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LOCAL EFFECTS OF CUTS IN HOUSING VOUCHER ASSISTANCE IN 2005

Michigan

The table shows voucher estimates based in part on data that housing agencies reported to HUD covering the period through July 2004. Individual agencies will have more current data they can use to update the estimates. The funding figures in the column “Voucher renewal funding allocated by HUD” come directly from HUD data. The estimated annual per voucher subsidy cost (PUC) is derived by adjusting the agency’s voucher cost data in mid-2004 by the applicable HUD annual adjustment factor. Agencies’ actual voucher costs in 2005 may be more or less than the estimate.

The column “number of vouchers cut” is the number of vouchers the appropriations act directs HUD to fund — authorized vouchers in use in May – July 2004 plus any additional vouchers issued to replace other federal housing subsidies that need renewal funding in 2005 — that are unfunded due to the appropriations shortfall. If the estimated “number of vouchers cut” is less than the total number of expiring vouchers not funded, it is likely that the agency was not using all its vouchers in mid-2004. The number of vouchers in use in February 2005 that are not funded may be less than the estimates provided if an agency is using fewer vouchers than in mid-2004 or if the agency’s average per unit cost has declined substantially. The number of vouchers in use that are not funded may be more than the estimates provided if the agency’s per unit cost is currently greater than the estimate. For some agencies (marked with an asterisk) our estimates include adjustments made in light of HUD’s final funding figures, and may be more subject to error.

Agencies may be able to remedy a funding shortfall through use of reserve funds (if accessed quickly) or other policy changes, rather than by reducing the number of families receiving voucher assistance.

HUD Code	Housing Agency name	Authorized vouchers in January 2005	Number of expiring vouchers	Expiring vouchers eligible for funding under bill formula	Voucher renewal funding allocated by HUD (HAP)	Annual per voucher subsidy cost (PUC)	Number of expiring vouchers funded (based on PUC)	Total expiring vouchers not funded	Vouchers cut in 2005
MI121	Alma HC	64	64	58	\$200,928	\$3,582	56	-8	-2
MI064	Ann Arbor HC	1,333	1,333	1,185	\$8,579,641	\$7,550	1,136	-197	-48
MI050	Baldwin HC	180	180	180	\$630,566	\$3,652	173	-7	-7
MI019	Baraga HC	25	25	24	\$72,377	\$3,144	23	-2	-1
MI194	Bath Charter Township HC	25	25	25	\$133,361	\$5,637	24	-1	-1
MI035	Battle Creek HC	415	415	389	\$1,524,877	\$4,090	373	-42	-16
MI010*	Benton Harbour HC*	128	128	128	\$523,025	\$4,260	123	-5	-5
MI032	Benton Township HC	75	75	72	\$328,057	\$4,731	69	-6	-3
MI084	Boyne City HC	64	64	64	\$187,192	\$3,033	62	-3	-3
MI060	Cadillac HC	25	25	24	\$73,835	\$3,163	23	-2	-1
MI030	Cheboygan HC	120	120	120	\$437,063	\$3,797	115	-5	-5
MI040	Clinton Township HC	23	23	22	\$147,943	\$7,011	21	-2	-1
MI056	Coldwater HC	25	25	23	\$73,582	\$3,335	22	-3	-1
MI160	Dearborn Heights HC	359	359	347	\$2,407,991	\$7,242	333	-26	-14
MI003	Dearborn HC	96	96	89	\$570,659	\$6,685	85	-11	-4
MI001	Detroit HC	5,635	5,635	5,278	\$32,887,642	\$6,496	5,063	-572	-216
MI120	Dowagia HC	115	115	97	\$404,698	\$4,369	93	-22	-4
MI044	Eastpointe HC	131	131	131	\$743,868	\$5,920	126	-5	-5
MI112	Evart HC	25	25	24	\$59,549	\$2,587	23	-2	-1
MI096	Ferndale HC	238	181	181	\$957,021	\$5,507	174	-7	-7
MI009	Flint HC	963	963	805	\$3,404,775	\$4,410	772	-191	-33
MI073	Grand Rapids HC	2,690	2,690	2,690	\$15,197,038	\$5,890	2,580	-110	-110
MI047	Grayling HC	130	130	130	\$350,499	\$2,811	125	-5	-5
MI023*	Greenville HC*	107	107	107	\$425,128	\$4,142	103	-4	-4
MI063	Hancock HC	40	40	36	\$94,321	\$2,757	34	-6	-1
MI027	Inkster HC	436	310	310	\$2,016,127	\$6,774	298	-13	-13
MI117	Ionia HC	20	20	18	\$56,815	\$3,231	18	-2	-1
MI119	Iron County HC	169	169	169	\$555,806	\$3,429	162	-7	-7
MI038	Jackson HC	475	475	456	\$2,147,055	\$4,905	438	-37	-19
MI198	Kent County HC	330	330	321	\$2,056,292	\$6,672	308	-22	-13

MI058	Lansing HC	1,700	1,700	1,569	\$7,507,313	\$4,989	1,505	-195	-64
MI100	Lapeer HC	122	56	56	\$287,124	\$5,378	53	-2	-2
MI051	Lincoln Park HC	293	293	292	\$1,875,316	\$6,703	280	-13	-12
MI055	Livonia HC	782	782	766	\$5,422,906	\$7,381	735	-47	-31
MI132	Luce County HC	110	110	110	\$314,858	\$2,984	106	-4	-4
MI188	Madison Heights HC	287	287	215	\$1,413,067	\$6,866	206	-81	-9
MI049	Manistique HC	59	59	54	\$152,649	\$2,947	52	-7	-2
MI070	Marquette	50	50	49	\$153,111	\$3,236	47	-3	-2
MI048	Melvindale HC	134	134	115	\$818,070	\$7,393	111	-23	-5
MI087	Menominee HC	61	61	61	\$200,486	\$3,445	58	-3	-2
MI901*	Michigan State HA*	21,417	21,126	19,635	\$106,404,024	\$5,650	18,834	-2,292	-802
MI186	Montcalm County HC	318	318	285	\$944,997	\$3,453	274	-44	-12
MI074	Mt. Pleasant HC	50	50	48	\$181,695	\$3,919	46	-4	-2
MI094	Munising HC	25	25	23	\$70,966	\$3,171	22	-3	-1
MI066	Muskegon HC	164	164	164	\$794,728	\$5,052	157	-7	-7
MI031	Muskegon Heights HC	50	50	45	\$192,098	\$4,451	43	-7	-2
MI045	Plymouth HC	1,417	1,417	1,410	\$9,779,358	\$7,233	1,352	-65	-58
MI005	Pontiac Housing Commission	768	731	645	\$5,037,837	\$8,149	618	-112	-26
MI039	Port Huron HC	522	474	468	\$2,664,686	\$5,936	449	-25	-19
MI167	Pottersville HC	25	25	25	\$126,364	\$5,270	24	-1	-1
MI020	Reed Ciuty HC	90	90	73	\$225,809	\$3,210	70	-20	-3
MI008	River Rouge HC	249	180	180	\$1,125,443	\$6,515	173	-7	-7
MI093	Rockford HC	90	90	87	\$408,583	\$4,915	83	-7	-4
MI037	Roseville HC	309	309	300	\$1,627,889	\$5,651	288	-21	-12
MI165	Royal Oaks HA	222	222	214	\$1,126,910	\$5,499	205	-17	-9
MI006	Saginaw HC	1,197	1,155	1,145	\$4,916,084	\$4,476	1,098	-57	-47
MI061	Saint Louis HC	155	155	145	\$451,574	\$3,239	139	-16	-6
MI036	Sault Ste Marie HC	50	50	48	\$139,190	\$3,029	46	-4	-2
MI178	Schoolcraft County HC	35	35	33	\$86,488	\$2,760	31	-4	-1
MI097	Southfield HC	150	150	149	\$922,005	\$6,466	143	-7	-6
MI052	St. Clair HC	30	30	29	\$130,339	\$4,686	28	-2	-1
MI059	St. Clair Shores HC	90	90	89	\$477,931	\$5,578	86	-4	-4
MI157	Sterling Heights	40	40	35	\$219,954	\$6,490	34	-6	-1
MI089	Taylor HC	452	418	393	\$2,621,310	\$6,947	377	-40	-16
MI080	Traverse City HC	198	198	187	\$958,943	\$5,338	180	-18	-8
MI139	Westland HC	957	957	957	\$5,390,573	\$5,872	918	-39	-39

MI115	Wyoming HC	1,122	1,027	1,023	\$5,711,844	\$5,822	981	-46	-42
MI026	Ypsilanti HC	197	197	191	\$1,437,472	\$7,846	183	-14	-8
Total for Michigan		48,448	47,582	44,818	\$249,567,725		42,988	-4,595	-1,830