain) the benefits of deferring interest on tax-exempt first mortgages and HOME loans. • Identify what policy change(s) would need to defer interest. . • Meet with appropriate agencies/departments to present benefits of deferring interest, highlighting needed policy change(s). 			1. Affected agencies/departments will have a clear understanding of the need for and benefits from deferring interest on tax-exempt first mortgages and HOME loans in rural areas. 2. Affected agencies/departments will decide whether or not to defer interest on tax-exempt first mortgages and HOME loans in rural areas. <ul style="list-style-type: none"> -Responsible Party: MSHDA -Start by: January 1, 2008 -Completed by: September 30, 2008 			

IMPLEMENTATION SUMMARY FORM

Executive Group Name: Rental Housing

Workgroup Subcommittee Name: Rural Issues

Date Developed: March 15, 2007

Contact Name: Mary Ann Vandemark

STRATEGIC ISSUE	R.6. Create a coordinated Rural Rental Housing Development strategy that recognizes the unique elements of financing, underwriting, operating and designing rural rental housing to serve all rural geographic areas of Michigan.		
FINAL RECOMMENDATION	3.c. Consider lending and underwriting criteria modifications to address identified rural rental housing need. Provide rent subsidy from the State (not Section 8 or RA) to rural proposals (i.e., Section 515) to make proposals more competitive for federal funds and to enhance the feasibility of non-Rural Development financed developments.		
WHEN: <i>Please "x" the box next to the projected timeframe</i>	<p align="center">"Early Win" (Nov. 2006 – Dec. 2007)</p> <p align="center">→ <input type="checkbox"/></p>	<p align="center">Mid-Range → (Jan. 2007-Dec. 2008)</p> <p align="center"><input checked="" type="checkbox"/></p>	<p align="center">Long-Term → (Jan. 2009-Dec. 2011)</p> <p align="center"><input type="checkbox"/></p>
ACTION STEPS needed for follow up and implementation:		DELIVERABLES with measures and timeframes:	
<p>C. Provide rent subsidy from the State (not Section 8 or RA) to rural proposals (i.e., Section 515) to make proposals more competitive for federal funds and to enhance the feasibility of non-Rural Development financed developments.</p> <ul style="list-style-type: none"> • Develop "talking points" on the benefits and outcomes of a rent subsidy; explain how a rent subsidy would increase the competitiveness of rural proposals. • Project the amount of funds needed annually for a rent subsidy. • Identify what policy change(s) would need to provide a rent subsidy. • Meet with appropriate agencies/departments to seek input and buy-in. 		<ol style="list-style-type: none"> 1. Affected agencies/departments will have a clear understanding of the need for and benefits from a rent subsidy for rural proposals. 2. Affected agencies/departments will decide whether or not to offer a rent subsidy. <p>-Responsible Party: MSHDA -Start by: Immediately -Completed by: March 31, 2008</p>	

IMPLEMENTATION SUMMARY FORM

Executive Group Name: Rental Housing

Workgroup Subcommittee Name: Rural Issues

Date Developed: March 5, 2007

Contact Name: Mary Ann Vandemark

STRATEGIC ISSUE	R.6. Create a coordinated Rural Housing Development strategy that recognizes the unique elements of financing, underwriting, operating and designing rural housing to serve all rural geographic areas of Michigan.			
FINAL RECOMMENDATION	3.d. Consider lending and underwriting criteria modifications to address identified rural rental housing need. Consider financing scattered site developments over several political jurisdictions.			
WHEN: <i>Please "x" the box next to the projected timeframe</i>	"Early Win" (Nov. 2006 – Dec. 2007)	Mid Range → (Jan. 2007-Dec. 2008)	X	Long-Term → (Jan. 2009-Dec. 2011)

ACTION STEPS needed for follow up and implementation:	DELIVERABLES with measures and timeframes:
D. Consider financing scattered site developments over several political jurisdictions. <ul style="list-style-type: none"> • Review second map of Michigan that identifies contiguous rural geographic areas suitable for resource targeting. • Meet with rural housing developers/service providers from contiguous areas to discuss benefits – development, services, and cost savings – of financing scattered site developments. • Meet with appropriate agencies/departments/legislators to seek input and obtain buy-in for the financing of scattered site developments over several political jurisdictions. • Encourage contiguous rural geographic areas to jointly plan and implement projects. • Offer incentives, based on cost savings, to rural geographic areas that jointly plan and implement projects. • Begin dialogue on policy change. 	1. All parties (e.g., MSHDA, legislators, housing developers, service providers, etc.) will have a clear understanding of the benefits associated with financing scattered sit developments over several political jurisdictions. Target March 2008 2. MSHDA will decide whether or not to pursue a policy change that will result in greater opportunities and significant cost savings in rural geographic areas. - Responsible Party: MSHDA -Start by: January 1, 2008 -Completed by: September 30, 2008

IMPLEMENTATION SUMMARY FORM

Executive Group Name: Rental Housing

Workgroup Subcommittee Name: Rural Issues

Date Developed: March 15, 2007

Contact Name: Mary Ann Vandemark

STRATEGIC ISSUE	R.6. Create a coordinated Rural Housing Development strategy that recognizes the unique elements of financing, underwriting, operating and designing rural housing to serve all rural geographic areas of Michigan.				
FINAL RECOMMENDATION	3.e. Consider lending and underwriting criteria modifications to address identified rural rental housing need. Eliminate the current site location criteria regarding walkable communities and reconsider and modify municipal infrastructure requirements.				
WHEN: <i>Please "x" the box next to the projected timeframe</i>	"Early Win" (Nov. 2006 – Dec. 2007)	→ <input checked="" type="checkbox"/>	Mid-Range (Jan. 2007-Dec. 2008)	→ <input type="checkbox"/>	Long-Term (Jan. 2009-Dec. 2011)

ACTION STEPS needed for follow up and implementation:	DELIVERABLES with measures and timeframes:
<p>E. Eliminate the current site location criteria regarding walkable communities and reconsider and modify municipal infrastructure requirements.</p> <ul style="list-style-type: none"> • Outline (explain) current site location criteria associated with walkable communities and identify why the criteria are prejudicial to rural geographic areas. Prepare alternative solution(s) for rural rental properties. • Outline (explain) current municipal infrastructure requirements and identify why the requirements need to be modified. Prepare alternative solution(s) for rural rental properties. • Identify what policy changes would need to be made to implement alternative solutions for walkable communities and municipal infrastructures. • Meet with appropriate agencies/departments to present desired solutions, highlighting needed policy changes. 	<ol style="list-style-type: none"> 1. Affected agencies/departments will have a clear understanding of the benefits associated with alternative solutions for walkable communities and municipal infrastructures relative to rural rental properties. 2. Affected agencies/departments will decide whether or not to pursue policy changes. <p>-Responsible Party: MSHDA-Norm Harrod -Start by: Immediately -Completed by: September 30, 2007</p>

IMPLEMENTATION SUMMARY FORM

Executive Group Name: Rental Housing

Workgroup Subcommittee Name: Rural Issues

Date Developed: March 15, 2007

Contact Name: Mary Ann Vandemark

STRATEGIC ISSUE	R.6. Create a coordinated Rural Housing Development strategy that recognizes the unique elements of financing, underwriting, operating and designing rural housing to serve all rural geographic areas of Michigan.			
FINAL RECOMMENDATION	3.f. Consider lending and underwriting criteria modifications to address identified rural rental housing need. Develop criteria that recognize the differences associated with rural areas.			
WHEN: <i>Please "x" the box next to the projected timeframe</i>	"Early Win" (Nov. 2006 – Dec. 2007)	→ Mid-Range → (Jan. 2007-Dec. 2008)	<input checked="" type="checkbox"/>	Long-Term → (Jan. 2009-Dec. 2011)

ACTION STEPS needed for follow up and implementation:	DELIVERABLES with measures and timeframes:
F. Develop criteria that recognize the differences associated with rural areas. <ul style="list-style-type: none"> • Review report on market research standards (see Rental 1. 2.). • Develop funding considerations (criteria) from this report that are reflective of and receptive to the uniqueness of rural geographic areas. • Identify what policy changes would need to be made to have separate, distinctive criteria for rural and urban geographic areas. • Meet with appropriate agencies/departments to present desired solutions, highlighting needed policy changes. 	1. Affected agencies/departments will have a clear understanding of the benefits associated with having separate, distinctive criteria for rural and urban geographic areas. 2. Affected agencies/department will decide whether or not to pursuer policy changes. -Responsible Party: David Allen, MSHDA Chief Marketing Analyst -Start by: January 1, 2008 -Completed by: September 30, 2008

IMPLEMENTATION SUMMARY FORM

WHO must be involved in follow-up and implementation:

- MSHDA, MHC, USRD, GLCF, Rural CHDO's, CEDAM and MCAAA as part of an on-going rural housing taskforce

CHALLENGES associated with follow-up and implementation:

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IMPLEMENTATION SUMMARY FORM

Executive Group Name: Rental Housing

Workgroup Subcommittee Name: Rural Issues

Date Developed: March 15, 2007

Contact Name: Mary Ann Vandemark

STRATEGIC ISSUE	R.6. Create a coordinated Rural Rental Housing Development strategy that recognizes the unique elements of financing, underwriting, operating and designing rural rental housing to serve all rural geographic areas of Michigan.					
FINAL RECOMMENDATION	4.a. Provide additional and appropriate technical assistance to rural rental applicants. Continue and enhance support for training and technical assistance for community-based agencies, developers, and nonprofits involved in affordable housing planning and development.					
WHEN: <i>Please "x" the box next to the projected timeframe</i>	"Early Win" (Nov. 2006 – Dec. 2007)	<input type="checkbox"/>	Mid-Range (Jan. 2007-Dec. 2008)	<input checked="" type="checkbox"/>	Long-Term (Jan. 2009-Dec. 2011)	<input type="checkbox"/>
ACTION STEPS needed for follow up and implementation:			DELIVERABLES with measures and timeframes:			
A. Continue and enhance support for training and technical assistance for community-based agencies, developers, and nonprofits involved in affordable housing planning and development. <ul style="list-style-type: none"> • Offer training and technical assistance (T/TA) in tracks (e.g., single-family homeowner, multi-family, etc.) for varying degrees of expertise (e.g., beginner, intermediate, advanced). • Develop a 12-month calendar on available T/TA with corresponding logistics (dates, time, location, etc.). • Design a credential-type program wherein community-based agencies, developers, and nonprofits can become Certified Community Development Professionals. 			1. Community-based agencies, developers, and nonprofits can plan for and access T/TA as needed. 2. The Community Development "industry" will have a credential that is recognized statewide. -Responsible Party: To be determined -Start by: September 1, 2008 -Completed by: December 31, 2008			

IMPLEMENTATION SUMMARY FORM

Executive Group Name: Rental Housing

Workgroup Subcommittee Name: Rural Issues

Date Developed: March 15, 2007

Contact Name: Mary Ann Vandemark

STRATEGIC ISSUE	R.6. Create a coordinated Rural Rental Housing Development strategy that recognizes the unique elements of financing, underwriting, operating and designing rural rental housing to serve all rural geographic areas of Michigan.				
FINAL RECOMMENDATION	4.b. Provide additional and appropriate technical assistance to rural rental applicants. Capacity-building for community liaisons and CHDOs.				
WHEN: <i>Please "x" the box next to the projected timeframe</i>	"Early Win" (Nov. 2006 – Dec. 2007)	<input type="checkbox"/>	Mid-Range (Jan. 2007-Dec. 2008)	<input checked="" type="checkbox"/>	Long-Term (Jan. 2009-Dec. 2011)
ACTION STEPS needed for follow up and implementation:			DELIVERABLES with measures and timeframes:		
B. Capacity-building for community liaisons and CHDOs. 1. Offer T/TA discretionary grants for strategic planning and capacity building. 2. Require follow-up reporting after grant award to document results of T/TA.			1. Community liaisons and CHDOs will have access to T/T funding to improve product/service quality. 2. T/TA funding agencies/departments will be able to track results of their investment. - Responsible Party: To be determined -Start by: September 1, 2008 -Completed by: December 31, 2008		

IMPLEMENTATION SUMMARY FORM

WHO must be involved in follow-up and implementation:

- MSHDA, MHC, USRD, GLCF, Rural CHDO's, CEDAM and MCAAA as part of an on-going rural housing taskforce

CHALLENGES associated with follow-up and implementation:

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IMPLEMENTATION SUMMARY FORM

Executive Group Name: Rental

Workgroup Subcommittee Name: Preservation

Date Developed: March 12, 2007

Contact Name: Susie Sapilewski

STRATEGIC ISSUE	R.7. Improve interagency (MSHDA, HUD, Rural Housing) and development community cooperation and communication on unreserved inventory and preservation programs.				
FINAL RECOMMENDATION	1. Website: Create an interagency (MSHDA, HUD, Rural Housing) web site to host an inventory of state and federally assisted properties and programs, possibly through a contractor, and design a mechanism for maintaining the database. Include enough data to begin due diligence investigations for investors. Provide data on best practices, statewide market conditions and tools to evaluate transactions and financing options. Consider site use for marketing properties.				
WHEN: <i>Please "x" the box next to the projected timeframe</i>	"Early Win" (Nov. 2006 – Dec. 2007)	→ X	Mid-Range (Jan. 2007-Dec. 2008)	→ X	Long-Term (Jan. 2009-Dec. 2011)
ACTION STEPS needed for follow up and implementation:		DELIVERABLES with measures and timeframes:			
<ol style="list-style-type: none"> 1. Develop list of fields to be populated in database including: <ul style="list-style-type: none"> • Inventory of federally assisted properties • Agency programs targeting preservation • Evaluation tools for prospective developers • Statewide market data • Best practices and industry updates 2. Convene a meeting of key partners to determine how the data will be stored and who will be in charge of updating data and if contracting, prepare RFP. 3. Post RFP, establish contract and work with contractor on website format 4. Each agency provides agreed upon data to a contractor on each assisted multifamily rental development 		<ul style="list-style-type: none"> ■ A list of agreed upon inventory fields and vision for website will be created by 6/1/07. Consider temporary hosting of data on one agency's site. ■ The Michigan Preservation Information Exchange (MI PIE) RFP has been created to describe the method for storing and displaying data. 8/1/07 ■ Bid received, evaluated and contractor chosen. 10/07 ■ Each agency will provide data in the agreed upon format within 30 days of the request from the contractor ■ A collated database will be presented by the contractor per the contract implementation schedule ■ A schedule and method for replication of data will be created and implemented within x days of completion of the database 			

IMPLEMENTATION SUMMARY FORM

<p>5. Baseline data is collated from all agencies and posted to a central database</p> <p>6. Regular update schedules are created for maintaining integrity of data</p>	<p>Responsible party: MSHDA Asset Management, S. Sapilewski (HUD) and J. Putnam (USDA Rural)</p>
<p>WHO must be involved in follow-up and implementation:</p> <ul style="list-style-type: none">• MSHDA,• HUD,• RD,• Contractor,• Industry representative	
<p>CHALLENGES associated with follow-up and implementation:</p> <ul style="list-style-type: none">• Each Team Member (HUD-MSHDA –RD) must be able to present appropriate data• Data must be presented in a common format so that it can be integrated together	

IMPLEMENTATION SUMMARY FORM

Executive Group Name: Rental

Workgroup Subcommittee Name: Preservation

Date Developed: March 12, 2007

Contact Name: Susie Sapilewski

STRATEGIC ISSUE	R.7. Improve interagency (MSHDA, HUD, Rural Housing) and development community cooperation and communication on unpreserved inventory and preservation programs.		
FINAL RECOMMENDATION	2. Preservation Conference: Conduct a Preservation Conference for sophisticated developers and investors in addition to participating in the Michigan Affordable Housing Conference.		
WHEN: <i>Please "x" the box next to the projected timeframe</i>	"Early Win" (Nov. 2006 – Dec. 2007)	Mid-Range (Jan. 2007-Dec. 2008)	Long-Term (Jan. 2009-Dec. 2011)
	→ <input checked="" type="checkbox"/>	→ <input type="checkbox"/>	→ <input type="checkbox"/>
ACTION STEPS needed for follow up and implementation:		DELIVERABLES with measures and timeframes:	
<ol style="list-style-type: none"> 1. Establish Meeting Date and Agenda 2. Assign Moderators and identify speakers 3. Convene conference 4. Seek feedback 		<ol style="list-style-type: none"> 1. 320 Attendees – Conference held November 8, 2006 2. Conference tentatively scheduled for March 08. <p>Responsible Party: MSHDA Asset Management</p>	

IMPLEMENTATION SUMMARY FORM

WHO must be involved in follow-up and implementation:

- HUD
- MSHDA
- RD
- Owners/Developers
- Management Agents

CHALLENGES associated with follow-up and implementation:

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IMPLEMENTATION SUMMARY FORM

Executive Group Name: Rental

Workgroup Subcommittee Name: Preservation

Date Developed: March 12, 2007

Contact Name: Susie Sapilewski (Lead)/ Julie Putnam (RD)

STRATEGIC ISSUE	R.7. Improve interagency (MSHDA, HUD, Rural Housing) and development community cooperation and communication on unpreserved inventory and preservation programs.				
FINAL RECOMMENDATION	3. Interagency Programs. Create interagency programs with MSHDA tax exempt financing such as USDA Demonstration Program and 202 preservation programs.				
WHEN: <i>Please "x" the box next to the projected timeframe</i>	"Early Win" (Nov. 2006 – Dec. 2007)	<input type="checkbox"/>	Mid-Range (Jan. 2007-Dec. 2008)	<input checked="" type="checkbox"/>	Long-Term (Jan. 2009-Dec. 2011)
ACTION STEPS needed for follow up and implementation:		DELIVERABLES with measures and timeframes:			
1. Create a interagency program(s) which clearly define the eligible universe 2. Prepare materials to communicate program with developers 3. Create a list/database of eligible properties under each program		1. The deliverable will be the program definitions itself-expected timeframe for completion 12-31-07 2. Deliverable will be program materials which will be used to market program – timeframe for completion 12-31-07 3. Database for each program will be created no later than 2-28-08 Responsible party: Multifamily Development (MSHDA), S. Sapilewski (HUD) and J. Putnam (USDA Rural)			

IMPLEMENTATION SUMMARY FORM

WHO must be involved in follow-up and implementation:

- HUD
- MSHDA
- RD
- Industry Groups

CHALLENGES associated with follow-up and implementation:

- Creating an attractive program for developers in the marketplace
- Getting information on the program shared with appropriate parties.

IMPLEMENTATION SUMMARY FORM

Executive Group Name: Rental

Workgroup Subcommittee Name: Preservation

Date Developed: March 12, 2007

Contact Name: Susie Sapilewski

STRATEGIC ISSUE	R.7. Improve interagency (MSHDA, HUD, Rural Housing) and development community cooperation and communication on unpreserved inventory and preservation programs.				
FINAL RECOMMENDATION	4. Interagency Team: Appoint an interagency team to assist developers interested in completing their due diligence and in understanding programs.				
WHEN: <i>Please "x" the box next to the projected timeframe</i>	"Early Win" (Nov. 2006 – Dec. 2007)	→ <input checked="" type="checkbox"/>	Mid-Range → (Jan. 2007-Dec. 2008)	→ <input type="checkbox"/>	Long-Term → (Jan. 2009-Dec. 2011)
ACTION STEPS needed for follow up and implementation:		DELIVERABLES with measures and timeframes:			
1. Determine individuals from each agency to participate in team 2. Development of program materials is needed (mentioned in step 5 below) 3. Determine process for developers to access team for assistance		<ul style="list-style-type: none"> ▪ A list of team members will be developed by 6-30-07 ▪ A list of program materials will be developed for distribution to developers ▪ A detailed procedural chart will be developed to document how the interagency team will be run and how developers will get to this team for assistance. This will be developed no later than 7-31-07 <p>Responsible party: Multifamily Development (MSHDA), S. Sapilewski (HUD) and J. Putnam (USDA Rural)</p>			

IMPLEMENTATION SUMMARY FORM

WHO must be involved in follow-up and implementation:

- HUD
- MSHDA
- RD

CHALLENGES associated with follow-up and implementation:

- Coordinating busy schedules to allow for regular meetings for this interagency task force

IMPLEMENTATION SUMMARY FORM

Executive Group Name: Rental

Workgroup Subcommittee Name: Preservation

Date Developed: March 12, 2007

Contact Name: Rick Pennings

<p align="center">STRATEGIC ISSUE</p>	<p align="center">R.8. Recommend government funding priorities for preservation and target resources that increase the length and level of preserved affordability.</p>					
<p align="center">FINAL RECOMMENDATION</p>	<p>1. Establish Preservation Priorities Identify properties most in need of preservation either through risk of converting to market rate or loss of subsidy due to deterioration and target programs accordingly. Consider the following additional resources for these properties:</p> <ul style="list-style-type: none"> • Allocate HOME funds annually for use with 4% LIHTC transactions, but limit use to properties that are at risk of loss due to deterioration. HOME use would require that all other preservation options be exhausted. • Allocate project-based vouchers for preservation possibly where units are made available for special needs. • Working with local units of government, combine CDBG with other preservation programs. 					
<p align="center">WHEN: <i>Please "x" the box next to the projected timeframe</i></p>	<p align="center">“Early Win” (Nov. 2006 – Dec. 2007)</p>	<p align="center">→ <input type="checkbox"/></p>	<p align="center">Mid-Range → (Jan. 2007-Dec. 2008)</p>	<p align="center"><input checked="" type="checkbox"/></p>	<p align="center">Long-Term → (Jan. 2009-Dec. 2011)</p>	<p align="center"><input type="checkbox"/></p>
<p>ACTION STEPS needed for follow up and implementation:</p> <p>1. Convene a team of industry partners to establish a tool to assess:</p> <ul style="list-style-type: none"> A. risk of converting to market or B. loss of subsidiary due to deterioration C. relative value of what’s being preserved – (eg it is more valuable to preserve long term project-based Sec. 8 (high tenant benefit) than an 80/20/project (only 20% of units to tenants at 80% of median) 			<p>DELIVERABLES with measures and timeframes:</p> <p>1. Evaluation tools for A & B and Scoring System for C</p> <p>2. Recommendations as to which resources to set aside and how much of each</p> <p>Responsible Party - MSHDA Asset Management</p>			

IMPLEMENTATION SUMMARY FORM

2. Convene team to consider recommended uses of evaluation tools in resource allocation.	
<p>WHO must be involved in follow-up and implementation:</p> <ul style="list-style-type: none">■ Representatives from MSHDA, HUD USRD, private sector (MHC?), local government representatives for CDBG■■	
<p>CHALLENGES associated with follow-up and implementation:</p> <ul style="list-style-type: none">■ Different views as to how to assess■ Competition for resources■■	

IMPLEMENTATION SUMMARY FORM

Executive Group Name: Rental

Workgroup Subcommittee Name: Preservation

Date Developed: March 12, 2007

Contact Name: Rick Pennings

STRATEGIC ISSUE	R.8. Recommend government funding priorities for preservation and target resources that increase the length and level of preserved affordability.								
FINAL RECOMMENDATION	2. Bond cap: Set aside enough bond cap to satisfy the demand for preservation of federally assisted properties eligible to prepay their MSHDA mortgages, opt out of their federal subsidy contract or where their affordable use restrictions will soon expire.								
WHEN: <i>Please "x" the box next to the projected timeframe</i>	"Early Win" (Nov. 2006 – Dec. 2007)	→ <input checked="" type="checkbox"/>	<table border="0" style="width: 100%;"> <tr> <td style="text-align: center;">Mid-Range (Jan. 2007-Dec. 2008)</td> <td style="text-align: center;">→</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;">Long-Term (Jan. 2009-Dec. 2011)</td> <td style="text-align: center;">→</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	Mid-Range (Jan. 2007-Dec. 2008)	→	<input type="checkbox"/>	Long-Term (Jan. 2009-Dec. 2011)	→	<input type="checkbox"/>
Mid-Range (Jan. 2007-Dec. 2008)	→	<input type="checkbox"/>	Long-Term (Jan. 2009-Dec. 2011)	→	<input type="checkbox"/>				
ACTION STEPS needed for follow up and implementation:		DELIVERABLES with measures and timeframes:							
<p>Convene a team of industry partners to:</p> <ul style="list-style-type: none"> ■ Assess whether more private sector pressure would be helpful to increase CAP set aside to MSHDA ■ Work with MSHDA to set up a pipeline process for pass through projects that want "to get in line" even if CAP is not available 		<ul style="list-style-type: none"> ■ CAP availability for preservation transactions via direct loan and pass through pipeline process for pass through once CAP is used to provide transaction from one year to the next. <p>Responsible Parties: Outside private parties like the MHC.</p>							

IMPLEMENTATION SUMMARY FORM

WHO must be involved in follow-up and implementation:

- MSHDA, private sector representative
-
-

CHALLENGES associated with follow-up and implementation:

- Uncertainty as to amount of CAP State treasurer will allocate in view of competing priorities
- Competing priorities within MSHDA programs (MCC, SF, direct loan, pass through)
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IMPLEMENTATION SUMMARY FORM

Executive Group Name: Rental

Workgroup Subcommittee Name: Preservation

Date Developed: March 12, 2007

Contact Name: Bruce Gerhart (MHC)

STRATEGIC ISSUE	R.9. Develop strategies that ensure quality of property and asset management on preserved properties.				
FINAL RECOMMENDATION	1. Semi annual meetings. Develop strategies that ensure agent and owners implement best practices.				
WHEN: <i>Please "x" the box next to the projected timeframe</i>	"Early Win" (Nov. 2006 – Dec. 2007)	<input type="checkbox"/>	Mid-Range (Jan. 2007-Dec. 2008)	<input checked="" type="checkbox"/>	Long-Term (Jan. 2009-Dec. 2011)
ACTION STEPS needed for follow up and implementation:		DELIVERABLES with measures and timeframes:			
<ul style="list-style-type: none"> ■ Semi annual meetings at MSHDA/MHC Tax Credit Announcements for one hour to gather best practices in rapid paced roundtable. ■ Quarterly "e-news" letter highlighting best practices and amplifying on those discovered at the semi annual round tables. 		<ul style="list-style-type: none"> ■ A recordation of the roundtable best practices session will be published electronically to all participants and on state web sites. Private Mortgagees and Tax Credit Syndicators will be encouraged to post and make available to their clients the results on an ongoing basis. ■ An interactive site where best practices and experiences can be published as well as read. (See Rental 6. 1.) <p>Responsible Parties: Private Affordable Housing associations like MHC and MAHMA</p>			

IMPLEMENTATION SUMMARY FORM

WHO must be involved in follow-up and implementation:

- Property Managers
- Tax Credit Syndication Asset Managers
- Mortgage Bankers
- MSHDA
- HUD
- Michigan Housing Council

CHALLENGES associated with follow-up and implementation:

- Getting enough market participation
- Reluctance to be identified in sharing
- Owners/Investors willingness to be identified
- Keeping subject from getting stale and repetitious
- Hosting and maintaining web site
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IMPLEMENTATION SUMMARY FORM

Executive Group Name: Rental

Workgroup Subcommittee Name: Preservation

Date Developed: March 12, 2007

Contact Name: Bruce Gerhart (MHC)

STRATEGIC ISSUE	R.9. Develop strategies that ensure quality of property and asset management on preserved properties.					
FINAL RECOMMENDATION	<p>2. Benchmarking of other states Study other state housing agencies and multifamily lenders to determine best practices in the area of quality property an asset management. Consider:</p> <ul style="list-style-type: none"> • Initial Scope and minimum rehab requirements • Use and benefit of C.N.A. • Role of architect, plans and specifications • Managing the rehabilitation, including temporary relocation • Managing the possible transition in customers – transitioning from rent-based 					
<p>WHEN: Please "x" the box next to the projected timeframe</p>	<p align="center">"Early Win" (Nov. 2006 – Dec. 2007)</p>	<input type="checkbox"/>	<p align="center">Mid-Range (Jan. 2007-Dec. 2008)</p>	<input checked="" type="checkbox"/>	<p align="center">Long-Term (Jan. 2009-Dec. 2011)</p>	<input type="checkbox"/>
ACTION STEPS needed for follow up and implementation:		DELIVERABLES with measures and timeframes:				
<ul style="list-style-type: none"> ■ Survey and collect all available on-line information from state HFAs ■ Develop questionnaire to send to SHFAs that have most progressive and desirable practices. ■ Collect and publish results 		<ul style="list-style-type: none"> ■ Compendium of Results published on web and distributed to all parties ■ More active participation in leading edge SHFA actions in this arena <p>Responsible party: MSHDA Asset Mgt and Multifamily Development and Construction</p>				

IMPLEMENTATION SUMMARY FORM

WHO must be involved in follow-up and implementation:

- Property Managers
- Tax Credit Syndication Asset Managers
- Mortgage Bankers
- MSHDA
- HUD
- Michigan Housing Council

CHALLENGES associated with follow-up and implementation:

- Repetitiveness
- Sufficient detail to be useful
- Willingness of agencies to share in meaningful detail
- Discerning appropriateness for MI implementation
- Obtaining meaningful information for all groups (owners, investors, bankers, agencies).

IMPLEMENTATION SUMMARY FORM

Executive Group Name: Rental

Workgroup Subcommittee Name: Preservation

Date Developed: March 12, 2007

Contact Name: Jennifer Everhart /(MHC)

STRATEGIC ISSUE	R.10. Advocate for legislation to increase preservation of affordable housing.				
FINAL RECOMMENDATION	1. Federal Legislation Advocacy. Actively advocate for support of Congressional initiatives that favor preservation of affordable housing.				
WHEN: <i>Please "x" the box next to the projected timeframe</i>	"Early Win" (Nov. 2006 – Dec. 2007)	→ <input checked="" type="checkbox"/>	Mid-Range (Jan. 2007-Dec. 2008)	→ <input type="checkbox"/>	Long-Term (Jan. 2009-Dec. 2011)

ACTION STEPS needed for follow up and implementation:

- Survey national industry and trade groups such as NCSHA, National Association of State and Local Equity Funds, Housing Assistance Council (HAC), Council for Affordable Rural Housing (CARH), LISC, National Leased Housing Association (NLHA), National Association of Housing Management Agents (NAHMA), National Housing Trust, and others to determine their current efforts and initiatives regarding preservation.
- Encourage national industry and trade groups listed above to develop position papers or letters of support for the following initiative above to present to congressional members.
(in priority order)
 - a. Double the current LIHTC allocation to \$3.70 per capita
 - a. Provide an exclusion of gain for qualified sales of multi-family housing
 - b. Authorize housing preservation matching grants to states
 - c. Authorize the continued use of Section 8 subsidy on REO family and non-202 elderly developments when purchased by a local unit of government
 - d. Authorize the transfer of Section 8 contract authority from one project

DELIVERABLES with measures and timeframes:

- Data from the surveys
 - Position papers or letters of support.
 - Effective memberships in national organizations and increased influence/access to effect change.
- Responsible Party:** Outside affordable housing partners like the MHC.

IMPLEMENTATION SUMMARY FORM

<p>to another</p> <ul style="list-style-type: none">e. Permit existing tenants in supportive housing to use PBEVsf. Limit rent paid by tenants receiving Enhanced Vouchers to pay no more than 30% of income regardless of decrease in tenant's contribution. <ul style="list-style-type: none">■ Defeat the President's Advisory Panel on Federal Tax Reform recommendations to eliminate the LIHTC.■ Determine strategic memberships to pursue which will enable us to have an influence on the preservation agenda.	
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<p>WHO must be involved in follow-up and implementation:</p> <ul style="list-style-type: none">■ NCSHA, NASLEF, MSHDA, HUD, RD, HAC, CARH, LISC, NLHA, NAHMA, NHT■	
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<p>CHALLENGES associated with follow-up and implementation:</p> <ul style="list-style-type: none">■ How to get membership to align on the same priorities?■ Do these national organizations have staff that they can commit to this function?	
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IMPLEMENTATION SUMMARY FORM

Executive Group Name: Rental

Workgroup Subcommittee Name: Preservation

Date Developed: March 12, 2007

Contact Name: Jennifer Everhart /(MHC)

STRATEGIC ISSUE	R.10. Advocate for legislation to increase preservation of affordable housing.				
FINAL RECOMMENDATION	2. State Legislation Advocacy. Advocate for State initiatives that favor preservation of affordable housing.				
WHEN: <i>Please "x" the box next to the projected timeframe</i>	"Early Win" (Nov. 2006 – Dec. 2007)	→ <input checked="" type="checkbox"/>	Mid-Range (Jan. 2007-Dec. 2008)	→ <input type="checkbox"/>	Long-Term (Jan. 2009-Dec. 2011)

IMPLEMENTATION PLAN

ACTION STEPS needed for follow up and implementation:	DELIVERABLES with measures and timeframes:
<ul style="list-style-type: none"> ■ Survey statewide industry and trade groups such as MHC, CEDAM, CDAD, Michigan Council for Affordable Rural Housing (CARH), Midwest Association of Housing Management Agents (MWAHMA), Property Management Association of Mid Michigan (PMAMM), Homebuilders Association, Public Housing Agencies, and others to determine their current efforts and initiatives regarding preservation. ■ Encourage statewide industry and trade groups listed above to develop position papers or letters of support for the following initiatives and to present to state congressional members. (in order of priority): <ul style="list-style-type: none"> a. Amend MCLA 211.71(d) – continued tax abatement for certain elderly and disabled developments a. Create local property tax exemption and tax limitation increases for certain core and inner ring housing developments b. Create the Michigan Affordable Housing Tax Credit c. Create a program to provide 50% tax assessment reduction for rehabbed and preserved Section 8 and Section 236 developments 	<ul style="list-style-type: none"> ■ Data from the surveys ■ Position papers or letters of support. ■ Effective memberships in national organizations and increased influence/access to effect change. <p>Responsible Party: Outside affordable housing partners like the MHC.</p>

IMPLEMENTATION SUMMARY FORM

- | | |
|---|--|
| <ul style="list-style-type: none">■ Require local assessors to exclude tax credits, subsidized mortgage financing and grants from assessment analysis■ Determine strategic memberships to pursue which will enable us to have an influence on the preservation agenda. | |
|---|--|

WHO must be involved in follow-up and implementation:

- MSHDA, MHC, CEDAM, CDAD, CARH, MWAHMA, PMAMM, and their members
-

CHALLENGES associated with follow-up and implementation:

- How to get membership to align on the same priorities?
- Do these statewide organizations have staff that they can commit to this function?