

Tenant Selection Plan

202/8 Projects

&

Market Rentals

October 4, 2024

|  |  |  |
| --- | --- | --- |
|  | Topic | Page |
| A | Equal Opportunity Housing | 2 |
| B | Project Eligibility Requirements in a 202/8 Building for the Elderly Family | 2 |
| C | Project Eligibility Requirements in a Section 202/8 Building for a Disabled Family  | 3 |
| D | Project Eligibility as Defined for Section 202/8 Programs for Person(s) with Disability(s). | 3 |
| E | Project Eligibility as Defined for Section 202/8 Projects for Non-Elderly Disabled Person  | 5 |
| F | Resident Eligibility  | 5 |
| G | Non-Citizens/Permanent Resident Aliens or a Legal Permanent Resident  | 5 |
| H | Minimum Rental/Total Tenant Payment/Hardship Exemptions  | 7 |
| I | Units Receiving Rental Assistance  | 11 |
| J | Household Size  | 12 |
| K | Selection Criteria / Application Rejections  | 13 |
| L | Section 524 Occupancy by Police Officers and Security Personnel  | 14 |
| M | Student Eligibility for Assistance  | 15 |
| N | Application Process  | 16 |
| O | Review of Rejected Applicant  | 20 |
| P | Security Deposits  | 21 |
| Q | Unit Transfers  | 21 |
| R | Selection of Tenants on Waitlists  | 22 |
| S | Drug Free Housing  | 22 |
| T | Denying Admissions  | 24 |
| U | Additions and Deletions  | 25 |
| V | VAWA Protections  | 25 |
| W | EIV Existing Tenant Report | 26 |
| X | Pet Deposits | 26 |

|  |  |  |
| --- | --- | --- |
| Section/Topic:Resident Selection Policies | Section Number: 1.01 | Date of Issue:November 2006 |
| Subject: Tenant Selection PlanSubsidized Units | Page: 1 of 26 | Date Revised:October 4, 2024 |

Section/Topic: Resident Selection Policies-MARKET RENTALS April 16, 2024

|  |  |  |
| --- | --- | --- |
|  | TOPIC | Page |
| 1 | EQUAL OPPORTUNITY HOUSING | 1 |
| 2 | FAIR HOUSING | 1 |
| 3 | ELIGIBILTY | 2 |
| 4 | NON-CITIZENS/PERMANENT RESIDENT ALIENS OR A LEGAL PERMANENT RESIDENT | 2 |
| 5 | SELECTION CRITERIA | 4 |
| 6 | APPLICATION PROCESS | 5 |
| 7 | APPLICATION REJECTIONS | 7 |
| 7 | REVIEW OF REJECTED APPLICANTS | 8 |
| 8 | SECURITY DEPOSITS | 8 |
| 9 | UNIT TRANSFERS | 9 |
| 10 | SELECTION OF TENANTS OF WAITLISTS | 9 |
| 11 | DRUG FREE HOUSING | 9 |
| 12 | DENYING ADMISSIONS / PET APPLICATIONS/RULES | 11 |

|  |  |  |
| --- | --- | --- |
| Section/Topic:Resident Selection Policies | Section Number: 1.01 | Date of Issue:November 2006 |
| Subject: Tenant Selection PlanSubsidized Units | Page: 2 of 26 | Date Revised:October 4, 2024 |

The Baptist Manor consists of four (4) buildings, 14 duplexes and 7 quadplexes.

Two buildings are subsidized with 202/8 HUD subsidy.

1. The Drake Building located at 23200 Drake Rd., Farmington Hills, MI is classified as a Section 202/8 with no mandatory meal program. The Drake Building’s income level is classified as very low.
2. The Epsilon Building located at 30239 W. 13 Mile Rd., Farmington Hills, MI is classified as a Section 202/8 with no mandatory meal program. The Epsilon Building’s income level is classified as low.

The Metropolitan Detroit Baptist Manor, Inc., also known as The Baptist Manor, will be, in this Tenant Selection Plan, referred to as the acronym ‘MDBM.’

Metropolitan Detroit Baptist Manor, Inc. (MDBM) subscribes to the following procedures in selecting new residents for all of Private Pay and our Subsidized units. The purpose of this Tenant Section Plan is to implement the HUD regulations, including Quality Housing and Work Responsibility Act (QHWRA) for the Section 8 housing assistance payments program at this property.

*All of MDBM buildings are ‘smoke-free.’*

1. **EQUAL OPPORTUNITY HOUSING**

The management of MDBM fully adheres to the Federal Fair Housing Law (Title VII of the Civil Rights Act of 1968; as amended by the Housing and Community Development Act of

1974), which stipulates that it is illegal to discriminate against any person because of race, color, religion, sex, national origin, marital status, handicap or familial status, including Admission and Occupancy Provisions of the Quality Housing and Work Responsibility Act of 1998 (QHWRA) for Multifamily Housing Programs.

The management of MDBM also fully adheres to the HUD’s Equal Access Rule Notice H2015-06 of July 13, 2015. The rule is intended to ensure housing is open to all eligible individuals and families regardless of actual or perceived sexual orientation, gender identity, or marital status. Applicants should be U.S. Citizens or have eligible immigration status and provide supporting documentation with the application.

1. **PROJECT ELIGIBILITY REQUIRMENTS IN SECTION 202/8 OR SECTION 8 BUILDING FOR THE ELDERY FAMILY. [24 CFR 891.505]**

Section 202/8 of Drake (102 units) and Epsilon (100 units) Buildings for the Elderly.

|  |  |  |
| --- | --- | --- |
| Section/Topic:Resident Selection Policies | Section Number: 1.01 | Date of Issue:November 2006 |
| Subject: Tenant Selection Plan Subsidized Unit | Page: 3 of 26 | Date Revised:October 4, 2024 |

1. Families of two or more persons, the head of which (or his or her spouse) is 62 years of age or older.
2. The surviving member or members of a family described in *‘B.1.’* living in a unit with the now deceased member of the family at the time of his or her death.
3. A single person who is 62 years of age or older; or
4. Two or more elderly people living together or one or more such persons living with another person who is determined by HUD, based upon a licensed physician’s certificate provided by the family, to be essential to their care or well-being.

**C. PROJECT ELIGIBILITY REQUIREMENTS IN A SECTION 202/8 FOR DISABLED FAMILY. [24 CFR 891.505]**

Section 202/8 of Drake (102 units) and Epsilon (100 units) Buildings for the Elderly.

1. Families of two or more people the head of which (or his or her spouse) is a person with disabilities.
2. The surviving member or members of any family described in paragraph ‘C.1.’ of this definition living in a unit with the deceased member of the family at the time of his or her death.
3. A single person with disabilities over the age of 18; or
4. Two or more persons with disabilities living together, or one or more such persons living with another person who is determined by HUD, based upon a licensed physician's certificate provided by the family, to be essential to their care or well-being.
5. **PROJECT ELIGIBILITY AS DEFINED FOR SECTION 202/8 FOR PERSON WITH DISABILTY. [24 CFR 891.505 & 891.305]**
6. Any adult having a physical, mental, or emotional impairment that is expected to be of long-continued and indefinite duration, substantially impedes his or her ability to live independently, and is of a nature that such ability could be improved by more suitable housing conditions.
7. A person with a developmental disability, as defined in Section 102(7) of the developmental disabilities Assistance and Bill of Rights Act [42 U.S.C.6001 (8)] i.e., a person with a severe chronic disability that:

|  |  |  |
| --- | --- | --- |
| Section/Topic:Resident Selection Policies | Section Number: 1.01 | Date of Issue:November 2006 |
| Subject: Tenant Selection PlanSubsidized Units | Page: 4 of 26 | Date Revised:October 4, 2024 |

1. Is attributable to a mental or physical impairment or combination of mental and physical impairments; is:
2. manifested before the person attains age 22.
3. Is likely to continue indefinitely.
4. Results in substantial functional limitation in three or more of the following areas of major life activity:

 d.1. Self-Care,

 d.2. Receptive and Expressive Language,

 d.3. Learning,

 d.4. Mobility,

 d.5. Self-Direction,

 d.6. Capacity for Independent Living,

 d.7. Economic Sufficiency, and

1. Reflects the person’s need for a combination and sequence of special, interdisciplinary, or generic care, treatment, or other services which are of lifelong or extended duration and are individually planned and coordinated.
2. Persons infected with the Human Acquired Immunodeficiency Virus (HIV) who are disabled as a result of infection with HIV are eligible for occupancy in the Section 202 projects designed for the physically disabled, developmentally disabled, or chronically mentally ill depending on the nature of the person’s disability (24 CFR 891.505).
3. Persons infected with the Human Acquired Immunodeficiency Virus (HIV) who are disabled as a result of infection with HIV are eligible for occupancy in the Section 202 projects designed for the physically disabled, developmentally disabled, or chronically mentally ill depending on the nature of the person’s disability (24 CFR 891.505).
4. A person infected with the Human Acquired Immunodeficiency Virus (HIV) and a person who suffers with alcoholism or drug addiction, provided they meet the definition of “person with disabilities” in Section 811(42 U.S.C.)8013(1<)(2). A person whose sole impairment is a diagnosis of HIV positive or alcoholism or drug addiction (i.e., does not meet the qualifying criteria in Section 811, will not be eligible for occupancy in a Section 811 project. (24 CFR 891.305)

**NOTE:** A person whose sole impairment is alcoholism or drug addiction (i.e., who does not have a developmental disability, chronic mental illness, or physical disability that is the disabling condition required for eligibility in a particular project) will not be considered to be disabled for the purposes of the Section 202/8.

|  |  |  |
| --- | --- | --- |
| Section/Topic:Resident Selection Policies | Section Number: 1.01 | Date of Issue:November 2006 |
| Subject: Tenant Selection Plan Subsidized Units | Page: 5 of 26 | Date Revised:October 4, 2024 |

**E. PROJECT ELIGIBILITY DEFINED IN 202/8 PROJECTS FOR NON-ELDERLY DISABLED PERSON.**

1. Section 202/8 Projects designed to Serve the Elderly. For 10% of the units which are accessible, person(s) (elderly or nonelderly) who require the accessible features of the unit.

**F**. **RESIDENT ELIGIBILITY**

1. If a person/family (elderly or nonelderly) has a present ownership interest in, a legal right to reside in, and the effective legal authority to sell the real property (based on laws of the state or locality in which the property is located) that is suitable for occupancy by person/family, the person/family is not eligible. [Section 104 of HOTMA, 24 CFR 5.618]
2. If a person/family (elderly or nonelderly) has assets in excess of $100,000, as adjusted annually in accordance with the Consumer Price Index for Urban Wage Earners and Clerical Workers, the person/family is not eligible.
3. The unit which residents are applying for should be the only residence that they shall be living in and receiving HUD assistance for.
4. The Tenant must provide details of income, assets, and expenses with supporting documents.

**G. NON-CITIZENS/PERMANENT RESIDENT ALIENS OR A LEGAL PERMANENT RESIDENT**

The MDBM must obtain the following documentation for each family member regardless of age.

1. From noncitizens claiming eligible status:
2. A signed declaration of eligible immigration status
3. A signed consent form.
4. One of the DHS approved documents:
5. I-551 Permanent Resident Card
6. I-94 Arrival-Departure Record annotated with one of the following:
7. “Admitted as a Refugee Pursuant to Section 207”
8. “Section 208” or “Asylum”
9. “Section 234(h)” or “Deportation stayed by Attorney General”
10. “Paroled Pursuant to Section 212(d)(5) of the INA”

|  |  |  |
| --- | --- | --- |
| Section/Topic:Resident Selection Policies | Section Number: 1.01 | Date of Issue:November 2006 |
| Subject: Tenant Selection PlanSubsidized Units | Page: 6 of 26 | Date Revised:October 4, 2024 |

1. I-94, Arrival-Departure Record (with no annotation) accompanied by one of the following documents:
2. A final court decision granting asylum (but only in no appeal is taken).
3. A letter from a DHS asylum officer granting asylum (if application was filed on or after October 1, 1990) or from a DHS district director granting asylum (application filled was before October 1, 1990).
4. A court decision granting withholding of deportation.
5. A letter from an asylum officer granting withholding of deportation (if application was filed on or after October 1, 1990).
6. A receipt issued by the DHS indication that an application for issuance of a replacement document is one of the above listed categories has been made that the applicant’s entitlement to the document has been verified.
7. Other acceptable evidence. If other documents are determined by the DHS to constitute acceptable evidence of eligible immigration status, they will be announced by notice published in the Federal Register.
8. The MDBM employs the Systematic Alien Verification for Entitlements System (S.A.V.E. System) to verify eligibility for housing assistance.
9. The MDBM shall verify with the Department of Homeland Security the validity of the documents provided by applicants. If the applicant is a permanent resident or a Legal Permanent resident who relies on family support to meet financial obligations, the applicants shall need to include a copy of the Affidavit of Support (I-864), which gives

the name of the US Citizen who has sworn to support financially, the applicant. In case the applicant does not have a copy of this Affidavit, MDBM requires the

applicants or sponsors to complete the G-369, which is the Freedom of Information/Privacy Act Request, which gives the MDBM permission to get copy of

the Affidavit of Support (I-864) from the local USCIS office. Either of these documents shall need to be submitted within 30 days of the receipt of application,

otherwise, the application will be rejected, and the applicant will be removed from the waitlist, MDBM will continue to process the application as per normal procedure, pending the receipt of either of these documents during the 30-day period.

1. If the applicant cannot supply the documentation within the specified 30-day time limit, MDBM may grant the applicant an extension of up to 30 days, but only if the applicant certifies that the documentation is temporarily unavailable and additional

|  |  |  |
| --- | --- | --- |
| Section/Topic:Resident Selection Policies | Section Number: 1.01 | Date of Issue:November 2006 |
| Subject: Tenant Selection Plan Subsidized Units | Page: 7 of 26 | Date Revised:October 4, 2024 |

time is needed to collect and submit the required documentation. However, until the necessary documents are received, a unit cannot be allotted to the applicant. If during this period, the applicant comes to the top of the waitlist and a unit becomes available, the unit may not be allotted to the applicant, and he/she may be moved to the bottom of the waitlist. It is therefore in the interest of the applicant to move quickly on the submission of the above documents.

1. If the applicant is supported by a family member/sponsor, a notarized Letter of Support must be submitted each year that the resident is recertified for stay at the MDBM Buildings.
2. If there is any change in the status of immigration, the applicant/resident must inform the MDBM of these changes and submit the necessary documentation. In such case, the resident may be recertified, depending on change of the status and assistance eligibility. In such a case, the resident/MDBM may be recertified, depending on change of the status and assistance eligibility.

**H. MINIMUM RENT/TOTAL TENANT PAYMENT**

1. For Section 8 Project-Based Programs (other than moderate rehabilitation Programs), the minimum rent and total tenant payment (TTP) is $25.
2. This minimum rent (TTP) will apply when the calculated total tenant payment for the family is less than $25.
3. The responsible entity (owner/agent) must grant an exemption from payment of minimum rent if the family is unable to pay the minimum rent because of *financial hardship.* *Financial hardship* is described as follows and includes these situations:
4. When the family has lost eligibility for or is awaiting an eligibility determination for a Federal, State, or local assistance program.
5. When the family would be evicted because it is unable to pay the minimum rent.
6. When the income of the family has decreased because of a change in circumstances, including loss of employment.
7. When a death has occurred in the family.
8. Other circumstances determined by the owner/agent or HUD. MDBM must provide hardship relief to a family that demonstrates its eligible health and medical care expenses, or reasonable attendant care and auxiliary apparatus expenses exceed 5 % of the family’s annual income.

|  |  |  |
| --- | --- | --- |
| Section/Topic:Resident Selection Policies | Section Number: 1.01 | Date of Issue:November 2006 |
| Subject: Tenant Selection PlanSubsidized Units | Page: 8 of 26 | Date Revised:October 4, 2024 |

1. An increase in health and medical care, reasonable attendant care, and auxiliary apparatus expenses constitutes a qualifying eligibility factor under

24 CFR 5.611(c)(2)(i) so long as it exceeds 5% of the individual/family annual income (24 CFR 5.611(c)(2)(ii)).

1. To meet the requirements for the health and medical care expense hardship exemption, the family must have expenses that meet the definition of health and medical care expenses as provided by 24 CFR 5.603(b).
2. To meet the requirements for the reasonable attendant care and auxiliary apparatus expenses hardship exemption, the individual/family must have expenses that meet the definition of reasonable attendant care and auxiliary apparatus expenses (24 CFR 5.603(b)).
3. For *‘b’* above (imminent eviction), management will start the process only if the family requests a financial hardship exemption after they received a “Notice to Vacate” for non-payment of rent. Management will verify and accept reasonable explanations. The Notice to Vacate for Delinquency form will include language informing residents to notify management in writing if there is a reason to request a hardship exemption to the minimum rent requirements and the family’s TTP is less than $25.
4. For *‘c’* above (decrease in income), management will verify the change has occurred.
5. For both ‘d’ and *‘e’* above (death in family and other circumstances), management will evaluate the request for the exemption on a case-by-case basis.
6. When a family requests an exemption, management must suspend the minimum rent requirement on the first of the following month, until verified whether it is long term or temporary.
7. Child-Care Expenses Deduction and Hardship Exemption.

Any reasonable child-care expenses necessary to enable a member of the family to be employed or to further their education are deducted from income. Reasonable child-care expenses are defined in 24 CFR 5.0603(a) and are expenses for the care of the children (including foster children if the unreimbursed child-care expenses are paid from the family’s annual income and not from another source, such as stipend from the child welfare agency), age 12 and younger, when all the following statements are true:

1. The care is necessary to enable a family member to be employed or to further his or her education.
2. The expense is not reimbursed by an agency or individual outside the household; and
3. The expenses incurred to enable a family to work do not exceed the amount of employment income that is included in annual income.

|  |  |  |
| --- | --- | --- |
| Section/Topic:Resident Selection Policies | Section Number: 1.01 | Date of Issue:November 2006 |
| Subject: Tenant Selection PlanSubsidize Units | Page: 9 of 26 | Date Revised:October 4, 2024 |

1. Once status of exemption/hardship is determined:
2. Temporary: At the end of 90 days, minimum rent is reinstated retroactive to the initial suspension date. The tenant will be offered a reasonable repayment agreement for collection of the money owed. In this scenario, recertification is not required.
3. Long-term: Minimum rent is exempted so long as the hardship exists. In this scenario management will process a HUD recertification retroactive to the initial suspension date. Management will require the resident to report the

status of the exemption every 90 days and management reserves the right to recertify every 90 days.

1. Determinations will be made in a timely manner on resident requests for hardship exception, usually in one week**.** MDBM must obtain third-party verification of the hardship or must document in the file the reason that third-

party verification was not available. MDBM must attempt to obtain third-party verification prior to the end of the 90-day hardship period.Documentation on all determinations will be maintained on file by the management.

1. Phased-In Relief:
2. PHAs/MFH Owners must track the 24-month phase-period for each eligible family, even if a family’s expenses go below the appropriate phase-in percentage, during the first or second 12-month phase-in period. The phase-in must continue for families who move with continued assistance in the HCV program or port to another PHA. The phase-in must also continue for families who move to another Public Housing unit at the same PHA, or who transfer internally to another unit within the same MFH property. The family must receive phased-in relief if they are determined to be eligible as of January 1, 2024.
3. The phased-in relief for hardship exemptions will continue for any new admissions who are already receiving the exemptions, or for those who transfer internally, or are determined to be eligible as of January 1, 2024.
4. Utility Reimbursements. The owner will pay the utility reimbursements to the utility supplier on behalf of the family, with the tenant’s consent.
5. Interim Reexaminations-Decreases in Adjusted Income.

|  |  |  |
| --- | --- | --- |
| Section/Topic:Resident Selection Policies | Section Number: 1.01 | Date of Issue:November 2006 |
| Subject: Tenant Selection PlanSubsidized Units | Page: 10 of 25 | Date Revised:May 5, 2024 |

1. MDBM is required by HUD to process interim reexaminations for all decrease in adjusted income when a family member permanently moves out of the unit.
2. MDBM is not permitted to establish a dollar figure threshold amount instead of a percentage threshold less than ten percent.
3. A 0% decrease in a family’s adjusted income, when a family member permanently moves out of a unit, will be used by MDBM to process interim reexaminations.

1. Interim Reexaminations-Increases in Adjusted Income.
2. MDBM will not conduct an interim reexamination if a family reports an increase in income within three (3) months of their next annual reexamination effective date.
3. MDBM will not include earned income increases in determining whether the ten percent (10%) threshold is met for increases in adjusted income when the family previously had an interim reexamination performed for a decrease in annual adjusted income (earned, unearned, or combined) since the last annual reexamination.
4. MDBM may not establish a different threshold to conduct interim reexaminations for increases in adjusted income.
5. Interim Reexaminations-Reporting Changes & Effective Date.
6. Families must report household composition changes, and changes to adjusted income consistent with HOTMA’s requirements; however, MDBM determines the timeframe in which reporting must occur to be considered “timely.”
7. MDBM considers a “timely” timeframe to be the 1st of the month following the date of the actual decrease in income.

1. New & Existing Tenants with Excessive Assets at Annual or Interim Reexaminations.

a. New Tenants. Total Enforcement. MDBM may choose to fully enforce the asset limitation exactly as written in the statute (the real property requirement and the $100,000 net family assets requirements). (See page 5. F. RESIDENT ELIGIBILITY, 1 & 2)

b. Current Tenants. Limited Enforcement. MDBM choose to establish a written policy to not enforce the asset limitation for all families, for up to six (6) months after the effective date of a family’s annual or interim reexamination. Families are given the opportunity to cure noncompliance with the asset limitation during this period.

|  |  |  |
| --- | --- | --- |
| Section/Topic:Resident Selection Policies | Section Number: 1.01 | Date of Issue:November 2006 |
| Subject: Tenant Selection PlanSubsidized Units | Page: 11 of 26 | Date Revised:October 4, 2024 |

c. MDBM may not delay initiation of termination of assistance beyond six (6) months after the effective date of the annual or interim reexamination.

1. Zero Income. When applying, if a prospective tenant claims a “zero-income” they will be required to complete a Zero Income Questionnaire.

**I. UNITS RECEIVING RENTAL ASSISTANCE**

1. Income Eligibility.
2. The annual income of an applicant, adjusted for household size and usual medical or other expenses, must be less than the limits set by the United States Department of Housing and Urban Development (HUD).
3. MDBM will **not** accept a family’s self-certification of net family assets equal to or less than $50,000 (adjusted annually for inflation) at admission (only for new admissions effective on 1/1/2024) and/or at reexamination.
4. MDBM will verify net family assets every year.
5. A Section 202/8 resident must pay 30% of adjusted gross income toward the rent of the unit. HUD pays the balance of the rent directly to the owner on behalf of the resident. The applicant must demonstrate a financial ability to pay his/her monthly contribution towards the rent of the unit.
6. The rental agent and/or manager will verify the amount and the source of the applicant’s income and usual medical or other expenses, as well as the size of the applicant household. Credit reports on the applicant will be obtained through a credit bureau. The Baptist Manor reserves the right to request for any document(s) necessary to support income and expense claims made by the applicant.
7. For each project assisted under a contract for project-based assistance, of the dwelling units that become available for occupancy in any fiscal year that are assisted under the contract, not less than 40% shall be available for leasing only by families that are extremely low-income families at the time of admission.
8. Any requests for exceptions to the income limits will be made in writing to HUD in accordance with HUD program requirements by management.
9. “Extremely Low Income” (ELI) means families with incomes at 30% or below

 median income.

|  |  |  |
| --- | --- | --- |
| Section/Topic:Resident Selection Policies | Section Number: 1.01 | Date of Issue:November 2006 |
| Subject: Tenant Selection PlanSubsidized Units | Page: 12 of 26 | Date Revised:October 4, 2024 |

1. Applicants from the project’s waiting list will be monitored to make sure that at least 40% of the units are rented to ELI families.
2. If the waiting list does not include eligible applicants with annual incomes at or below 30% of the area median, management will market and outreach the desired mix. If after actively marketing for at least 30 days, management may lease it to other eligible families. Documentation of marketing efforts will be maintained on file by management. Wait List will not close.
3. De Minimis Errors in Income Determinations. MDBM will credit an individual/family the amount that they were overcharged retroactively to the effective date of the action the error was made, regardless of the dollar amount associated with the error, made by MDBM management in income determination.
4. MDBM will not implement policies to require individual/family to repay because of the de minimis error made by MDBM management in income determination.

|  |  |  |
| --- | --- | --- |
| STUDIO UNIT | 1 BEDROOM UNIT | 2 BEDROOM UNIT |
|  |  |  |
| 0 BEDROOMS | 1 BEDROOM | 2 BEDROOMS |
| 1 OCCUPANT | 1 OR 2 OCCUPANTS | 2, 3, OR 4 OCCUPANTS |

**J. HOUSEHOLD SIZE**

1. The unit applied for must have enough bedrooms to accommodate the applicant’s household. The unit application shall reflect the following occupancy standards:
2. In a Section 202/8 community, a handicapped/disabled person may occupy a two (2) bedroom apartment with a non-handicapped/disabled person who is essential for his/her well-being (determined by physician).
3. A single person who is not elderly or displaced, a person with disabilities, or the remaining member of a resident family may not be provided with a housing unit with two or more bedrooms. As the statutory preference for admission of families before admission of single persons was repealed, single persons will be considered for admission in accordance with established tenant selection and occupancy policies. However, single people will only be housed one (1) bedroom unit.

|  |  |  |
| --- | --- | --- |
| Section/Topic:Resident Selection Policies | Section Number: 1.01 | Date of Issue:November 2006 |
| Subject: Tenant Selection Plan Subsidized Units | Page: 13 of 26 | Date Revised:October 4, 2024 |

1. An applicant may request to be placed on more than one wait list for units with a different number of bedrooms, subject to eligibility under occupancy standards specified above.

**K.** **SELECTION CRITERIA/APPLICATION REJECTIONS**

1. Credit Standing. Eligible applicants must have a satisfactory history of meeting financial obligations, including timely payments of rent, bills, judgments. A history of past due payments of bills and/or rent will be grounds for non-selection.

In general:

If the applicant has 3 or more non-medical collections in their history in the past three years, bankruptcy in the past 3 years or a public judgment against them in the past 3 years, this application may be rejected.

1. If an applicant has processed a ‘quick-claim’ deed within the last 2 years, the applicant may be rejected.
2. If the applicant has any unsatisfied tax liens within the last 10 years, the application may be rejected.
3. The application may be rejected, if DBM receives unsatisfactory landlord verification or if the applicant has a previous eviction on the eviction report within the last 3 years.
4. The applicant may reapply after stated time has expired for any negative credit items listed above in ‘K*. 1, a-d.’*
5. Proper documentation required to show all debts have been satisfied for *‘K. 1, c-d’*.
6. In certain circumstances, our inability to verify sufficient credit references may be grounds for rejection of an application. Consideration will be given to special circumstances in which credit has not been established for some reason (income, age, etc.)
7. An applicant and/or resident must be either an eligible citizen or non-citizen with eligible immigration status to receive rental assistance.
8. Information on the Application. If an application is not fully completed or contains false information, the applicant will be rejected.

|  |  |  |
| --- | --- | --- |
| Section/Topic:Resident Selection Policies | Section Number: 1.01 | Date of Issue:November 2006 |
| Subject: Tenant Selection PlanSubsidized Units | Page: 14 of 26 | Date Revised:October 4, 2024 |

1. An applicant will not be selected, nor any person living in the unit, if they have a history of criminal activity, or/and sex offenses and particularly those involving physical violence to persons or property. Any criminal activity, which would affect the

health or safety of the other residents, would also be a basis for the applicant’s denial for residency.

1. Persons who have a history for disturbance of neighbors, destruction of property or living habits at prior residence which would adversely affect the health, safety, or

welfare of other residents will not be selected for occupancy. A history of grossly unsanitary or hazardous housekeeping will be grounds for denial. This category is not intended to exclude households whose housekeeping is only superficially

unclean or disorderly, if such conditions do not appear to affect the health, safety, or comfortable possession of other residents.

1. The household annual income is greater than the maximum allowed by HUD for

occupancy.

1. Household family size is inappropriate for available unit(s).
2. A family under the age of 62 and has no disability as defined by HUD guidelines.
3. The applicant(s) is under the age of 62 and does not require an accessible feature(s) of a unit.
4. The applicant(s) is unable to disclose and document SSNs or provide certification that one has been assigned.
5. The applicant(s) does not declare citizenship or non-citizenship status or sign a statement electing not contend non-citizen status.

**L. SECTION 524 – Occupancy by Police Officers and Security Personnel**

1. QHWRA permits occupancy by police officer/security personnel who are otherwise ineligible to lease an available unit because of income.
2. The owner will adhere to the following to receive authorization to house over income personnel in an assisted unit.

|  |  |  |
| --- | --- | --- |
| Section/Topic:Resident Selection Policies | Section Number: 1.01 | Date of Issue:November 2006 |
| Subject: Tenant Selection PlanSubsidized Units | Page: 15 of 26 | Date Revised:October 4, 2024 |

1. The police officer/security personnel must be employed full time (not less than 35 hours per week) by a (governmental unit or a private employer and compensated expressly for providing police or security services.
2. Owner/agent will submit a written plan to the contract administrator for authorization to lease an available unit to over-income police officers. The plan will include:
3. A statement detailing existing social and physical conditions of the property and the owners informed assessment of the need for crime deterrence for the property.
4. A statement of the anticipated benefits that the presence of police officers will create in the property and in the community.
5. A statement detailing existing social and physical conditions of the property and the owners informed assessment of the need for crime deterrence for the property.
6. A statement of the anticipated benefits that the presence of police officers will create at the property and in the community.
7. Disclosure of any family relationship between the police officer, security personnel and owner.
8. A description of the proposed gross rent for the unit and any special conditions for occupancy, including the rent that would ordinarily be charged for the unit and the owner’s annual maintenance cost for the unit. The amount of Housing Assistance Payments will be in conformance with HUD requirements.
9. The terms of the lease include a provision that states the police officer’s right of occupancy is dependent on the continuation of employment that qualifies the officer for residence at the property.
10. Other information may be requested by HUD or the contract administrator.
11. An owner may not offer a unit to a police officer if the officer would displace an income eligible tenant from leasing the available unit or would require an existing tenant to move to make the unit available to the officer.

**M. STUDENT/STUDENT ELIGIBILITY FOR ASSISTANCE**

1. Section 42 LIHTC Properties, full-time students receiving assistance under Title VI of the Social Security Act; enrolled in a job training program receiving assistance under the Job Training Partnership Act or under similar, Federal, State or Local laws; receiving AFDC payments; single parents with minor children, none of whom is a dependent of a third party; or married filing a joint tax return are eligible for approval for occupancy in the development.
2. To be eligible for Section 8 Assistance, an applicant – who is a student, is under 24 years of age, is not a veteran, is unmarried, is not disabled or handicapped and does not have a

|  |  |  |
| --- | --- | --- |
| Section/Topic:Resident Selection Policies | Section Number: 1.01 | Date of Issue:November 2006 |
| Subject: Tenant Selection PlanSubsidized Units | Page: 16 of 26 | Date Revised:October 4, 2024 |

dependent child – must meet the applicable income limits (except as discussed in the HUD’s Guidance on the Student Eligibility Rule), after taking into consideration both, the applicant and the applicant’s parent’s incomes.

1. Section 8 Assistance. DBM determines student’s eligibility for Section 8 move-in, annual recertification, initial certification, and as required by HUD.
2. Section 8 Assistance will not be provided to any individual who:
3. Is enrolled as either a part-time or full-time student at an institution of higher education for the purpose of obtaining a degree, certificate, or other program leading to a recognized educational credential.
4. Is under the age of 24.
5. Is not married.
6. Is not a veteran of the United States military.
7. Does not have a dependent child.
8. Is not a person with disabilities, as such term is defined in 3(b) (3) € of the United States Housing Act of 1937 and was not receiving Section 8 assistance as of November 30, 2005.
9. Is not living with his or her parents who are receiving Section 8 Assistance.
10. Is not individually eligible to receive Section 8 Assistance and has parents who are not income eligible to receive Section 8 Assistance.

For Section 8 Assistance, to be eligible independent of his/her parents, the student must demonstrate the absence of his or her independence from parents and must meet at a minimum all the following criteria:

1. Be of legal contract age under state law.
2. Have established a household separate from parents or legal guardians for at least one year prior to application for occupancy.
3. Meet the U.S. Department of Educations’ definition of an independent student.
4. Not be claimed as a dependent by parents or legal guardians pursuant to IRS regulations.
5. Obtain a certification of the amount of financial assistance that will be provided by parents, signed by the individual providing the support. This certification is required even if no assistance will be provided.

**N. APPLICATION PROCESS**

Interested parties can request a blank application via mail, fax, or by phone. Return the completed application via mail, fax, or drop off at the Central Office. Only completed application(s) will be accepted by the Marketing Director. A person with disabilities can

|  |  |  |
| --- | --- | --- |
| Section/Topic:Resident Selection Policies | Section Number: 1.01 | Date of Issue:November 2006 |
| Subject: Tenant Selection PlanSubsidized Units | Page: 17 of 26 | Date Revised:October 4, 2024 |

request for reasonable accommodations for alternative methods of application process. The Marketing Director will then perform the following criteria activities:

**NOTE:** Applications will not be placed on any waitlist until applicant’s file has been completed.

1. Obtain a credit check, eviction and bankruptcy check, criminal background check and sex offender registry list for all states.
2. Social Security Number, Photo ID, Citizenship/Immigration status.

The owner must obtain the following documentation for each family member regardless of age:

1. From U.S. citizens, a signed declaration of citizenship. DBM requires presentation of a U.S. Passport or U.S. Birth Certificate. An Enhanced Driver’s License is acceptable.
2. See pages 5-6 of this Tenant Selection Plan for Non-Citizen/Permanent Resident Aliens or Legal Permanent Resident.
3. The Baptist Manor may seek verification of Marriage Certificates.
4. All other verification requests will be made, as appropriate, by the building manager: medical expenses, the need of current tenant’s need for live-in caregiver, etc.
5. All applicants who are at least 18 years of age and each family head and spouse, regardless of age must sign the HUD required consent forms.
6. All applicants must sign individual verification forms authorizing MDBM to verify required documents.
7. Landlord Verification forms must be signed, dated and list of previous landlord information (look-back five/5 years). If applicant has lived with family/friends, no landlord verification will be needed; however, form must be completed, signed and dated.
8. Applicants must provide documentation of Social Security Number (SSN). Adequate documentation means a Social Security Card issued by the Social Security Administration (SSA) or other acceptable evidence of the SSN. Application of benefits from State or Federal agency – non-citizens awaiting temporary lawful residency may produce a letter from DHS certifying the SSN issued, in place of the card. Applicants that have applied for legalization under the Immigration Reform and Control Act of 1986 should be able to disclose the SSN but will be unable to produce the card for documentation. DHS will then verify the number until the applicant is granted temporary lawful resident status.

|  |  |  |
| --- | --- | --- |
| Section/Topic:Resident Selection Policies | Section Number: 1.01 | Date of Issue:November 2006 |
| Subject: Tenant Selection PlanSubsidized Units | Page: 18 of 26 | Date Revised:October 4, 2024 |

1. The MDBM will accept a letter from DHS indication the SSN that had been assigned as verification instead of the physical card.
2. Other forms of documentation of a Social Security Number are:
3. A valid social security number card issued by the Social Security Administration.
4. An original document issued by a federal or state government agency, which contains the name of the individual and the social security number of the individual, along with other identifying information of the individual.
5. Such other evidence of the Social Security number as HUD may prescribe in administrative instructions.
6. All applicants that are unable to disclose at minimum, the SSN issued, and document that a number is certified will not be eligible for housing.
7. Social Security number requirements do not apply to individuals who do not contend eligible immigration status and individuals aged 62 or older, as of January 31, 2010, whose initial determination of eligibility was begun before January 31, 2010.
8. If all household members have not disclosed and/or provided verification of their SSNs at the time a unit becomes available, the next eligible applicant must be offered the available unit.
9. The applicant who has not disclosed and provided verification of SSNs for all household members must disclose and provide verification of SSNs for all household members to the owner within 90 days from the date they are first offered an available unit.
10. If the owner has determined that the applicant is otherwise eligible for admission into the property, and the only outstanding verification is that of disclosing and providing verification of the SSN, the applicant may retain his or her place on the waiting list for the 90-day period during which the applicant is trying to obtain documentation.
11. After 90 days, if the applicant has been unable to supply the required SSN and verification documentation, the applicant should be determined ineligible and removed from the waiting list.
12. Once an applicant has disclosed and the MDBM has verified the social security number, the following rules apply:
13. Addition of new household member who is at least 6 years of age or under the age of 6 and has an assigned SSN. When the participant requests to add a new household member who is at least 6 years of age, or is under the age of 6 and has

|  |  |  |
| --- | --- | --- |
| Section/Topic:Resident Selection Policies | Section Number: 1.01 | Date of Issue:November 2006 |
| Subject: Tenant Selection PlanSubsidized Units | Page: 19 of 26 | Date Revised:October 4, 2024 |

an assigned SSN, the participant must provide the following to the MDBM at the time of the request, or at the time of processing the interim reexamination or recertification of family composition that includes the new member(s):

1. The complete and accurate SSN assigned to each new member.
2. The documentation referred to in M.5. of this section to verify the SSN for each new member.
3. The MDBM must grant an extension of one additional 90-day period if the processing entity determines that, in its discretion, the assistance applicant's failure to comply was due to circumstances that could not reasonably have been foreseen and were outside the control of the assistance applicant.
4. If the applicant family fails to produce the documentation required in paragraph (g)(1) of this section within the required time period, the processing entity must follow the provisions of §5.218.
5. Rejection of documentation. The MDBM must not reject documentation referred to in M.5., except as HUD may otherwise prescribe through publicly issued notice.
6. Addition of new household member who is under the age of 6 and has no assigned SSN:
7. When a participant requests to add a new household member who is under the age of 6 and has not been assigned a SSN, the participant shall be required to provide the complete and accurate SSN assigned to each new child and the documentation referred to in paragraph (g)(1) of this section to verify the SSN for each new child within 90-calendar days of the child being added to the household.
8. The MDBM shall grant an extension of one additional 90-day period if the processing entity, in its discretion, determines that the participant’s failure to comply was due to circumstances that could not have reasonably been foreseen and were outside the control of the participant. During the period that the processing entity is awaiting documentation of a SSN.
9. The MDBM shall grant an extension of one additional 90-day period if the processing entity, in its discretion, determines that the participant’s failure to comply was due to circumstances that could not have reasonably been foreseen and were outside the control of the participant. During the period that the processing entity is awaiting documentation of a SSN. The MDBM shall include the child as part of the assisted household and the child shall be entitled to all the

|  |  |  |
| --- | --- | --- |
| Section/Topic:Resident Selection Policies | Section Number: 1.01 | Date of Issue:November 2006 |
| Subject: Tenant Selection PlanSubsidized Units | Page: 20 of 26 | Date Revised:October 4, 2024 |

benefits of being a household member. If upon expiration of the provided time period, the participant fails to produce a SSN; the MDBM shall follow the provisions of HUD 24 CFR 5.218.

1. Upon receipt of the above information, it will be assembled in the applicant’s file. Each week at a set time, the management agent will review all applicant files, which are incomplete. Personal interviews will be scheduled and conducted. After these items are completed, the file will be reviewed again. Based upon these evaluations, applicants will be rejected or notified of approval status.
2. If an application for residency is preliminarily approved, the applicant will receive a formal letter of acceptance with noted date of placement on appropriate/requested waitlist(s).
3. The building manager will contact the potential tenant. The potential tenant has only seven (7) business days to respond to the building manager to arrange the meeting for any additional information required. On the eighth day, the file will then be closed and returned to the marketing director. The applicant may re-apply, and the process will start over from the beginning.
4. Revocation of Consent Form. HUD 9887. Potential residents have the right to revoke consent by notice to MDBM; however, revoking consent will result in termination of assistance during interim or annual reexaminations of income, including when a family’s income decreases, and the family requests an interim reexamination to decrease tenant rent, without the family’s executed consent form(s) or denial of admission.
5. MDBM must notify the local HUD office when an applicant or participant family member revokes their consent.

**O. REVIEW OF REJECTED APPLICANTS**

1. Applicants who are rejected will receive a written declination of their application and will be given a fourteen (14) day period during which they may send a written appeal to the appellate authority.
2. Disputed cases will be automatically reviewed by the management’s designated agent, who shall not be the person originally handling the application and who shall consider any additional information supplied by the applicant. Applicants will be notified within five (5) business days of receipt of written appeal. If the applicant is denied at requested meeting with designated agent, there are no further avenues of appeal.

|  |  |  |
| --- | --- | --- |
| Section/Topic:Resident Selection Policies | Section Number: 1.01 | Date of Issue:November 2006 |
| Subject: Tenant Selection Plan Subsidized Units | Page: 21 of 26 | Date Revised:October 4, 2024 |

1. If the cause for rejection is due to credit history, the correspondence will list the credit bureau used, their phone number/address, for direct contact with the service. Detailed information regarding applicants must be reported directly by the credit bureau.

**P. SECURITY DEPOSITS**

1. For the Drake and Epsilon 202/8 units, a security deposit of one (1) month’s total tenant payment or $50.00, whichever is greater, will be collected.
2. The first month’s rent (may be prorated) and Security Deposits must be paid upon signing the lease of the unit.

**Q. UNIT TRANSFERS**

1. Unit transfers are based on a change in family size or composition or to accommodate a resident for a Section 504 accommodation **only**.
2. A Section 504 request for a unit transfer by an in-place tenant will supersede any applicant on the waitlist with the next available unit being given to the in-place tenant.
3. In essence, an applicant, or a tenant on the waitlist with medial reasons or need for an accessible unit will supersede any applicant if need be.
4. In case of a unit transfer to accommodate a request for 202/8 accommodations, MDBM must pay the costs associated with the transfer, unless doing so would be an undue financial and administrative burden.
5. When a unit becomes available, an in-place tenant having an approved unit transfer request or requiring a unit transfer based on family size, or composition will supersede the next eligible applicant on the waitlist.

|  |  |  |
| --- | --- | --- |
| Section/Topic:Resident Selection Policies | Section Number: 1.01 | Date of Issue:November 2006 |
| Subject: Tenant Selection PlanSubsidized Units | Page: 22 of 26 | Date Revised:October 4, 2024 |

**R. SELECTION OF TENANTS ON WAIT LISTS**

1. General Procedures. In the event of full occupancy, a revolving list of interested parties will be established. Applicants with higher incomes may be skipped on the waiting list in order to achieve 40% extremely low-income, lower-income tenants may not be skipped in favor of others who have higher incomes; all other persons will be contacted according to the date their file is completed (i.e., the oldest dated application first).
2. If applicant is not interested at that time, but wishes to remain on the list, applicant may be revolved to the bottom of the list. The date of revolving to the bottom of the list will replace the original date of application to the list. If applicant declines an

apartment twice, after having come to the top of the waiting list each time, he/she will be removed from the waitlist and will have to reapply to be placed back on the waitlist.

1. If an applicant is eligible but no appropriate size unit is available, the owner must place the family on a waiting list for the project and notify the family of when a suitable unit may be available.
2. The owner’s records must indicate the date and time the applicant is placed on the waiting list. Applicants will be sent an ‘available unit’ notice. Failure to respond within the stipulated deadline will result in removal from the waitlist.
3. There are two situations that warrant a waitlist exception. The first is to accommodate a resident’s request for Section 504 accommodation. The second is a transfer based on a change in family size or composition. With the exception of the two situations listed here, there are no in-house unit transfers allowed within the buildings.
4. MDBM will not close any waitlists.

**S. DRUG FREE HOUSING**

1. “Drug-related criminal activity” means the illegal manufacture, sale, distribution or use, possession with intent to manufacture, sale, distribute or use, of a controlled substance

as defined in Section 102 of the Controlled Substance Act (21U.S.C.802). Independent Management Services, together with residents, is dedicated to creating a Drug Free Housing environment and eliminating drug and criminal activity from the property.

|  |  |  |
| --- | --- | --- |
| Section/Topic:Resident Selection Policies | Section Number: 1.01 | Date of Issue:November 2006 |
| Subject: Tenant Selection PlanSubsidized Units | Page: 23 of 26 | Date Revised:October 4, 2024 |

1. Management will conduct quarterly unit visits and inspections, with special attention to drug-free housing and security related items.
2. In the event that this problem exists, regular meetings are conducted with residents and local authorities to coordinate a group effort to eradicate drug activity.
	1. Special rules for drug abuse and criminal activity. The landlord owns and operates a subsidized multi-family housing development and therefore is mandated to utilize final rules published in the Federal Register, Volume Number 66 and 101 entitled “Screening and Eviction Drug Abuse and Other Criminal Activities.”
3. Denying Admissions - Mandatory Provisions. Applicants who fit into the following categories will be denied admission to this Federally Assisted Development if:
4. Any household member has been evicted from Federally Assisted Housing for drug-related criminal activity, for three (3) years from the date of eviction. If the

evicted household member who engaged in drug related criminal activity has successfully completed a supervised drug rehabilitation program or circumstances leading to the eviction no longer exists, the owner may, but is not required to, admit the household.

1. Any household member currently engaging in illegal drug use.
2. The owner determines that there is reasonable cause to believe that a household member’s illegal use or a pattern of illegal use of a drug may interfere with the health, safety, or right to peaceful enjoyment of the premises by other residents.

Examples of evidence of illegal activities may include a conviction record, former landlord references, etc.

1. Any member of the household is subject to a lifetime registration requirement under a state sex offender registration program. In accordance with Federal law, owners shall establish standards that prohibit admission to any Federally Assisted property to sex offenders subject to a lifetime registration requirement under a state sex offender registration program. During the admissions screening process, the owner must perform the necessary criminal history background checks in all states.
2. Should the owner determine that there is reasonable cause to believe that a household member’s pattern of abuse of alcohol interferes with the health, safety, or right to peaceful enjoyment of the premises by other residents, they will be denied admission.

|  |  |  |
| --- | --- | --- |
| Section/Topic:Resident Selection Policies | Section Number: 1.01 | Date of Issue:November 2006 |
| Subject: Tenant Selection Plan Subsidized Units | Page: 24 of 26 | Date Revised:October 4, 2024 |

**T.** **DENYING ADMISSIONS**

1. In addition to the above mandatory screening standards and guidance in HUD Handbook 4350.3, Occupancy Requirements of Subsidized Multifamily Programs,

owners of Federally Assisted Housing have the discretion to prohibit the admission of a household with a household member who is currently engaging in, or has engaged in during a reasonable time before the admission decision in:

1. Drug-related criminal activity.
2. Violent criminal activity.
3. Other criminal activity that would threaten the health, safety, or right to peaceful enjoyment of the premises by other residents.
4. Other criminal activity that would threaten the health or safety of the owner/management agent or any employee, contractor, subcontractor or agent of the owner/management agent involved in the housing operations.
5. To the extent that an owner’s admissions policy includes any item above or any similar restriction that employs a standard regarding a household member’s current or recent actions, the owner may delineate the length of time prior to the admission decision during which the applicant must not have engaged in the criminal activity that the owner will consider when making his/her determination.
6. Moreover, Metropolitan Detroit Baptist Manor has the discretion to reconsider an applicant who was previously denied admission to a Federally Assisted Housing

because of a determination concerning a member of the household who has been engaged in criminal activity. MDBM may admit the household if the household member is not currently engaged in and has not engaged in, the criminal activity described above during a reasonable period to be determined by MDBM. The MDBM policy will be uniformly applied to all applicants in a non-discriminatory manner and in accordance with applicable fair housing and civil rights laws.

1. A certification that states that she/he is not currently engaged in such criminal activity and had not engaged in such activity during the specified period.
2. Supporting information from such sources as a probation officer, a landlord, neighbors, social service agency worker, or criminal records that were verified by the owner.

|  |  |  |
| --- | --- | --- |
| Section/Topic:Resident Selection Policies | Section Number: 1.01 | Date of Issue:November 2006 |
| Subject: Tenant Selection Plan Subsidized Units | Page: 25 of 26 | Date Revised:October 4, 2024 |

**U. ADDITIONS AND OR DELETIONS**

1. The managing agent reserves the right to alter these policies and procedures.
2. At least 40% of the assisted units that become available each year of the projects fiscal year are available for leasing to applicant(s) whose income does not exceed 30% of the area median income (extremely low-income) at the time of admission.
3. MDBM has determined that the composition of the waitlist consists of mainly extremely low-income applicants. Therefore, the property is able to meet the 40% requirement for income targeting by following the chronological waitlist order. The MDBM Marketing Director will review the composition of the waitlist every three (3) months.
4. According to HUD Notice H 00-18, Admission and Occupancy Provisions of the Quality Housing and Work Responsibility Act of 1998 (QHWRA) for Multifamily Housing

Programs – 24CFR 5.655, applicants with higher incomes may be skipped on the waiting list to achieve 40% extremely low-income, lower income tenants may not be skipped in favor of others who have higher incomes until the 40% limit is met.

1. To ensure compliance for “income targeting” is met; MDBM will alternate between the first extremely low-income applicant on the waiting list and the applicant at the top of the waiting list. MDBM will select the first extremely low-income applicant on the list (which may mean skipping over some applicants with higher incomes) for the available unit, and then select the next eligible applicant currently at the top of the waiting list (regardless of income level for the next available unit. As subsequent units become available, tenant selection continues to alternate between the next extremely low-income applicant and the eligible applicant at the top of the waiting list until the 40% target is met.

**V.** **VAWA PROTECTIONS**

 *APPLICABILITY:* Section 8 Housing.

1. The Violence Against Women Act of 2013 (VAWA 2013) provides protections for victims of domestic violence, dating violence, sexual assault, or stalking.
2. VAWA 2013 protections are not only available to women but are available equally to all individuals regardless of sex, gender identity, or sexual orientation.
3. An applicant or tenant may not be denied admission to, denied assistance under, terminated from participation in, or evicted from housing or a housing program, on

the basis or as a direct result of the fact, that the applicant or tenant is or has been a victim of domestic violence, dating violence, sexual assault, or stalking, if the

|  |  |  |
| --- | --- | --- |
| Section/Topic:Resident Selection Policies | Section Number: 1.01 | Date of Issue:November 2006 |
| Subject: Tenant Selection Plan Subsidized Units | Page: 26 of 26 | Date Revised:October 4, 2024 |

applicant or tenant otherwise qualifies for admission, assistance, participation, or occupancy.

1. VAWA 2013 does not independently provide protections for victim of economic abuse who is not also victims of domestic violence, dating violence, sexual assault, or stalking.
2. Both VAWA 2013 and the final rule provide that applicants will be provided with notice when they are denied assistance or admission under a covered housing program for any reason. Applicants would then, have the opportunity, to assert that they are or were victims of domestic violence, dating violence, sexual assault, or stalking, and that they are eligible for VAWA protections.

**W. EIV EXISTING TENANT REPORT**

1. MDBM must use HUD’s EIV system in its entirety, in accordance with 24 CFR 5.233.
2. For all applicants of MDBM, the company will conduct an Existing Tenant Search on the HUD EIV system. This system will let the management know if the applicant is already receiving any kind of Section 8 subsidy on any other property.
3. This enables the management to work with the other property as well as the applicant to coordinate the move in and move out dates to avoid any double subsidies or subsidy overlaps. The forms HUD 9887 and HUD 9887A are completed by the applicant(s) and allow the management the required authority to run these reports.
4. All family members must sign the 9887/9887-A or when a family member turns 18 years of age between reexaminations.

**X. PET DEPOSITS**

1. All tenants must have a Pet Application completed and approved before move-in.
2. All pets except for Service Animals are subject to a 30-pound weight limit and 14 in. at shoulder, height limit.
3. Section 202/8 tenants will have a pet deposit of $50 per month until a total of $300 is reached.
4. Pets are not allowed to roam freely and must be on a leash and always controlled.
5. Failure to follow the Pet Rules may result in lease violations which may lead to the termination of the lease.

|  |  |  |
| --- | --- | --- |
| Section/Topic:Resident Selection Policies-**MARKET RENTALS** | Section Number: 1.01 | Date of Issue:November 2006 |
| Subject: Tenant Selection Plan | Page: 01 of 11 | Date Revised:April 16, 2024 |

**When reviewing this Tenant Selection Plan please refer to the building specific criteria list above to define your building selection.**

The Metropolitan Detroit Baptist Manor, Inc., also known as The Baptist Manor, will be, in this Tenant Selection Plan, referred to as the acronym ‘MDBM.’

Metropolitan Detroit Baptist Manor, Inc. (MDBM) subscribes to the following procedures in selecting new residents for all of Private Pay units.

*MDBM is a 62 year and older Senior Independent Living Community.*

The purpose of this Tenant Section Plan is to implement the Fair Housing regulations, including Equal Opportunity Housing.

**NOTE: All Market Rental Tenants will be required to show proof of rental insurance within 30 days of move-in.**

1. **EQUAL OPPORTUNITY HOUSING**

The management of MDBM fully adheres to the Federal Fair Housing Law (Title VII of the Civil Rights Act of 1968; as amended by the Housing and Community Development Act of

1974), which stipulates that it is illegal to discriminate against any person because of race, color, religion, sex, national origin, marital status, handicap or familial status, including Admission and Occupancy Provisions of the Quality Housing and Work Responsibility Act of 1998 (QHWRA) for Multifamily Housing Programs.

1. **FAIR HOUSING ACT**

The Fair Housing Act specifically exempts three types of housing for older persons from liability for familial status discrimination. Such exempt housing facilities or communities can lawfully refuse to sell or rent dwellings to families with minor children only if they qualify for the exemption. To qualify for the "housing for older persons" exemption, a facility or community must comply with all the requirements of the exemption.

The Housing for Older Persons exemptions applies to the following housing:

* 1. Provided under any state or federal program that the Secretary of HUD has determined to be specifically designed and operated to assist elderly persons (as defined in the state or federal program).

|  |  |  |
| --- | --- | --- |
| Section/Topic:Resident Selection Policies-**MARKET RENTALS** | Section Number: 1.01 | Date of Issue:November 2006 |
| Subject: Tenant Selection Plan | Page: 02 of 11 | Date Revised:April 16, 2024 |

* 1. Intended for, and solely occupied by persons 62 years of age or older; or
	2. Intended and operated for occupancy by persons 55 years of age or older.
1. **ELIGIBILITY REQUIRMENTS IN ALL SENIOR MARKET RENTALS.**

The Alpha Building (100 units), Beta Homes (7 Duplexes), Delta Homes (7 Quadplexes) and the Gamma Building (150 units):

1. A single person who is 62 years of age or older.
2. Families of two or more persons, the head of which (or his or her spouse) is 62 years of age or older.
3. The surviving member or members of a family described in *‘3.a).’* living in a unit with the now deceased member of the family at the time of his or her death.
4. The Tenant must demonstrate the ability to pay monthly rent and security deposit. Details of income, assets and expenses with supporting documents shall need to be provided.
5. **NON-CITIZENS/PERMANENT RESIDENT ALIENS OR A LEGAL PERMANENT RESIDENT**

The MDBM must obtain the following documentation for each family member: From noncitizens under the age of 62 claiming eligible status:

One of the DHS approved documents:

1. I-551 Permanent Resident Card
2. I-94 Arrival-Departure Record annotated with one of the following:
3. Admitted as a Refugee Pursuant to Section 207.
4. Section 208 or Asylum
5. Section 234(h) or Deportation stayed by Attorney General
6. Paroled Pursuant to Section 212(d)(5) of the INA

 c). I-94 Arrival-Departure Record (with no annotation) accompanied by one of the following:

1. A final court decision granting asylum (but only in no appeal is taken).
2. A letter from a DHS asylum officer granting asylum (if application was filed on or after October1, 1990) or from a DHS district director granting asylum (application filled was before October 1, 1990).
3. A court decision granting withholding of deportation.

|  |  |  |
| --- | --- | --- |
| Section/Topic:Resident Selection Policies-MARKET RENTALS | Section Number: 1.01 | Date of Issue:November 2006 |
| Subject:Tenant Selection Plan | Page: 03 of 11 | Date Revised:April 16, 2024 |

1. A letter from an asylum officer granting withholding of deportation (if application was filed on or after October 1, 1990).
2. A receipt issued by the DHS indication that an application for issuance of a replacement document is one of the above listed categories has been made that the applicant’s entitlement to the document has been verified.
3. Other acceptable evidence. If other documents are determined by the DHS to constitute acceptable evidence of eligible immigration status, they will be announced by notice published in the Federal Register.

The MDBM employs the Systematic Alien Verification for Entitlements System (S.A.V.E. System) to verify eligibility for housing assistance.

1. The MDBM shall verify with the Department of Homeland Security, the validity of the documents provided by applicants. If the applicant is a permanent resident or a Legal Permanent resident who relies on family support to meet financial obligations, the applicants shall need to include a copy of the Affidavit of Support (I-864), which gives the name of the US Citizen who has sworn to support financially, the applicant.
2. In case the applicant does not have a copy of this affidavit, MDBM requires the applicants or sponsors to complete the G-369, which is the Freedom of Information/Privacy Act Request, which gives the MDBM permission to get copy of the Affidavit of Support (I-864) from the local USCIS office. Either of these documents shall need to be submitted within 30 days of the receipt of application, otherwise, the application will be rejected, and the applicant will be removed from the waitlist, MDBM will continue to process the application as per normal procedure, pending the receipt of either of these documents during the 30-day period.
3. If the applicant cannot supply the documentation within the specified 30-day time limit, MDBM may grant the applicant an extension of up to 30 days, but only if the applicant certifies that the documentation is temporarily unavailable and additional time is needed to collect and submit the required documentation. However, until the necessary documents are received, a unit cannot be allotted to the applicant. If during this period, the applicant comes to the top of the waitlist and a unit becomes available, the unit may not be allotted to the applicant, and he/she may be moved to the bottom of the waitlist. It is therefore in the interest of the applicant to move quickly on the submission of the above documents.

|  |  |  |
| --- | --- | --- |
| Section/Topic:Resident Selection Policies-MARKET RENTALS | Section Number: 1.01 | Date of Issue:November 2006 |
| Subject:Tenant Selection Plan | Page: 04 of 11 | Date Revised:April 16, 2024 |

1. If the applicant is supported by a family member/sponsor, a notarized Letter of Support must be submitted each year that the resident is recertified for stay at the MDBM Buildings.
2. If there is any change in the status of immigration, the applicant/resident must inform the MDBM of these changes and submit the necessary documentation. In such case, the resident may be recertified, depending on change of the status and assistance eligibility. In such a case, the resident/MDBM may be recertified, depending on change of the status and assistance eligibility.
3. **SELECTION CRITERIA/APPLICATION REJECTIONS**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **MONTHLY INCOME TO QUALIFY FOR MARKET RENTALS** | **ALPHA** **(as of 1/01/25)** | **GAMMA** **(as of 1/01/2025)** | **Beta Home****(Duplex)** | **Delta Home****(Quadplex)** |
| **STUDIO** |  **$ 2000** |  **$ 2000** |  |  |
| **1 BEDROOM** |  **$ 2400** |  **$ 2400** |  | **$2800** |
| **2 BEDROOM** |  **$ 2600** |  **$ 2600** | **$3800** | **$3200** |

1. Credit Standing. Eligible applicants must have a satisfactory history of meeting financial obligations, including timely payments of rent, bills, judgments. A history of past due payments of bills and/or rent will be grounds for non-selection.

In general:

1. If the applicant has 3 or more non-medical collections in their history in the past three years, bankruptcy in the past 3 years or a public judgment against them in the past 3 years, this application may be rejected.
2. If an applicant has processed a ‘quick-claim’ deed within the last 2 years, the applicant may be rejected.
3. If the applicant has any unsatisfied tax liens within the last 10 years, the application may be rejected.
4. The application may be rejected, if DBM receives unsatisfactory landlord verification or if the applicant has a previous eviction on the eviction report within the last 3 years.
5. The applicant may reapply after the stated time frame has expired for any negative credit items listed above.
6. Proper documentation is required to show all debts have been satisfied for.

|  |  |  |
| --- | --- | --- |
| Section/Topic:Resident Selection Policies-**MARKET RENTALS** | Section Number: 1.01 | Date of Issue:November 2006 |
| Subject:Tenant Selection Plan | Page: 05 of 11 | Date Revised:April 16, 2024 |

1. In certain circumstances, our inability to verify sufficient credit references may be grounds for rejection of an application. Consideration will be given to special circumstances in which credit has not been established for some reason (income, age, etc.)
2. An applicant and/or resident must be either an eligible citizen or non-citizen with eligible immigration status to apply.
3. Information on the Application. If an application is not fully completed or contains false information, the applicant will be rejected.
4. An applicant will not be selected, nor any person living in the unit, if they have a history of criminal activity, of any kind, or/and sex offenses and particularly those involving physical violence to persons or property. Any criminal activity, which would affect the health or safety of the other residents, would also be a basis for the applicant’s denial for residency.
5. Should the owner determine that there is reasonable cause to believe that a household member’s pattern of abuse of alcohol interferes with the health, safety, or right to peaceful enjoyment of the premises by other residents, they will be denied admission.
6. Persons who have a history of disturbance of neighbors, destruction of property or living habits at prior residence which would adversely affect the health, safety, or welfare of other residents will not be selected for occupancy. A history of grossly unsanitary or hazardous housekeeping will be grounds for denial. This category is not intended to exclude households whose housekeeping is only superficially unclean or disorderly, if such conditions do not appear to affect the health, safety, or comfortable possession of other residents.
7. Household family size is inappropriate for available unit(s).
8. The applicant(s) is unable to disclose and document SSNs or provide certification that one has been assigned. The applicant does not declare citizenship or non-citizenship status or sign a statement electing not contend non-citizen status.
9. **APPLICATION PROCESS**
10. Interested parties can request a blank application via mail, fax, or by phone. Return the completed application via mail, fax, or drop off at the Central Office. Only completed application(s) will be accepted by the Marketing Director. A person with disabilities can

Request for reasonable accommodations for alternative methods of application process. The Marketing Director will then perform the following criteria activities:

**NOTE:** Applications will not be placed on any waitlist until applicant’s file has been completed.

|  |  |  |
| --- | --- | --- |
| Section/Topic:Resident Selection Policies-**MARKET RENTALS** | Section Number: 1.01 | Date of Issue:November 2006 |
| Subject:Tenant Selection Plan | Page: 06 of 11 | Date Revised:April 16, 2024 |

1. Obtain a credit check, eviction and bankruptcy check, criminal background check and sex offender registry list for all states.
2. Social Security Number, Photo ID, Citizenship/Immigration status. The owner must obtain the following documentation for each family member.
3. DBM requires presentation of a U.S. Passport or U.S. Birth Certificate, Naturalization Certificate. An Enhanced Driver’s License is acceptable.
4. The Baptist Manor may seek verification of Marriage Certificates.
5. Landlord Verification forms must be signed, dated and list of previous landlord information (look-back five/5 years). If applicant has lived with family/friends, no landlord verification will be needed; however, the form must be completed with signature and date.
6. Applicants must provide documentation of Social Security Number (SSN). Adequate documentation means a Social Security Card issued by the Social Security Administration (SSA) or other acceptable evidence of the SSN.
7. Application of benefits from State or Federal agency – non-citizens awaiting temporary lawful residency may produce a letter from DHS certifying the SSN issued, in place of the card. Applicants that have applied for legalization under the Immigration Reform and Control Act of 1986 should be able to disclose the SSN but will be unable to produce the card for documentation. DHS will then verify the number until the applicant is granted temporary lawful resident status.
8. The MDBM will accept a letter from DHS indication the SSN that had been assigned as verification instead of the physical card.
9. Other forms of documentation of a Social Security Number are:
10. A valid social security number card issued by the Social Security Administration.
11. An original document issued by a federal or state government agency, which contains the name of the individual and the social security number of the individual, along with other identifying information of the individual.
12. Such other evidence of the Social Security number as HUD may prescribe in administrative instructions.
13. All applicants that are unable to disclose at minimum, the SSN issued, and document that a number is certified will not be eligible for housing.
14. Social Security number requirements do not apply to individuals who do not contend eligible immigration status and individuals aged 62 or older, as of January 31, 2010, whose initial determination of eligibility was begun before January 31, 2010.
15. If all household members have not disclosed and/or provided verification of their SSNs at the time a unit becomes available, the next eligible applicant must be offered the available unit.

|  |  |  |
| --- | --- | --- |
| Section/Topic:Resident Selection Policies-**MARKET RENTALS** | Section Number: 1.01 | Date of Issue:November 2006 |
| Subject:Tenant Selection Plan | Page: 07 of 11 | Date Revised:April 16, 2024 |

1. **REVIEW OF REJECTED APPLICANTS**
2. Applicants who are rejected will receive a written declination of their application and will be given a fourteen (14) day period during which they may send a written appeal to the appellate authority.
3. Disputed cases will be automatically reviewed by the management’s designated agent, who shall not be the person originally handling the application and who shall consider any additional information supplied by the applicant. Applicants will be notified within five (5) business days of receipt of written appeal. If the applicant is denied at requested meeting with designated agent, there are no further avenues of appeal.
4. If the cause for rejection is due to credit history, the correspondence will list the credit bureau used, their phone number/address, for direct contact with the service.
5. **SECURITY DEPOSITS**
6. For all market rate units, a security deposit of one and a half (1 ½) month’s rent will be collected.
7. The first month’s rent (may be prorated) and Security Deposits must be paid upon signing the lease for the unit.
8. **UNIT TRANSFERS**
9. Unit transfers are based on a change in family size or composition or to accommodate a resident for an accessible unit only.
10. A request for a unit transfer by an in-place tenant will supersede any applicant on the waitlist with the next available unit being given to the in-place tenant.
11. In essence, an applicant, or a tenant on the waitlist with either a family size/composition or a medical reason and need for an accessible unit will supersede any applicant if need be.
12. **SELECTON OF TENANTS ON WAIT LISTS**

General Procedures. In the event of full occupancy, a revolving list of interested parties will be established. All people will be contacted according to the date their file is completed (i.e. the oldest dated application first).

|  |  |  |
| --- | --- | --- |
| Section/Topic:Resident Selection Policies-**MARKET RENTALS** | Section Number: 1.01 | Date of Issue:November 2006 |
| Subject:Tenant Selection Plan | Page: 08 of 11 | Date Revised:April 16, 2024 |

1. If applicant is not interested at that time, but wishes to remain on the list, applicant may be revolved to the bottom of the list. The date of revolving to the bottom of the list will replace the original date of application to the list.
2. If applicant declines an apartment twice, after having come to the top of the waiting list each time, he/she will be removed from the waitlist and will have to reapply to be placed back on the waitlist.
3. If an applicant is eligible but no appropriate size unit is available, the owner must place the family on a waiting list and notify the family of when a suitable unit may be available.
4. Applicants will be sent an ‘available unit’ notice. Failure to respond within the stipulated deadline will result in removal from the waitlist.
5. There are two situations that warrant a waitlist exception.
	1. The transfer is based on a change in family size or composition.
	2. Or the need for an accessible unit.

Other than these exceptions only, there are no in-house unit transfers allowed within the buildings.

1. MDBM will not close any waitlists.
2. **DRUG FREE HOUSING**
3. “Drug-related criminal activity” means the illegal manufacture, sale, distribution or use, possession with intent to manufacture, sale, distribute or use, of a controlled substance as defined in Section 102 of the Controlled Substance Act (21U.S.C.802). MDBM together with residents, is dedicated to creating a Drug Free Housing environment and eliminating drug and criminal activity from the property.
4. Management will conduct quarterly unit visits and inspections, with special attention to drug-free housing and security related items.
5. If this problem exists, regular meetings are conducted with residents and local authorities to coordinate a group effort to eradicate drug activity.
6. Special rules for drug abuse and criminal activity. The landlord owns and operates a subsidized multi-family housing development and therefore is mandated to utilize final rules published in the Federal Register, Volume Number 66 and 101 entitled “Screening and Eviction Drug Abuse and Other Criminal Activities.”
7. Denying Admissions - Mandatory Provisions. Applicants who fit into the following categories will be denied admission to this Federally Assisted Development if:
8. Any household member has been evicted from Federally Assisted Housing for drug-related criminal activity, for three (3) years from the date of eviction.
9. If the evicted household member who engaged in drug related criminal activity has successfully completed a supervised drug rehabilitation program or

|  |  |  |
| --- | --- | --- |
| Section/Topic:Resident Selection Policies-**MARKET RENTALS** | Section Number: 1.01 | Date of Issue:November 2006 |
| Subject:Tenant Selection Plan | Page: 09 of 11 | Date Revised:April 16, 2024 |

circumstances leading to the eviction no longer exist, the owner may, but is not required to, admit the household.

1. Any household member currently engaging in illegal drug use.
2. The owner determines that there is reasonable cause to believe that a household member’s illegal use or a pattern of illegal use of a drug may interfere with the health, safety, or right to peaceful enjoyment of the premises by other residents.
3. Examples of evidence of illegal activities may include a conviction record, former landlord references, etc.
4. **DENYING ADMISSIONS**

In addition to the above mandatory screening standards, MDBM has the discretion to prohibit the admission of a household with a household member who is currently engaging in, or has engaged in during a reasonable time before the admission decision in:

a) Drug-related criminal activity.

b) Violent criminal activity.

c) Other criminal activity that would threaten the health, safety, or right to peaceful enjoyment of the premises by other residents.

d) Other criminal activity that would threaten the health or safety of the owner/management agent or any employee, contractor, subcontractor or agent of the owner/management agent involved in the housing operations.

To the extent that an owner’s admissions policy includes any item above or any similar restriction that employs a standard regarding a household member’s current or recent actions, the owner may delineate the length of time prior to the admission decision during which the applicant must not have engaged in the criminal activity that the owner will consider when making his/her determination.

Moreover, Metropolitan Detroit Baptist Manor has the discretion to reconsider an applicant who was previously denied admission because of a determination concerning a member of the household who has been engaged in criminal activity. MDBM may admit the household if the household member is not currently engaged in and has not engaged in, the criminal activity described above during a reasonable period to be determined by MDBM. The MDBM policy will be uniformly applied to all applicants in a non-discriminatory manner and in accordance with applicable fair housing and civil rights laws.

A certification that states that she/he is not currently engaged in such criminal activity and had not engaged in such activity during the specified period. Supporting information from such resources as a probation officer, a landlord, neighbors, social service agency worker, or criminal records that were verified by the owner.

|  |  |  |
| --- | --- | --- |
| Section/Topic:Resident Selection Policies-**MARKET RENTALS** | Section Number: 1.01 | Date of Issue:November 2006 |
| Subject:Tenant Selection Plan | Page: 10 of 11 | Date Revised:April 16, 2024 |

1. **PET APPLICATION**
2. All tenants must have a Pet Application completed and approved before the time of move-in.
3. All pets except for Service Animals are subject to a 30-pound weight limit and an 18 in at shoulder, height limit.
4. Pets are not allowed to roam freely and must be on a leash and controlled, at all times.
5. All owners must sign the Pet Rules, acknowledging they have read and understand.
6. Failure to follow the Pet Rules may result in lease violations which may lead to the termination of the lease.

**14. GUARANTOR**

Baptist Manor may consider a guarantor for tenant(s) under the following circumstances:

1. Tenant must first meet all previous application requirements including but not limited to the credit/criminal background. (See previous section: **SELECTION CRITERIA/APPLICATION REJECTIONS,** PAGE 4 OF 11).
2. Tenant/Guarantor is applying for any unit in the Alpha Building or Gamma Building **only**.
3. Guarantor is required to have a credit score of 700 or higher. Guarantor must show an income that is 80 times more than the monthly rent. See following table.
4. Emergency Contact: Landlords may reach out to you in case of emergencies or issues with the tenant.
5. Guarantor will continue through the life of the tenancy unless tenant’s financial status increases to a point of no guarantor is needed.
6. The Guarantor will pay the sum of ten dollars ($10) as consideration of acceptance of the guarantor agreement by all parties concerned.

|  |  |  |
| --- | --- | --- |
| BUILDING/UNIT | RENT AMOUNT | GUARANTOR’S ANNUAL INCOME |
| ALPHA STUDIO (remodeled) | $1200 | $66,800 |
| ALPHA 1 BEDROOM | $1200 | $80,000  |
| ALPHA 2 BEDROOM | $1300 | $86,400 |
|  |  |  |
| GAMMA STUDIO  | $1000 | $66,800 |
| GAMMA 1 BEDROOM  | $1200 | $80,000 |
| GAMMA 2 BEDROOM  | $1300 | $86,400 |