

MISSISSIPPI HOME CORPORATION



2017 Annual Action Plan and 2016 Program Performance



735 Riverside Dr. / Jackson, MS / 601.718.4642 / mshomecorp.com

▣ Mississippi Home Corporation - State Housing Finance Authority created by the legislature in 1989 with a mission to enhance Mississippi's long-term economic viability by financing safe, decent, affordable housing and helping working families build wealth.



RESPONSIBLE ENTITY

MHC administers the following:

- ▣ Emergency Solutions Grant Program (ESG)
- ▣ HOME Investment Partnerships Program (HOME)
- ▣ Housing Opportunities for Person with AIDS Program (HOPWA) and;
- ▣ National Housing Trust Fund (NHTF)



2016 ESG ACCOMPLISHMENTS

\$2,233,204

- 16 Projects Awarded

Funds
Commitment

- Emergency Shelter
- Rapid Re-Housing
- Homeless Prevention
- HMIS
- Street Outreach



2016 ESG FUNDING ACCOMPLISHMENTS

• Emergency Shelter/Street Outreach	\$ 853,079
• Street Outreach	\$ 138,000
• Rapid Re-Housing Assistance	\$ 607,375
• Homeless Prevention	\$ 305,500
• HMIS	\$ 164,250
• State Administration	<u>\$ 165,000</u>

2016 TOTAL ALLOCATION \$2,233,204



ESG ESTIMATED 2017 ALLOCATION

▣ The estimated allocation for 2017 is \$2,233,204 with the following eligible activities:

- Emergency Shelter - \$750,000
- Street Outreach - \$150,000
- Rapid Re-Housing Assistance - \$650,000
- Homeless Prevention - \$350,000
- Homeless Management Information System (HMIS) - \$168,204
- State Administration - \$165,000

Funds used for street outreach and emergency shelter activities will be limited to 60% of the total award.



ESG OBJECTIVES

National

- The Emergency Solutions Grant (ESG) Program is authorized by the McKinney-Vento Act, as amended by the HEARTH Act.
- The program is designed to be the first step in a continuum of assistance to enable homeless individuals and families to move toward independent living as well as to prevent homelessness.

State

- The State has designed the ESG Program to be consistent with the National Objectives and to address the needs of homeless individuals in Mississippi.



ESG ELIGIBLE ACTIVITIES

Services for persons who are homeless, at risk of homelessness and services for special populations such as homeless youth, victim services (victims of human trafficking), and services for people living with HIV/AIDS. Components of the ESG program:

- ▣ **Emergency Shelter**
- ▣ **Street Outreach**
- ▣ **Rapid Re-Housing Assistance**
- ▣ **Homeless Prevention**
- ▣ **Homeless Management Information System (HMIS)**



ESG APPLICATIONS

- ▣ **Eligible applicants – non-profits**
- ▣ **Application Workshop: April 27, 2017(tentatively)**
- ▣ **Application Due Date: June 8, 2017**
- ▣ **ESG Funds Commitment Deadline: Within 60 days from the date HUD signs the grant agreement.**
- ▣ **ESG Implementation Workshop: TBD**



MATCH/GRANT SIZE

Match Requirements

Pursuant to CFR Part 576 and 42 U.S.C. 113775

Match must be an equal amount of funds from other sources;

Match amount may include the fair rental value of any donated material or building;

May include salary paid to staff to carry out the program objectives; and

The value of the time and services contributed by volunteers to carry out the program.

Grant Size

No maximum grant size

No minimum grant size

State reserves the right to adjust the amount awarded based on the amount of funds available and grantees' capacity.



2016 HOME ACCOMPLISHMENTS

Activity	Beneficiaries
Homebuyer Assistance	69
Homeowner Rehabilitation	106
CHDO (projects underway)	0
Total Beneficiaries	175

0 – 30% Area Median Income	69 (39%)
61 – 80% Area Median Income	106 (61%)



HOME ACTIVITIES

- 🏠 **Homeowner Rehabilitation**
- 🏠 **Rental Housing Activities**
- 🏠 **Community Housing Development Organization Set-Aside – CHDO**
- 🏠 **CHDO Operating Expense**
- 🏠 **Tenant-Based Rental Assistance**
- 🏠 **State Administration**



HOME 2017 ESTIMATED ALLOCATION

PROGRAM CATEGORIES	ALLOCATION
Homeowner Rehabilitation	\$ 3,427,477
Rental Housing	\$ 1,450,000
CHDO Set-Aside	\$ 1,222,622
CHDO Operating Expense	\$ 50,000
Program Income/Recaptured Funds	\$ 40,568
Tenant Based Rental Assistance	May be funded from Recaptured/De-obligated funds
State Administration	\$ 683,344
TOTAL ALLOCATION	\$ 6,874,011



HOMEOWNER REHABILITATION

- ▣ Household must receive income in order to sustain affordable housing throughout the affordability period
- ▣ Affordability period
 - ▣ Rehabilitation – 5 years
 - ▣ Reconstruction – 10 years
- ▣ Home/land must be free & clear of any debt



RENTAL HOUSING

- △ **Eligible applicants – for profit & non-profit developers**
- △ **Eligible activities**
 - △ **New construction/acquisition of rental housing**
 - △ **Acquisition/Substantial rehabilitation of rental housing**
 - △ **2015-2016 Annual Action Plan will allow Rental Housing activities in addition to Low Income Housing Tax Credits**
- △ **Household income < 60% area median income with priority needs addressing the seriously mentally ill population in response to the state's CHOICE Olmstead Initiative**



RENTAL HOUSING

- ▣ **Affordability period**

- ▣ **Rehabilitation – depends upon the amount of per unit subsidy**

- ▣ **New construction – 20 years**

- ▣ **HOME funds will be used as “gap financing”**

- ▣ **Eligible applicants – for profit & non-profit developers**



CHDO SET-ASIDE

- ▢ **Eligible applicants – eligible 501 (c) (3) non-profit organizations demonstrating capacity as indicated by HUD Regulations**
- ▢ **Eligible activities**
 - ▢ **New construction/acquisition of rental housing**
 - ▢ **Acquisition/Substantial rehabilitation of rental housing**
 - ▢ **Development of single family housing**
- ▢ **Household income < 80% area median income with priority needs addressing the seriously mentally ill population in response to the state's CHOICE Olmstead Initiative**



CHDO SET-ASIDE(CONT.)

- ▢ **Affordability period**

 - ▢ **Rehabilitation – depends upon the amount of per unit subsidy**

 - ▢ **New construction – 20 years**

- ▢ **HOME funds will be used as “gap financing”**



CHDO OPERATING EXPENSE

- ▢ **Eligible Non-Profit Organizations receiving funding through the CHDO Set-Aside may receive funds for Operating Expense**
- ▢ **On a case-by-case basis, CHDO's may receive up to \$50,000 in Operating Expense.**



TENANT BASED RENTAL ASSISTANCE

- ▣ Funding may be provided to non-profit organizations in response to the State's CHOICE Olmstead Initiative
- ▣ Household income < 80% area median income with priority needs addressing the seriously mentally ill population in response to the state's CHOICE Olmstead Initiative
- ▣ Length of assistance depends upon availability of funding



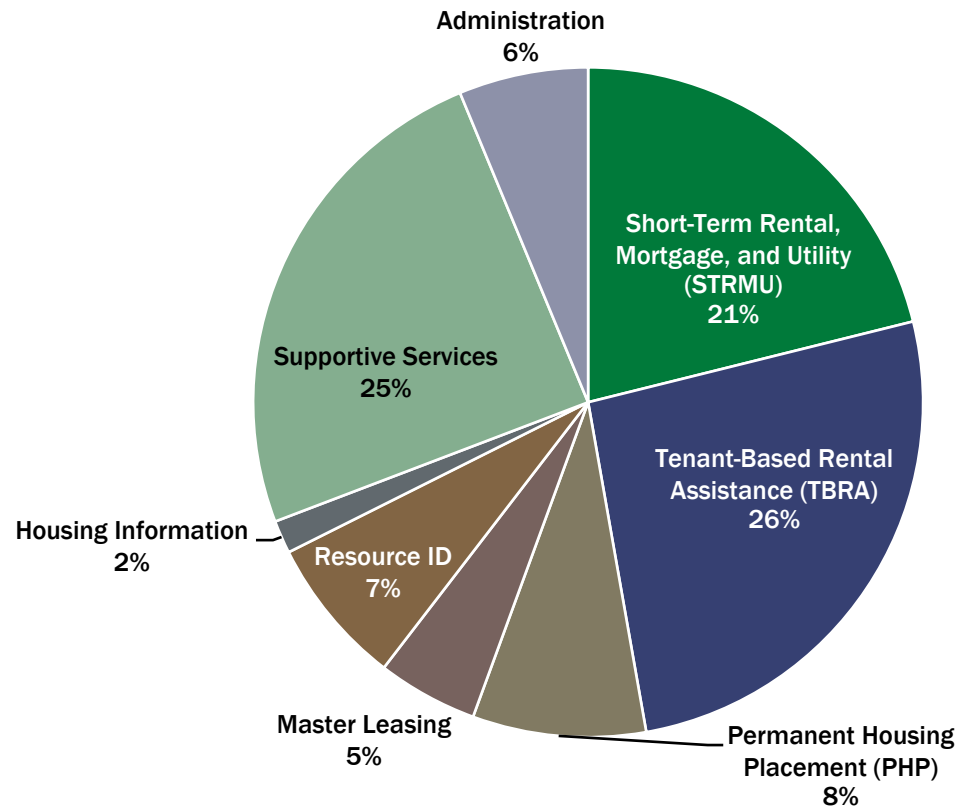
2016 HOPWA ACCOMPLISHMENTS

ACTIVITY	NUMBER OF PERSONS SERVED
Short-Term Rent, Utility, and Mortgage Assistance	164
Tenant-Based Rental Assistance	39
Permanent Housing Placement	91
Supportive Services	355



HOPWA 2016 ALLOCATION

Current Project Sponsor Expenditures



HOPWA 2017 ESTIMATED ALLOCATION

- ▢ The estimated 2017 allocation is \$1,017,669
- ▢ The Housing Opportunities for Persons with AIDS (HOPWA) program was established to provide housing assistance and related supportive services for low-income persons living with HIV/AIDS and their families.



HOPWA 2017 ACTIVITIES

- ▢ **Short-term rent, mortgage and utility assistance**
- ▢ **Tenant-based rental assistance**
- ▢ **Short-term supportive housing**
- ▢ **Acquisition, construction, or rehabilitation of structures**
- ▢ **Master leasing**
- ▢ **Permanent housing placement**
- ▢ **Housing information**
- ▢ **Supportive services**
- ▢ **Resource identification**
- ▢ **Technical assistance**



HOPWA 2017 ALLOCATION

▢ \$508,835 or 50% of total grant

- ▢ Short-term rent, mortgage and utility assistance
- ▢ Tenant-based rental assistance
- ▢ Short-term supportive housing
- ▢ Master leasing

▢ \$305,300 or 30% of total grant

- ▢ Permanent housing placement
- ▢ Housing information
- ▢ Supportive services
- ▢ Resource identification
- ▢ Technical assistance

▢ \$203,534 or 20% of total grant

- ▢ Acquisition, construction, or rehabilitation of structures



NATIONAL HOUSING TRUST FUND (NHTF) OVERVIEW

HTF PRIORITIES

- 1) Rental housing needs of extremely low income households, with incomes between 0 and 30 percent of Area Median Income (AMI).**
- 2) Target at least 10% of units in each property to address prevention, reduction, and expansion of permanent housing opportunities for persons experiencing homelessness and persons with disabilities targeted under Mississippi's Olmstead Initiative.**
- 3) Be located within priority areas defined by the State's Consolidated Plan and/or low and high opportunity areas.**
- 4) Documented need for rental housing affordable to extremely low-income households in the market area served by the property.**



NATIONAL HOUSING TRUST FUND (NHTF) OVERVIEW

ELIGIBLE APPLICANTS

- **Non-Profit Organizations and For Profit Organizations**
- **Requires demonstrated development experience and capacity with creating, rehabilitating, or preserving affordable housing.**

ELIGIBLE ACTIVITIES

- **Construction**
- **Rehabilitation**
- **Refinancing Existing Debt**

ELIGIBLE PROJECT TYPES

- **Multi-family rental housing**
- **Single family rental housing**



NATIONAL HOUSING TRUST FUND (NHTF) OVERVIEW

PERIOD OF AFFORDABILITY

- Minimum Period of Affordability is 30 years.

MAXIMUM AWARD

- Maximum Award per applicant is \$1.5 million with the final amount determined by reviewing the financial feasibility of the project including operating revenues.
- Maximum Award per project is up to \$750,000 per phase of the development not to exceed the maximum award per applicant.

SUBSIDY LAYERING ANALYSIS

- Determine costs are reasonable
- Verifiable sources and uses of funds
- Amounts requested are necessary
- Uses are determined feasible.



NATIONAL HOUSING TRUST FUND (NHTF) OVERVIEW

OTHER FUNDING SOURCES

- ⬡ HTF funds are to be combined with other federal and non-federal sources to produce and preserve affordable units such as, HOME funds, Low Income Housing Tax Credits, and Tax Exempt Bonds with Housing Tax Credits.
- ⬡ Fifty percent (50%) or greater of aggregate basis shall be financed by tax-exempt bonds. (4% tax-exempt bond)
- ⬡ Higher preference is given to applicants that incorporate significant funding from other sources, such as LIHTC program tax credits, federal and local programs or other sources.



NATIONAL HOUSING TRUST FUND (NHTF) OVERVIEW

APPLICATIONS PROCESS

- 1) **Threshold Review** - An application must meet all threshold requirements in order to be eligible for reservation of HTF funds.
- 2) **Application Scoring** – An application must score a minimum of 75 on a 100 point scale to be considered for a HTF Award. Applications are scored based on selection criteria.

HTF Awards

- Structured as a loan and payable from available cash flow to minimize project debt and maximize affordability to ELI households.

Fair Housing

- Requirements including affirmatively furthering fair housing, apply to the HTF program and any limitation or preference must not violate nondiscrimination requirements.



FAIR HOUSING ACT

- **The Fair Housing Act declares that it is “the policy of the United States to provide constitutional limitations for fair housing throughout the United States”.**
- **As a requirement for participating in HUD’s housing and community development programs, agencies receiving federal funding shall utilize affirmative marketing procedures to ensure non discrimination in housing or service directly or indirectly**
- **HUD oversees, administers, and enforces the federal Fair Housing Act**



AFFIRMATIVELY FURTHERING FAIR HOUSING

- ▢ **Final Rule published at 24 CFR Part 5**
- ▢ **Replaces the Analysis of Impediments with an Assessment of Fair Housing (AFH)**
- ▢ **The AFH Tool must be completed according to the State's Consolidated Plan Year.**
- ▢ **AFH Submission date for the State of Mississippi is July 2019.**



AFFIRMATIVELY FURTHERING FAIR HOUSING

Must be committed to an Affirmative Action Program

Develop and implement a written Affirmative Marketing Outreach Procedures, communication tools and materials to:

- 1) Ensure persons without regard to race, color, ethnicity, religion, sex, age, national origin, familial status, or disability how to obtain access to facilities, & assistance.**
- 2) Outreach programs & activities for Limited English Proficiency (LEP) persons**
- 3) Marketing and outreach documentation available in different languages**



CONNECTING ACTIVITIES TO AFFH

- ▢ Outreach to minority publications and communities
- ▢ Incentives for use of Minority/Women Owned Businesses
- ▢ Incentives for providing supportive services to beneficiaries
- ▢ Implement strategies for asset and wealth building
- ▢ Incentives for addressing lack of housing for homelessness and serious mental ill populations
- ▢ Inform public of actions/activities to Affirmatively Further Fair Housing
- ▢ Conduct workshops throughout the state, especially in minority and low-income communities



FAIR HOUSING AGENCY CONTACTS

Office of Fair Housing & Equal Opportunity

Atlanta Regional Office

Department of Housing & Urban Development

U. S. Department of Housing and Urban
Development Southeast Office

451 Seventh Street SW, Room 5204

40 Marietta Street

Washington, DC 20410-2000

Atlanta, GA 30303

Telephone: (202) 708-1112

Telephone: (404) 331-5001

Toll Free: (800) 669-9777

Toll Free: (800) 225-5342

Website: <http://www.HUD.gov/offices/fheo/online-complaint.cfm>

Website: <http://www.HUD.gov>



PUBLIC COMMENTS

Draft Plan Availability

- March 30, 2017
- www.mshomecorp.com/2017Plan
- www.mississippi.org/csd

Public Comment Period

- April 1 – April 30, 2017

Public Comments should be submitted to:

- Mississippi Home Corporation
- Attn: Dana Jones
- 735 Riverside Drive
- Jackson, MS 39202
- federalprograms@mshc.com



APPLICATION SUBMISSION

- 🏠 **ESG – Application Deadline June 8, 2017**
- 🏠 **HOME Homeowner Rehabilitation – June 2017**
- 🏠 **HOPWA – RFP Deadline March 31, 2017**
- 🏠 **CHDO - Ongoing**
- 🏠 **NHTF – Pending HUD's Release of Funds**



CONTACT INFORMATION



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