Outlook

Follow Up Answers from Monday's Meeting and Next Steps

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Dear Mayor and Members of City Council,

We met with MSHDA yesterday and have answers to the Section 8 voucher questions that were raised at Monday's meeting.

Here are the details:

1. MSDHA's AF program does not require us to reserve units for potential tenants that receive housing vouchers. As mentioned at the City Council meeting, housing subsidies are not contemplated under the AF program financing.

2. Michigan law prohibits landlords from discriminating against applicants based on their source of income. This applies to every landlord and every apartment in the state at a property with five or more units, whether or not it's part of a government program or it's a market-rate development. Here's a link to the article regarding the State Law and here's a link to the actual statute.

3. The law does not require us to lower our standards and all applicants will be subject to a rigorous screening process backed by MSHDA and the Asset Manager for the development and will be evaluated in detail with each application to ensure tenant viability. Every applicant, regardless of how they pay rent, will go through the Tenant Selection Process (TSP), including a criminal background check, review of employment history, review of rental history, ability to pay, etc. There will be a high bar for these standards and no one is more incentivized than us to ensure that we fill the building with quality tenants that meet all of these requirements even beyond proof of funds.

Lastly, and most importantly, while we are happy to answer any and all questions from City Council or the Public — the continued tabling of the PILOT ordinance reading in order to address non-PILOT related questions has created another issue with the closing timeline for the MSHDA Funding.

The State is under pressure to place this housing investment this calendar year. The frequent delays and ongoing tabling are leading us down a path where we are in jeopardy of losing the funding to the next community on the list.

With that in mind — we are requesting that the PILOT ordinance amendment be placed back on the agenda for a special meeting on Monday 10/26, which is critical, so Council can make a final determination on the PILOT ordinance amendment without delay.

Thanks,
Jordan & team

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