

MSHDA Homeless Preference HCV Prioritization Process

Grand Rapids/Wyoming/Kent County CoC – MI 506

MSHDA's Housing Choice Voucher (HCV) program aims to assist low-income families and individuals in paying a portion of their rent. Participants are usually responsible for paying approximately 30-40% of their income toward rent. All rental units are subject to a housing inspection by the subsidy provider and both the participants and landlords are bound by the rules and regulations of the HCV Program. Since housing assistance is provided on behalf of the household, participants are able to find their own housing, including single-family homes, townhouses, and apartments. The MSHDA HCV program includes a homeless preference, referrals based on this preference are managed locally. A prospective household must meet the following definition of homeless to qualify:

1. An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings including a car, park, abandoned building, bus or train station, airport, or camping ground.
2. Individual or family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements
3. Individual who resided in a shelter or place not meant for human habitation & exiting an institution where he/she temporarily resided
 - a. The individual must have been homeless prior to entering the institution
 - b. "temporarily resided" now means a period of 90 days or less

HCVs become available within a county through attrition and MSHDA notifies Coordinated Entry (CE) of the number of households which may be added to the HCV waitlist to be drawn for a voucher. Coordinated Entry will prioritize households who are in need of long-term support to maintain stable housing. This will be implemented by equally splitting the number of allocated vouchers between the priority pools below:

Chronically homeless households	Households are on the active prioritization list who have returned to homelessness within 24 months after exiting from any program to a permanent destination
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In the case that the community receives an allocation of an odd number of vouchers, the chronically homeless household priority pool will receive 1 voucher more than half.

Within each of the priority pools, households will be prioritized based on the most recent CE assessment score. To be on the active prioritization list, households must have a CE assessment within the last 90 days. In the case where multiple households have the same score, length of time homeless will be used as a tie breaker.

Recommended by Coordinated Entry Committee: 10/21/2025

Approved by Steering Council: 12/19/2025