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SECOND CONGRESSIONAL DISTRICT

MSHDA. Opening Possibilities.

The Michigan State Housing Development Authority works to enhance Michigan's economic and social health by forging creative and collaborative partnerships, sharing knowledge and targeting resources to strengthen and rebuild communities.

Federal funding plays a pivotal role in assisting areas of the state hit hardest by economic and social downturns. Community Development Block Grants (CDBG), Low-Income Housing Tax Credits (LIHTC), HOME funds and Federal Historic Preservation Tax Credits provide a means to help homeowners, local businesses and communities grow while reinvesting in the people and places that make up our great state.

From Southeast Michigan to the northern tip of the Upper Peninsula, MSHDA's efforts support:

- Affordable Housing
- Neighborhood stabilization
- Blight removal
- Ending homelessness
- Downtown revitalization



State of Michigan

Federal Funding Impact FY 2012–2015

Low-Income Housing Tax Credit*



Statewide Investment:
\$1,324,397,000

District: **\$63,871,290**

The LIHTC program is the most successful affordable housing production program in U.S. history forging public-private partnerships between the Federal government, state allocating agencies and private sector developers. MSHDA uses the 9% and 4% credit to assist in the financing of new construction and the preservation of existing structures. This spurs investment in the community, creates jobs and secures new/rehabilitated units of affordable housing.

The HOME Investment Partnership



Statewide Investment:
\$118,427,039**

District: **\$8,497,810**

The HOME program helps communities build, buy or rehabilitate affordable housing for rent or ownership, often in partnership with local nonprofit groups. This flexible program allows state and local governments to use HOME funds for grants, direct loans, loan guarantees, rental assistance, security deposits or other credit enhancements.

Community Development Block Grant



Statewide Investment:
\$450,902,717**

District: **\$15,400,966**

The CDBG program is an annual grant allocation to state and local governments on a need-based formula taking poverty, population, overcrowding, age of housing and population growth lag into consideration. Communities develop their own programs and funding priorities including; property acquisition, demolition, rehabilitation and relocation, façade improvements and assistance for local businesses.

Federal Historic Preservation Tax Credit



Statewide Investment:
\$114,523,928

District: **\$2,142,863**

In Michigan, the Federal Historic Preservation Tax Credit encourages investment in vacant or underused older buildings. Once rehabilitated, these structures end up back on local tax rolls and contribute to the community once again. From 2003 through 2015, historic rehabilitations using federal preservation tax credits resulted in more than \$2.3 billion in direct investment.

*Number is a 10-year value of LIHTC.

**Based on HUD 2012–2015 reports.



“We used the **Low-Income Housing Tax Credit...**

and the Federal Historic Tax Credit. These deals are extremely complex. Without incentives from the county, the state, and the federal level these types of deals wouldn't happen.”

Shannon Morgan, Senior Vice President—HRS Communities

Thanks to Home Renewal Systems and their hand-selected development team, Fremont Senior Apartments are now a valuable asset to the community. The rehabilitation provides 38 livable units for low-income seniors and gives new life to the historic Fremont High School. While much of the building's original architecture and fixtures were preserved during the project, many necessary changes to the buildings systems like plumbing, roofing and HVAC were made. The prime location gives residents easy access to the downtown business district as well as local amenities, including the public library, city hall and recreation center. This single investment has strengthened Fremont's business district and the community as a whole. MSHDA is proud to sponsor and support this rehabilitation of Fremont Senior Apartments.



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26 N. STATE ST., HART
LAKE POINTE

DEVELOPMENT INFORMATION

Total Cost: \$4,302,455
Units: 25
Jobs Created*: 72

MSHDA INCENTIVES/ INVESTMENTS

Annual LIHTC: \$470,492
10-Year Value of Credit: \$4,704,920

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324 S. MEARS AVE., WHITEHALL
LEWIS HOUSE

DEVELOPMENT INFORMATION

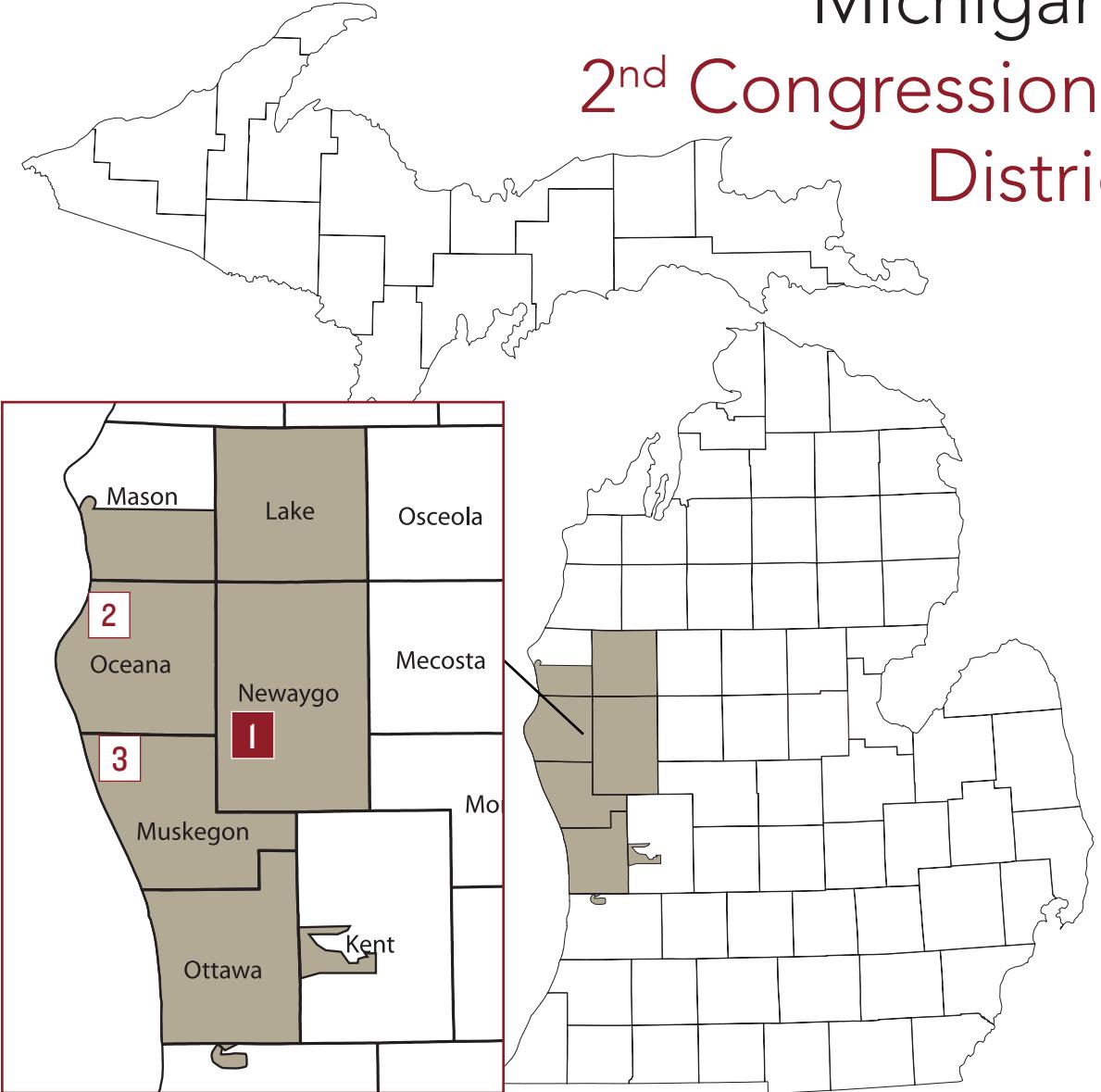
Total Cost: \$972,237
Units: N/A
Jobs Created*: 16

MSHDA INCENTIVES/ INVESTMENTS

Historic Tax Credit: \$104,463

*Source: NAHB April 2015 report, "The Economic Impact of Home Building in a Typical Local Area."

Michigan's 2nd Congressional District





MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

Investing in People. Investing in Places.



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**Toll Free: 855-MI-MSHDA
(855-646-7432)**