

ELIGIBLE DISTRESSED AREAS

Updated May 4, 2018

Eligible Distressed Areas are generally those cities, villages and townships which exhibit higher than statewide average levels of economic distress. Applicants for certain competitive MSHDA programming who are located in an Eligible Distressed Area may receive enhancements to their applications. **There are no cash awards available to residents, businesses, or local governments based on the Eligible Distressed Areas list.**

Section 11 of Public Act 346 of 1966 defines an “eligible distressed area” as one or more of the following:

1. Community Wide:

A community that meets all of the following requirements (formula allocation):

- A. The municipality shows a negative population change from 1970 to the date of the most recent federal decennial census.
- B. The municipality shows an overall increase in the state equalized value of real and personal property of less than the statewide average increase since 1972.
- C. The municipality has a poverty rate, as defined by the most recent decennial census, greater than the statewide average.
- D. The municipality has had an unemployment rate higher than the statewide average unemployment rate for three of the preceding five years.

2. Blighted Areas Within a Community:

An area located in a city with a population of at least 10,000 which is either designated as a “blighted area” by a local legislative body or which is determined by the Authority to be blighted or largely vacant by reason of clearance or blight. If the Authority designates the area as blighted, it must determine that private enterprise has failed to provide a supply of adequate, safe, and sanitary dwellings sufficient to meet market demand. In addition, the city must approve the changes in income limits that are associated with this designation by either a resolution or written communication from the higher legislative body of the city or the mayor.

3. Neighborhood Enterprise Zone Qualified Communities:

An area located in a local unit of government certified by the Michigan Enterprise Zone Authority as meeting the criteria prescribed in Section 2(d) of the Neighborhood Enterprise Zone Act of 1992. These criteria include all county seats.

ELIGIBLE DISTRESSED AREAS
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CITIES

Adrian	Grayling	Muskegon
Albion	Hamtramck	Muskegon Heights
Allegan	Harbor Beach	Norton Shores
Alma	Harper Woods	Niles
Alpena	Harrison	Norway
Ann Arbor	Harrisville	Oak Park
Bad Axe	Hart	Olivet
Bangor	Hartford	Omer
Battle Creek	Hastings	Onaway
Bay City	Hazel Park	Owosso
Benton Harbor	Highland Park	Petoskey
Bessemer	Hillsdale	Pinconning
Big Rapids	Holland	Pontiac
Bronson	Houghton	Port Huron
Buchanan	Howell	Portage
Burton	Inkster	Reading
Cadillac	Ionia	Reed City
Caro	Iron Mountain	River Rouge
Carson City	Iron River	Rogers City
Caspian	Ironwood	Saginaw
Center Line	Ishpeming	Sandusky
Charlevoix	Ithaca	Sault Ste. Marie
Charlotte	Jackson	St. Ignace
Cheboygan	Kalamazoo	St. Johns
Coldwater	Kingsford	St. Joseph
Coleman	Lake City	St. Louis
Corunna	Lansing	Southfield
Crystal Falls	Lapeer	Standish
Dearborn	Lincoln Park	Stanton
Dearborn Heights	Livonia	Sturgis
Detroit	Ludington	Tawas City
Dowagiac	Madison Heights	Taylor
Durand	Manistee	Three Rivers
East Lansing	Manistique	Traverse City
Eastpointe	Marine City	Trenton
Ecorse	Marquette	Vassar
Escanaba	Marshall	Wakefield
Ferndale	Mason	Warren
Flint	Melvindale	Wayne
Frankfort	Menominee	West Branch
Gaastra	Midland	White Cloud
Gaylord	Monroe	Whittemore
Gibraltar	Montrose	Wyandotte
Gladstone	Mt. Clemens	Wyoming
Gladwin	Mt. Morris	Ypsilanti
Grand Haven	Mt. Pleasant	
Grand Rapids	Munising	

VILLAGES

Atlanta
Baldwin
Bellaire
Beulah
Cassopolis

Centreville
Eagle River
Kalkaska
L'Anse
Leland

Mio
Newberry
Ontonagon
Paw Paw
Roscommon

TOWNSHIPS (County)

Benton (Berrien)
Bridgeport (Saginaw)
Brookfield (Huron)
Buena Vista (Saginaw)
Calumet (Houghton)
Carp Lake (Ontonagon)
Carrollton (Saginaw)
Champion (Marquette)
Columbia (Tuscola)
Duncan (Houghton)
Elba (Gratiot)
Elmwood (Tuscola)

Emerson (Gratiot)
Fairfield (Lenawee)
Genesee (Genesee)
Indianfields (Tuscola)
L'Anse (Baraga)
Lansing (Ingham)
Leoni (Jackson)
Marlette (Sanilac)
Minden (Sanilac)
Montrose (Genesee)
Mt. Morris (Genesee)
Mueller (Schoolcraft)

Oscoda (Iosco)
Oliver (Huron County)
Pulawski (Presque Isle)
Redford (Wayne)
Royal Oak (Oakland)
Sebewaing (Huron)
Sheridan (Calhoun)
Sodus (Berrien)
Spaulding (Saginaw)
Turner (Arenac)
Wakefield (Gogebic)
Wisner (Tuscola)

TOTALS = 190 EDAs: 139 Cities, 36 Townships, and 15 Villages.