

## MEMORANDUM

November 15, 2000

TO: Governor John Engler  
Senator Thaddeus McCotter  
Senator Loren Bennett  
Representative Patricia Birkholtz  
Representative Patricia Godchaux

FROM: James L. Logue III  
Executive Director

RE: FY 2000 Housing Production Goals Report

Section 32(14) of P.A. 346 of 1966, as amended, requires the Michigan State Housing Development Authority (MSHDA) to provide the Governor and the appropriate legislative committees with an "annual housing production goals report for housing projects financed with bonds and notes" by the Authority. The following is the sixteenth such report under this requirement and represents an assessment of FY 2000 and the Authority's goals for FY 2001. The Authority's fiscal year runs from July 1 through June 30.

A. **FY 2000 Production Report**

Section 32(16)(a) requires that the Authority report as to whether the production goals for the previous 12 months had been met, and if not, to explain the reason why the goals had not been met.

**EXHIBIT I DETAILS THE FY 2000 PRODUCTION BY PROGRAM GOALS, ACTUAL LOANS CLOSED IN FY 2000, AND FY 2001 GOALS.**

The Authority exceeded its goal for FY 2000, financing 6,061 new and rehabilitated units. The FY goal was 5,185 units. A list of programs, goals, and production follows. In FY 2000 the Authority distributed over \$41 million in grants to local governments and nonprofit organizations. In addition, the Authority administers the Low Income Housing Tax Credit for the state, which helped to create 3,668 units of affordable rental housing in 61 developments statewide. The Authority also administers the federal Section 8 certificate and voucher program, and in FY 2000, 13,672 families received housing assistance through this program.

1. **Multifamily Loan Programs**

a. **Tax-Exempt Direct Lending Programs**

This program represents the Authority's response to localized housing and reinvestment needs by financing non-federally subsidized rental housing. Funding comes from the issuance of tax-exempt bonds to investors; proceeds are then loaned for construction,

rehabilitation, and/or long term financing. At least 40% of the units must be occupied by households with low incomes. The program operated in most of FY 2000 with a fixed interest rate of 6.0% and a current pay rate of 5.5% in eligible distressed areas. For the HOME TEAM Advantage program, financing smaller developments in rural areas, the interest rate was 5.0% with a current pay rate of 4.5% eligible distressed areas.

In FY 2000, this program financed 841 rental units in 13 developments, with a total investment of \$50,628,398. The fiscal year's goal was 525 units. The Authority exceeded its goal in this program.

b. Multifamily Pass-Through Program

This program permits the Authority to issue "limited obligation" bonds on behalf of developers. The Authority's underwriting is limited in scope. Sixty percent of the units must be for renters at 60% of area median income or below. The Authority's primary responsibility is to evaluate the degree to which the borrower's credit security is sufficient to ensure repayment of the bonds.

Nine loans closed under this program in FY 2000, representing an investment of \$72,650,000 and 1,272 units. The fiscal year's goal was 600 units. The Authority exceeded its goal in this program.

2. Single Family Mortgage Loan Program

This program allows the Authority to finance low and moderate income mortgages for people meeting income and purchase price limits. The loans are fixed rate, level payment, 30 year mortgages. Optionally, the borrower may elect to take a lower rate for the first three years, to be followed by a higher rate for the remaining term of the mortgage loan. Borrowers must have acceptable credit and the ability to repay the loan. In some areas, federal law permits MSHDA loans only for first-time homebuyers.

In FY 2000, this program financed 1,818 single family units, representing a total investment of \$109,789,943. The average loan went to a borrower 31 years of age, with a household size of two and an average income of approximately \$27,354. The average loan amount was \$60,390. The FY 2000 goal was 1,700 units. The Authority exceeded its goal in this program.

3. Michigan Mortgage Credit Certificate Program

This program, authorized by Congress in 1984, reduces the amount of federal income tax a homebuyer pays, thus giving the person more available income to qualify for a conventional mortgage and make house payments. Potential homebuyers must meet income and purchase price limits. Loan terms are set by the lender. The Authority has to turn in a portion of its allocated mortgage revenue bond authority to the U.S. Treasury to

utilize the Mortgage Credit Certificates.

In FY 2000, the program assisted the financing of 1,728 single family units. The total investment was \$105,929,367. The average age of a MCC recipient was 30, the average family size was two. The average family income was approximately \$25,500, and the average loan amount was approximately \$61,300. The FY 2000 goal was 1,700 units and \$90 million. The Authority exceeded its goal in this program.

4. **Property Improvement Loan Program**

This program helps preserve older, existing housing by offering loans with interest rates ranging from 1 to 8 percent, depending on household income, to homeowners that meet income limits.

In FY 2000, this program made 402 loans, totaling \$4,027,738. Fifty nine percent of these loans were to borrowers over 45 years of age, and approximately 55% of the loans went to improve homes that were 50 years of age or older. The FY 2000 goal was 660 loans. The Authority did not meet its goal in this program. Production was stable in this program, but did not meet its goal due to greater awareness by the public of private sector home improvement programs, which caused our overall HIP production to decline.

B. FY 2001 Production Goals Summary

July 1, 2000 to June 30, 2001:

	<u>Program</u>	<u>Funds</u>	<u>Units/Loans</u>
1.	Multifamily Tax Exempt	\$ 45,000,000	650
2.	Multifamily Pass-Through Loans	\$ 22,000,000	350
3.	Single Family Loans	\$120,000,000	1,850
4.	Michigan Mortgage Credit	\$100,000,000	1,600
5.	PIP Loans	\$ 6,000,000	450
	TOTAL:	\$292,500,000	4,900

C. **Social and Economic Benefits**

Section 32(16)(b)(c)(d)(e)(f) requires the Authority to report on the social and economic benefits of MSHDA's housing projects to the immediate neighborhoods and the cities in which they have been constructed, the extent of direct and indirect displacement of lower income persons, and the extent of additional reinvestment activities attributable to the

Authority's financing of these projects.

Information about reinvestment is not available. Such data would have to be accumulated and evaluated over several years, and would require considerable input and cooperation from city officials, developers, and private lending institutions in order to meet this requirement. Normally these groups themselves do not keep records that would allow for such an evaluation.

The obvious short term benefits are the increased availability of quality, affordable housing for low and moderate income people, increased construction contracts and sales for builders and realtors, and increased Community Reinvestment Act production for local lenders. Further, the multifamily developments financed by the Authority employ people who receive salaries and expend dollars for vendor services. Services contracted for include marketing, legal, utilities, maintenance, repairs and snow removal.

Developments also provide for common space designed to enhance the community. Within these spaces many developments allow local senior citizen groups to provide meal service, medical examinations, and classes of various kinds. In other developments, there are police mini-stations, food cooperatives, book exchanges, craft shows, neighborhood watch programs, senior pal programs, and youth work programs.

The Authority requires, as part of the underwriting process, that relocation planning be performed and implemented in any situation where a MSHDA loan would result in the displacement of lower income people. As a matter of policy, the Authority avoids approval of loans where such displacement cannot be adequately addressed.

D. **Demographic Information**

Section 32(16)(g) requires the Authority to report on the age, race, family size, and average income of the tenants in housing projects.

**EXHIBITS II, III, AND IV DETAIL DEMOGRAPHIC INFORMATION FOR THE SINGLE FAMILY, MCC AND HIP PROGRAMS IN FY 2000.**

The information for Multifamily projects closed in FY 2000 is unavailable because these developments are still under construction and not yet occupied. However, demographic information for units placed in service in the fiscal year is available.

**EXHIBIT V DETAILS DEMOGRAPHIC INFORMATION FOR RENTAL UNITS PLACED IN SERVICE IN FY 2000.**

Seven hundred and sixteen Authority financed rental units were placed in service in FY 2000. Eighty three percent are occupied by persons with very low incomes, 61% received social security or other public assistance, and 58% are age 60 or older.

E. **Construction Jobs Created, Wages and Taxes Paid**

Section 32(16)(h) requires the Authority to estimate the number of construction jobs created, wages paid, and taxes and payments in lieu of taxes paid.

**EXHIBIT VI DETAILS THE NUMBER OF CONSTRUCTION JOBS CREATED, WAGES PAID, AND TAXES PAID IN FY 2000.**

Authority financed housing created approximately 2,245 jobs and paid approximately \$25,847,251 in taxes.

F. **Mobile Home Parks and Non-Profit Housing Projects**

Section 32(16)(i) requires the Authority to report on the progress in developing mobile home parks and mobile home condominium projects, and in financing construction or rehabilitation of non-profit housing projects.

In FY 2000, 18 mobile homes were financed under the Authority's Michigan Mortgage Credit Certificate Program and Single Family Program. No proposals were received to finance parks or projects.

G. **Neighborhood Preservation Program**

Section 32(16)(j) requires the Authority to report on the progress in developing the Neighborhood Preservation Program.

The Neighborhood Preservation Program (NPP) made its first mortgage loan in July, 1989. Since that date, the Authority has financed approximately 429 units of family housing in Effectively Treatable Areas (ETAs) throughout the State. The Authority has actively promoted the program to non-profit community organizations and local units of government as a means of rehabilitating their neighborhoods. The NPP utilizes a variety of financing mechanisms including Authority mortgages, the Low Income Housing Tax Credit, foundation grants and loans to create affordable housing opportunities, and is beginning to add more emphasis to the needs of neighborhoods in terms of activities undertaken by community based organizations. Over \$5.6 million in grants were made to 11 communities for local economic and housing development, expected to produce 212 units of affordable housing.

H. **Prepayment of Federally and Authority Assisted Loans**

Section 32(16)(k) requires the Authority to report on the status of federal programs that assist low income tenants displaced as a result of prepayment of federally or Authority

assisted loans.

There is no federal program to encourage preservation of 236 projects. This affordable housing stock is a valuable source to Michigan's low and moderate income residents. Therefore, the Authority seeks to preserve these units by negotiating deals on a case by case basis with their owners.

The Authority Board adopted threshold requirements for preservation of Section 8 projects in 1993. This policy was recently withdrawn. However, we are committed to continue preserving this valuable portfolio. Therefore, a new policy will be presented to the Board for adoption during 2001.

I. **Low Income Housing Tax Credit**

Section 32(16)(l) requires the Authority to report on the status of the Low Income Housing Tax Credit (LIHTC) including the amount of tax credits allocated, projects that have received tax credits, reasons why projects were denied tax credit, a geographical description of the distribution of tax credits, and a description of any amendments to the allocation plan made during the year.

During FY 2000, the Authority allocated \$15,913,257 in tax credits, to 61 developments helping create 3,668 units of low income housing.

**EXHIBITS VIII AND IX PROVIDE A GEOGRAPHIC DESCRIPTION OF CREDITS ALLOCATED AND A LIST OF PROJECTS DENIED CREDIT, WITH REASONS FOR DENIAL.**

**EXHIBIT X PROVIDES A LIST OF CHANGES MADE TO THE QUALIFIED ALLOCATION PLAN FOR FY 2001.**

J. **Education and Training Opportunities**

Section 32(16)(m) requires the Authority to report on education and training opportunities provided by the Authority including the types of education and training and the amount of funding committed to these activities. Education and training opportunities provided by the Authority primarily include the Contractor's Assistance Program and our Technical Assistance efforts. The Contractor's Assistance Program is discussed in Section K below.

The Authority provided Technical Assistance to nonprofit housing organizations throughout the state through contracts with 65 different Technical Assistance providers, at a total cost of \$1,552,920.

**EXHIBIT XI DETAILS GRANTS MADE TO TECHNICAL ASSISTANCE PROVIDERS FOR FY 2000.**

K. **Contractor's Assistance Program**

Section 22(bb) requires the Authority to report on the status of the Contractor's Assistance Program (CAP). The CAP was introduced in 1992 to provide more opportunities for small contractors to achieve success and independence. In partnership with First of America and First Independence National Bank of Detroit, working capital loans are made to eligible contractors, and some business training is also available. In FY 2000, one contractor received a loan for \$15,000.

**EXHIBIT XII DETAILS THE CONTRACTORS ASSISTANCE PROGRAM FOR FY 2000.**

L. **Section 8 Existing Program**

The Section 8 Existing program utilizes the private rental market to provide housing to low income residents. Residents live in single family dwellings, paying 30% of their gross income for rent. In FY 2000, 13,672 families participated in this program; the average age for the head of household was 43 and the average income level was \$10,123.

**PRODUCTION GOALS RECORD  
FY 2000 (07/01/99 to 06/30/00)**

<b>Program</b>	<b>FY 2000 Goal</b>		<b>FY 2000 Closed</b>		<b>FY 2001 Goal</b>	
Multifamily Direct Loans	\$30,000,000	525 units	50,628,398	841 units	\$45,000,000	650 units
Modified Pass Through Loans	\$30,000,000	600 units	\$72,650,000	1,272 units	\$22,000,000	350 units
Single Family Loans	\$90,000,000	1,700 loans	\$109,789,943	1,818 loans	\$120,000,000	1,850 loans
Michigan Mortgage Credit Certificates	\$90,000,000	1,700 loans	\$105,929,367	1,728 loans	\$100,000,000	1,600 loans
Property Improvement Loans	\$5,000,000	660 loans	\$4,027,738	402 loans	\$6,000,000	450 loans

**Exhibit II**

**SINGLE FAMILY LOAN PROGRAM PRODUCTION RECORD**

**FY 2000 (07/01/99 TO 06/30/00)**

	<u>New</u>	<u>Existing</u>
# Loans	67	1,751
\$ Volume	\$4,802,829	\$104,987,114
Average Loan	\$71,684.01	\$59,958.37
Average Price	\$83,226	\$61,600
Average Income	\$31,773.94	\$27,184.87
Average Age of Borrower	32	31
Average Family Size	2	2
% Minority Buyers	8%	27%
% Female Headed Household	36%	57%
% Below 55% of Median Income	42%	68%
% First Time Homebuyer	87%	99%

Total "Single Family" Production: 1,818 loans/\$109,789,943

**Exhibit III**

**MICHIGAN MORTGAGE CREDIT CERTIFICATE PROGRAM  
PRODUCTION RECORD**

**FY 2000 (07/01/99 TO 06/30/00)**

	<u>New</u>	<u>Existing</u>
# Loans	34	1,694
\$ Volume	\$2,607,265	\$103,322,102
Average Loan	\$76,684.26	\$60,992.97
Average Price	\$79,055	\$61,683
Average Income	\$32,264.20	\$25,363.77
Average Age of Borrower	32	30
Average Family Size	2	2
% Minority Buyers	9%	30%
% Female Headed Household	38%	53%
% Below 55% of Median Income	44%	81%
% First Time Homebuyer	97%	99%
Total "Michigan Mortgage" Production: 1,728 loans/\$105,929,367		

**PIP LOAN PROGRAM PRODUCTION RECORD**

**FY 2000 (07/01/99 TO 06/30/00)**

# Loans	402
\$ Volume	\$4,027,738
Average Loan	\$10,019.25
Average Income	\$22,350
Average Interest Rate	5.9%
Average Age of Borrower	49
Average Family Size	2
% Borrowers Over Age 45	59%
% Minority Borrowers	18%
% Single Head of Household	70%
% Homes More than 50 Years Old	55%
Average Age of Home	61

**MSHDA DIRECT LOANS - RENTAL UNITS PLACED IN SERVICE**

**DEMOGRAPHIC PROFILE**

**FY 2000 (07/01/99 TO 06/30/00)**

Average Family Size	1.6
Average Age - Head of Household	59
Average Income - All Residents	\$18,837
% Very Low Income Residents	83%
% Minority	29%
% Female Head of Household	73%
% Age 60 or Older	58%

**CONSTRUCTION JOBS, WAGES, TAXES  
FY 2000 (07/01/99 TO 06/30/00)**

	<b><u>Jobs</u></b>	<b><u>Wages</u></b>	<b><u>Taxes</u></b>
<b><u>Multifamily Direct Loans</u></b>			
The Depot	46	\$1,374,262	\$524,968
Cambridge I	8	\$227,885	\$87,052
Cambridge II	8	\$233,285	\$89,115
Cedarwood Senior	103	\$3,102,600	\$1,185,193
Traverse Senior	134	\$4,015,450	\$1,533,902
Willow Way	30	\$913,264	\$348,867
Lakeshore Village II	105	\$3,157,500	\$1,206,165
Village Place	24	\$709,200	\$270,953
Carriage Town Place	12	\$366,403	\$139,966
Swanhaven Manor	160	\$4,791,250	\$1,830,258
Greenwood Village	45	\$1,357,500	\$518,565
Lighthouse Village	47	\$1,401,000	\$535,182
Meadows at Anchor Bay	122	\$3,664,500	\$1,399,839
Subtotal:	844	\$25,314,099	\$9,670,025 <sup>1</sup>
<b><u>Multifamily Pass Through Loans</u></b>			
Orion Four Seasons	58	\$1,750,000	\$668,500
Globe Apartments	27	\$800,000	\$305,600
Baldwin Villas	83	\$2,500,000	\$955,000
Siena Place	58	\$1,725,000	\$658,950
Dewitt Four Seasons	143	\$4,300,000	\$1,642,600
Teal Run	142	\$4,250,000	\$1,623,500
Oakbrook Villas	253	\$7,600,000	\$2,903,200
Lexington Club	147	\$4,400,000	\$1,680,800
Meer Apartments	300	\$9,000,000	\$3,438,000
Subtotal:	1,211	\$36,325,000	\$13,876,150 <sup>1</sup>

---

<sup>1</sup>Sales tax on purchase of materials, state and federal income taxes due to jobs created.

	<b><u>Jobs</u></b>	<b><u>Wages</u></b>	<b><u>Taxes</u></b>
<b><u>Single Family Loans</u></b>	80 <sup>2</sup>	\$2,401,415	\$992,817 <sup>3</sup>
<b><u>Michigan Mortgage Credit</u></b>	43 <sup>2</sup>	\$1,303,632	\$538,961 <sup>3</sup>
<b><u>Property Improvement Loans</u></b>	67	\$2,013,869	\$769,298 <sup>1</sup>
<b><u>Total:</u></b>	2,245	\$67,358,015	\$25,847,251

---

<sup>2</sup>New construction only.

<sup>3</sup>Property taxes, sales tax on purchase of materials, and state and federal income taxes due to jobs created.

**NON-PROFIT HOUSING GRANTS PRODUCTION RECORD**

**FY 2000 (07/01/99 TO 06/30/00)**

**The following organizations received Housing Resource Fund Grants:**

Shelter, Inc.	\$5,845
Sunrise Mission	\$6,400
Bay County Women's Center	\$55,500
Created for Caring	\$5,744
Community Action Agency of South Central Michigan	\$14,600
Charlevoix-Emmet Housing Coalition	\$4,457
Salem Housing Task Force Corporation	\$330,000 \$322,200
Shelter of Flint, Inc.	\$10,000
Ironwood's Homeownership Program, Inc.	\$38,800
City of Ironwood	\$201,100
Goodwill Industries of Northern Michigan, Inc.	\$21,100
Ballentine Stepping Stones	\$2,575
Council Against Domestic Assault	\$10,000
Ferris Development	\$212,700
Greater Lansing Housing Coalition	\$80,700
National Council on Alcoholism Lansing Regional Area	\$55,500
Florence Crittenton Services	\$9,500
Gateway Services of Kalamazoo	\$3,333

Family Counseling & Children’s Services of Lenawee Co.	\$2,796
Lenawee Emergency and Affordable Housing Corp.	\$11,100
Comprehensive Youth Service	\$50,000
Lutheran Social Services of Wisconsin and Upper Michigan	\$4,400
Marquette County	\$396,300
Women’s Information Service	\$5,000
City of Menominee	\$396,300
Eightcap, Incorporated	\$3,734
Good Samaritan Ministries	\$7,307
Dawn Farm	\$55,500
Domestic Violence Project, Inc.	\$4,000
Ozone House, Inc.	\$4,000
Detroit Rescue Mission Ministries	\$10,000
Effective Alternative Community Housing	\$55,500
Mariners Inn Shelter Program	\$55,500
Parsons Street Corporation	\$96,500
People’s Community Hope for Homes	\$11,100
Starfish Family Services, Inc.	\$36,600
U-SNAP-BAC Non-Profit Housing Corporation	\$277,700
Wayne-Metropolitan Community Services Agency	\$171,000
Women’s Justice Center	\$55,500
<b>Subtotal:</b>	<b>\$3,109,891</b>

**The following Habitat for Humanity Chapters received grants:**

Alcona County Habitat	\$10,000
Alpena Area Habitat, Inc.	\$20,000
Barry County Habitat	\$10,000
Niles/Buchanan Habitat for Humanity	\$20,000
Branch County Habitat	\$10,000
Battle Creek Area Habitat	\$30,000
Greater Albion Habitat for Humanity	\$20,000
Cass County Habitat	\$10,000
Cheboygan Habitat	\$10,000
Clare County Habitat	\$10,000
Crawford County Habitat Mercy Hospital	\$20,000
Bay De Noc Habitat	\$90,000
Eaton County Habitat	\$10,000
Genesee County Habitat	\$20,000
Gladwin County-Habitat for Humanity	\$10,000
Grand Traverse Habitat	\$30,000
Copper Country Habitat	\$20,000
Habitat for Humanity of Michigan	\$495,000
Lansing Area Habitat for Humanity	\$30,000
Ionia Area Habitat for Humanity	\$10,000
Portland Habitat for Humanity	\$10,000

Iosco County Habitat	\$24,650
Greater Jackson Habitat for Humanity	\$20,000
Kalamazoo Valley Habitat for Humanity	\$50,000
Kent County Habitat for Humanity	\$60,000
Lake County Habitat for Humanity	\$60,000
Livingston County Habitat for Humanity	\$20,000
Hiawatha Land Habitat	\$20,000
Marquette County Habitat for Humanity	\$50,000
Mason County Habitat	\$10,000
Mecosta County Habitat	\$20,000
Midland County Habitat for Humanity	\$20,000
Missaukee County Habitat	\$10,000
Montmorency County Habitat	\$10,000
Muskegon County Habitat	\$50,000
Newaygo County Habitat for Humanity	\$40,000
North Oakland Habitat	\$40,000
South Oakland County Habitat	\$20,000
Oceana Habitat	\$20,000
Ontonagon Habitat	\$10,000
Osceola County Habitat for Humanity	\$10,000
Lakeshore Habitat	\$50,000
Presque Isle Habitat	\$20,000

Roscommon County Habitat for Humanity	\$50,000
Saginaw Habitat for Humanity	\$60,000
Bluewater Habitat	\$30,000
St. Joseph County Habitat	\$10,000
Schoolcraft County Habitat	\$10,000
Shiawassee County Habitat for Humanity	\$20,000
Cass River Habitat	\$10,000
Eastern VanBuren County Habitat for Humanity	\$10,000
South Haven Area Habitat for Humanity	\$10,000
Habitat of Huron Valley	\$40,000
Habitat for Humanity Detroit	\$50,000
Western Wayne County HFH	\$40,000
Wexford County Habitat for Humanity	\$10,000
<b>Subtotal:</b>	<b>\$1,879,650</b>
<b>The following organizations received Homeless Grants:</b>	
Allegan County Resource Development Committee	\$72,000
Sylvia's Place	\$60,000
Northeast Michigan Community Service Agency, Inc.	\$85,500
Shelter, Inc.	\$60,000
Sunrise Mission	\$29,500
American Red Cross - East Shoreline Chapter	\$18,000
Baraga County Shelter Home	\$50,000

American Red Cross - Bay County Chapter	\$15,000
Bay County Women's Center	\$34,575
Created for Caring	\$32,425
Emergency Shelter Services, Inc.	\$77,000
Residential Services of Southwestern Michigan, Inc.	\$4,571
Safe Shelter, Inc.	\$3,725
Southwest Michigan Community Action Agency	\$59,887
The Salvation Army	\$19,817
Altrusa Teen S.H.A.R.E.	\$48,600
Branch County Coalition Against Domestic Violence	\$57,845
Community Action Agency of South Central Michigan	\$115,155
D.I.S.H., Inc.	\$63,000
Eastern U.P. Domestic	\$6,335
Eastern UP Veterans Center Foundation Inc.	\$35,165
Relief After Violent Encounter (R.A.V.E.)	\$158,500
Sisters of Mercy Health Services/River House Shelter	\$52,500
Caring House, Inc.	\$76,997
The Salvation Army	\$43,003
Housing Services for Eaton Co.	\$33,000
SIREN, Inc.	\$35,800
Charlevoix-Emmet Housing Coalition	\$88,800
	\$37,500
Northern Michigan Community Mental Health	\$102,500

Women’s Resource Center of Northern Michigan, Inc.	\$35,000
Genesee County CMH	\$7,500
Genesee County Youth Corporation R.E.A.C.H.	\$69,300
Legal Services of Eastern MI	\$40,114
Shelter of Flint, Inc.	\$74,481
Transition House, Inc.	\$6,125
YWCA of Greater Flint Safe House	\$42,480
Addiction Treatment Services	\$10,000
Goodwill Industries of Northern Michigan, Inc.	\$125,290
Northwest Michigan Human Services Agency	\$79,540
Women’s Resource Center	\$67,870
Advent House Ministries	\$2,000
Capital Area Community Services	\$102,000
Catholic Social Services of Lansing/St. Vincent Home, Inc.	\$26,500
Council Against Domestic Assault	\$25,000
Gateway Community Services	\$17,000
Harvest House	\$10,000
HAVEN House	\$31,000
Loaves and Fishes Ministries	\$19,000
Michigan Coalition Against Homelessness	\$50,000
National Council on Alcoholism Lansing Regional Area	\$26,000
Volunteers of America of Greater Lansing, Inc.	\$43,000

Women’s Aid Services, Inc.	\$32,000
Aware, Inc.	\$37,300
Florence Crittenton Services	\$32,000
Jackson Affordable Housing	\$12,000
Region II Community Action	\$32,700
The Salvation Army	\$29,000
Housing Resources, Inc.	\$103,304
	\$51,696
Kalamazoo County Human Services Department	\$25,000
Kalamazoo Youth Ministry	\$5,000
YWCA Domestic Assault Program	\$37,500
Catholic Human Development Outreach	\$61,000
Community Rebuilders	\$51,200
Dwelling Place of Grand Rapids	\$45,900
Grand Rapids Housing Commission	\$43,900
Grand Rapids Urban League	\$15,000
The Recuperation Center	\$27,000
YWCA Grand Rapids/Domestic Crisis Center	\$50,000
Hispanic Service Center, Inc.	\$45,462
Lapeer Area Citizens Against Domestic Assault	\$42,538
United Way of Lapeer County	\$5,000
Family Counseling & Children’s Services of Lenawee Co.	\$31,000
Lenawee Emergency and Affordable Housing Corp.	\$31,000

Livingston Area Council Against Spouse Abuse	\$52,158
Oakland Livingston Human Service Agency	\$22,342
Comprehensive Youth Service	\$28,000
MCREST	\$18,000
Turning Point, Inc.	\$55,000
Choices of Manistee County, Inc.	\$61,000
Women’s Center	\$64,000
Region Four Community Services	\$15,000
Staircase Runaway & Youth Services, Inc.	\$15,000
Women’s Information Service	\$7,500
Rainbow House Domestic Abuse Services, Inc.	\$35,500
Tri-City Area United Way	\$10,000
Family Counseling & Shelter Services of Monroe Co., Inc.	\$74,377
Monroe County Opportunity Program	\$60,123
Every Woman’s Place, Inc.	\$20,500
West Michigan Therapy, Inc.	\$32,000
Bethany Christian Services	\$40,000
Newaygo Co. Community Services	\$56,000
Common Ground Sanctuary	\$21,750
Community Homes, Inc.	\$100,000
Community Services of Oakland	\$34,321
Help Against Violent Encounters Now! (HAVEN)	\$32,051

Lighthouse of Oakland County	\$35,000
New Bethel Outreach Ministry	\$27,579
South Oakland Shelter	\$32,299
Friendship Shelter	\$77,000
Center for Women in Transition	\$61,500
Community Action House	\$46,000
Council of MI Foundations	\$1,000,000
Good Samaritan Ministries	\$35,000
Ottawa County Community Action Agency	\$23,400
The Salvation Army - Grand Haven	\$10,000
Saginaw County Youth Protection Council	\$16,930 \$48,620
Saginaw Shelter for the Homeless, Inc.	\$3,030
Underground Railroad, Inc.	\$68,200
Blue Lake Residential Care, Facility, Inc.	\$10,000
Domestic Assault/Rape Elimination Services (DARES)	\$83,500
Domestic Assault Shelter Coalition	\$17,000
The Salvation Army	\$12,000
Human Development Commission	\$55,000
Domestic Violence Project Inc. SAFE House	\$58,931
Father Patrick Jackson House Program, Inc.	\$15,000
Inter-Faith Hospitality Network of Washtenaw County	\$15,000

Michigan Ability Partners	\$15,000
	\$141,100
Ozone House, Inc.	\$51,250
Shelter Association of Washtenaw County	\$54,565
SOS Crisis Center	\$135,754
The Salvation Army	\$15,000
Caregivers	\$33,750
Coalition on Temporary Shelter (COTS)	\$33,750
Community Care Services	\$13,600
Detroit Rescue Mission Ministries	\$33,750
Detroit-Wayne Co. Homeless Action Network	\$14,850
Eastside Emergency Center Incorporated	\$33,750
Effective Alternative Community Housing	\$33,400
First Step	\$33,000
Freedom House	\$22,300
Helping Unite Mothers and Children	\$24,900
Lutheran Social Services of Michigan	\$30,000
Mariners Inn Shelter Program	\$26,500
Neighborhood Service Org.	\$33,750
Simon House	\$33,750
Travelers Aid Society of Detroit	\$22,050
Visiting Nurse Association, Inc.	\$24,750
Wayne County Neighborhood Legal Services	\$30,000

Wayne-Metropolitan Community Services Agency	\$32,000
Women's Justice Center	\$33,750
<b>Subtotal:</b>	<b>\$6,893,780</b>

**The following organizations received HOME grants:**

Northeast Michigan Community Service Agency, Inc.	\$75,000
Bay Area Housing Dev. Corp.	\$17,500 \$100,000
Benzie Housing Council	\$25,000
Greater Niles Community Development Corp.	\$60,000 \$15,000
Southwest Michigan Community Action Agency	\$30,000 \$138,800
Branch County Housing Rehab Commission	\$222,200
City of Coldwater	\$726,000
City of Dowagiac	\$300,000
Northern Homes Community Development Corporation, Inc.	\$30,000 \$222,200
Chippewa-Luce-Mackinac Community Action	\$8,200 \$283,000
Clare County	\$277,700
City of St. Johns	\$166,600
Gladstone City	\$222,200
U.P. Community Services	\$30,000 \$351,100
Charlevoix-Emmet Housing Coalition	\$60,000 \$477,700

Community Capital Development Corporation	\$15,000
Flint West Village Community	\$15,000
Odyssey Housing Development	\$422,000
Salem Housing Task Force	\$222,200 \$233,300
City of Ironwood	\$166,600
HomeStretch	\$37,500 \$501,144
Northwest Michigan Human Services Agency	\$17,500
City of Alma	\$335,544
City of St. Louis	\$133,300
Calumet Township	\$136,600
Houghton County	\$333,300
Ferris Development	\$311,300
Franklin Street Community Housing Corporation	\$14,000 \$111,100
Greater Lansing Housing Coalition	\$30,000 \$474,800 \$200,000
City of Lansing, Development Office	\$30,000
City of Mt. Pleasant	\$166,600
Jackson Affordable Housing	\$200,000
Kalamazoo Neighborhood Housing Services, Inc.	\$30,000
Heartside Non-Profit Housing Corporation	\$100,000
ICCF Non-Profit Housing Corporation	\$427,700

West Grand Development Corp.	\$15,000
Keweenaw County	\$222,200
City of Lapeer	\$459,500
City of Adrian	\$415,800
Great Lakes Community Non-Profit Housing Corp.	\$30,000
Mackinac Island Housing Corp.	\$516,893
Housing Opportunities for Macomb, Incorporated	\$30,000
	\$220,000
City of Manistee	\$194,400
City of Ludington	\$138,800
City of Menominee	\$213,400
Montmorency County Hsg. Comm.	\$440,000
Neighborhood Investment Corp.	\$21,200
	\$5,000
	\$272,200
NCCS Center for Nonprofit Housing	\$60,000
Lighthouse Community Dev. (Unity Park)	\$22,500
	\$245,000
Pontiac Neighborhood Housing Services	\$364,100
Channel Housing Ministries, Inc.	\$47,500
Community Action House	\$166,600
City of Grand Haven	\$266,600
Ottawa County Community Action Agency	\$145,600
Neighborhood Renewal Services of Saginaw, Inc.	\$27,500
	\$388,800

Saginaw County Community Action Committee	\$25,000 \$372,000
St. Clair County Nonprofit Housing	\$57,100
Community Housing Initiative	\$400,000
Sturgis Neighborhood Program	\$30,000 \$222,200
City of Three Rivers	\$125,000
Human Development Commission	\$30,000 \$196,100
Avalon Housing, Inc.	\$35,000
CAP Nonprofit Housing Corp.	\$30,000 \$11,000
Bagley Housing Association	\$15,000 \$350,000
Central Detroit Christian Community Development Corp.	\$20,000
Corktown Consumer Housing Co-Op Inc.	\$66,600
Grandmont/Rosedale Development Corporation	\$15,000
Hamtramck Community Development Corporation	\$206,300
City of Highland Park	\$333,300
Northwest Detroit Neighborhood Development	\$15,000 \$133,300
Parsons Street Corporation	\$133,300
Peoples Community Hope for Homes	\$485,520 \$15,000
U-SNAP-BAC Non-Profit Housing Corporation	\$277,700

Wayne-Metropolitan Community Services Agency	\$328,900
<b>Subtotal:</b>	<b>\$17,887,301</b>

**The following units of government received Community Development Block Grants:**

Alger County	\$187,500
Bay County	\$300,000
Benzie County	\$225,000
Berrien County	\$300,000
City of Albion	\$236,000
Calhoun County	\$300,000
Charlevoix County	\$262,500
City of Sault Ste. Marie	\$200,000
Clare County	\$262,500
Clinton County	\$250,000
Crawford County	\$150,000
Eaton County	\$450,000
Emmet County	\$300,000
Gladwin County	\$175,000
Gogebic County	\$225,000
City of Ironwood	\$389,000
Grand Traverse County	\$375,000
City of Reading	\$100,000
Huron County Housing	\$300,000
Iosco County	\$300,000

Iron County	\$225,000
Leelanau County	\$225,000
City of Adrian	\$610,000
Lenawee County	\$450,000
Luce County	\$125,000
Marquette County	\$213,400
Mecosta County	\$300,000
Missaukee County	\$187,500
Montcalm County	\$150,000
Montmorency County Hsg. Comm.	\$200,000
Muskegon County	\$375,000
Newaygo County Dept of Community Development	\$281,200
Ogemaw County	\$225,000
Ottawa County	\$375,000
Saginaw County Planning Department	\$450,000
Sanilac County	\$337,500
Schoolcraft County	\$187,500
Tuscola County	\$375,000
Washtenaw County	\$300,000
City of Inkster	\$175,000
Wexford County	\$218,750
<b>Subtotal:</b>	<b>\$11,273,350</b>

**Grand Total:**

**\$41,043,972**

**LOW INCOME HOUSING TAX CREDITS ALLOCATED**

**FY 2000 (07/01/99 TO 06/30/00)**

<b><u>Project</u></b>	<b><u>Credit</u></b>	<b><u>Location</u></b>	<b><u>Type</u></b>	<b><u>Units</u></b>
Maple Lane Apts.	\$21,072	Allegan	Family	8
Woodbridge Apts. - Fennville	\$125,424	Allegan	Family	51
Kaiser St. Senior Apts.	\$107,561	Bay	Elderly	22
Benton Harbor I	\$386,253	Berrien	Family	109
Benton Harbor II	\$284,342	Berrien	Family	87
Nottingham Apts.	\$42,988	Clare	Family	23
Sandstone Apts.	\$9,186	Clinton	Family	8
Bristol Court	\$792,081	Genesee	Family	143
Durant Apts.	\$635,834	Genesee	Elderly	117
Eagle Ridge Square	\$11,990	Genesee	Family	103
Georgia Manor	\$19,287	Genesee	Family	28
Kearsley Daly Villas*	\$96,707	Genesee	Elderly	41
Ross Lake Village	\$177,936	Gladwin	Family	37
Countryside Apts.	\$222,174	Gratiot	Family	47
Village Square Apts.	\$73,920	Huron	Family	32
Silverstone Townhomes*	\$265,764	Ingham	Family	105
Blanchard Apts.	\$26,613	Ionia	Family	16
Ashton Ridge Apts.	\$948,964	Jackson	Family	144
Summit Park Apts.	\$3,241	Kalamazoo	Family	30
Genesis East	\$170,117	Kent	Family	23
Globe Apts.	\$780,371	Kent	Family	77
Oroiquis	\$211,410	Kent	Family	27
Stonebrook III*	\$68,122	Kent	Family	26
Cambridge Court II	\$42,120	Lapeer	Elderly	23
Bramblewood Senior Apts.	\$66,370	Macomb	Elderly	32
Lost Creek*	\$143,360	Marquette	Elderly	91
Linden Apts.	\$20,601	Montcalm	Family	24
Mainville Apts.	\$40,570	Montcalm	Family	24
COGIC Village - Muskegon	\$251,516	Muskegon	Family	36
Woodbridge Apts.	\$46,238	Newaygo	Family	31
The Tails at West Branch	\$319,607	Ogemaw	Family	59
Allegan County - South Street	\$89,082	Ottawa	Family	11
Cascade Apts.	\$783,015	Ottawa	Family	128
Carrolton Village II*	\$21,164	Saginaw	Elderly	10
Crossings at Buena Vista II	\$598,304	Saginaw	Family	112
<b><u>Project</u></b>	<b><u>Credit</u></b>	<b><u>Location</u></b>	<b><u>Type</u></b>	<b><u>Units</u></b>

Meadows Apts.	\$108,325	Saginaw	Family	48
Saginaw Pointe Apts.	\$426,558	Saginaw	Family	147
Edgewater Place	\$5,449	St. Joseph	Family	75
Alberta W. King Village*	\$443,864	Wayne	Family	120
Alexandrine Square Apts.	\$275,282	Wayne	Family	30
Brightmoor - Phase I	\$4,554	Wayne	Family	5
Brightmoor - Phase II	\$221,847	Wayne	Family	45
College Park Manor	\$245,732	Wayne	Elderly	29
Ferney Gardens	\$157,170	Wayne	Family	11
Forest Grove Apts.*	\$122,866	Wayne	Family	61
Genesis Villas at Medbury Park	\$35,702	Wayne	Family	70
Islandview Village Townhomes	\$35,702	Wayne	Family	28
Lincoln Park Senior Apts.	\$13,934	Wayne	Elderly	85
Marwood Apts.	\$421,550	Wayne	Family	55
Newberry Homes	\$606,147	Wayne	Family	60
Newberry Square Apts.	\$496,915	Wayne	Elderly	64
People United as One Plaza Apts.	\$348,183	Wayne	Family	35
Peterboro Place	\$382,182	Wayne	Family	70
Petoskey Place	\$45,100	Wayne	Family	96
Redford Manor South	\$420,648	Wayne	Family	57
Robert Thomas Apts.	\$231,936	Wayne	Family	48
Southwest Housing Partners	\$576,795	Wayne	Family	60
St. Paul/Kingston Arms Apts.	\$207,779	Wayne	Family	59
Thompson Tower Apts.	\$485,846	Wayne	Elderly	240
Villages at Parkside II	\$787,176	Wayne	Elderly	174
Westside Gardens	\$144,276	Wayne	Family	11
<b>Total:</b>	<b>\$15,913,257</b>		<b>61 Projects</b>	<b>3,668</b>

\* Tax Exempt Projects - not funded from Tax Credit Cap

**LOW INCOME HOUSING TAX CREDIT - APPLICATIONS DENIED**

**FY 2000 (07/01/99 TO 06/30/00)**

<b><u>Project</u></b>	<b><u>Location</u></b>	<b><u>Reason</u></b>
Westbury Apts.	Allegan	Incomplete documentation, no site control
Heritage Court Senior	Berrien	Environmental
Heritage House	Calhoun	Environmental
Boyne Sr. Housing Dev.	Charlevoix	Environmental
Knollview Apts.	Clinton	Incomplete documentation, no site control
Kingsview Manor	Genesee	Marketing
Lowell I Apts.	Kent	Incomplete documentation
Greens at Cedar Creek	Monroe	Marketing
Cambridge Court Apts.	Montcalm	Incomplete documentation, no site control
Renaissance Villas	Washtenaw	Did not meet threshold
Northlawn Gardens Apts.	Wayne	Application received late, infeasible
Pittman Sr. Apts.	Wayne	Marketing
Rights of Passage	Wayne	Marketing
Silver Manor	Wayne	Marketing

In addition, twelve projects that requested a total of \$6,858,277 in credit did not receive an award because the amount of credit available for FY 2000 was limited, and these projects were not as competitive as those that received an award.

**LOW INCOME HOUSING TAX CREDIT**

**SUMMARY OF CHANGES TO QUALIFIED ALLOCATION PLAN**

**FY 2000 (07/01/99 TO 06/30/00)**

Amendments to the allocation plan made during FY 2000 include the following:

- M. - The RHS set-aside was increased from 5% to 10%, and includes projects that: 1) will be located in an area other than a metropolitan county; 2) will be funded by a federal program for the development of rural housing; and 3) will be financed by loans that are guaranteed by Rural Housing Services or a successor agency.
- N. - Language added: "All statutory set-asides will be met on a round-by-round basis."
- O. - The annual credit authority available until September 15 for projects of eleven units or less, or for increases in eligible basis not in excess of 5% beyond the amounts initially reserved, was increased from 5% to 10%.
- P. - Elimination of the 10 points received for applications submitted in accordance with an approved local Neighborhood Preservation Plan (NPP) for an Effectively Treatable Area.
- Q. - Addition: 5 points for providing a community room for projects serving the elderly, that qualify for the elderly set-aside. The community room should be sized at approximately 15 square feet per residential unit. It may be used for activities such as dining, crafts, exercise, medical clinic, socializing, or any other activity or use that may benefit elderly tenants.
- R. - If a project receives readiness to proceed points, it will be required to proceed to closing and disbursement of the construction loan or equity syndication proceeds and to submit to the Authority within 120 days proof of such disbursement, a copy of all permits necessary to start construction, or a letter from the municipality stating that the permits will be issued upon payment of all fees, a copy of the recorded notice of commencement, and a copy of the recorded deed to the property.
- S. - Addition: "A maximum of 70% of the developer fee can be used to cover project costs."
- T. - Clarified that for projects involving rehabilitation, the hard construction costs for the rehabilitation must not be less than \$5,000 per unit.

- U. - Clarified that only sole nonprofit general partners or a wholly owned for-profit subsidiary of a nonprofit may defer all but the initial application fee, until such time as closing on the equity contribution occurs.
- V. - Clarified that reservations will be valid for 120 days from the date of issuance by the Authority.
- W. - Changed language from federal subsidies to federal sources.
- X. - Capitalized word PILOT.
- Y. - Changed language under Bonus Points and Second Evaluation and Commitment so they are consistent.

**TECHNICAL ASSISTANCE PROVISION**

**FY 2000 (07/01/99 TO 06/30/00)**

**Advantage Consulting - Four Contracts, \$4,843.10**

This organization is located in Williamsburg, MI providing construction management, specification writing and HQS guidelines statewide.

**Kimberly Arne - One Contract, \$3,482.42**

This consultant is located in Portland, MI and provides assistance in organizational and board development and strategic planning statewide.

**Kathy Bagley - One Contract, \$3,000**

This individual is located in Detroit, MI and provides organizational development, board development and strategic planning assistance in the southern lower peninsula.

**Clintina's Consulting Service - One Contract, \$3,925.50**

This consultant is located in Southfield, MI and provides assistance in organizational and board development and strategic planning statewide.

**Brickley DeLong, P.C. - Five Contracts, \$23,440**

This organization is located in Muskegon, MI and provides financial management in Muskegon, Oceana, Newaygo, and northern Ottawa counties in Michigan.

**Pamela Burke - Three Contracts, \$6,020**

This private consultant is located in Remus, MI providing organizational development in the entire State of Michigan and has experience with housing programs that serve mentally challenged individuals. Ms. Burke provides technical assistance to non-profit housing and emergency shelter organizations statewide to enhance their pool of an alternative funding source.

**Capital Fund-Raising Associates - Three Contracts, \$102,132.50**

This organization is located in Lansing, MI and will be providing organizational development, specifically fund-raising to the entire State of Michigan.

**John P. Carroll Company, Inc. - One Contract, \$4,350**

This organization is a full service property management and real estate company located in Southfield, MI and has been approved to provide property management throughout the State of Michigan. They are also a licensed broker and builder.

**Charlevoix/Emmet Housing Coalition - Five Contracts, \$12,953.08**

This organization is located in Boyne City, MI and provides community organizing assistance including group and board facilitation and strategic planning. This group serves Antrim, Charlevoix and Emmet Counties.

**Warren T. Dean - Three Contracts, \$4,750**

This attorney is located in Ferndale, MI and provides organizational development to the entire State of Michigan. Also as a former staff member of University of Michigan Law Program he has extensive knowledge of our programs, goals, and objectives.

**DEX Design Associates, Inc. - Six Contracts, \$34,198.13**

This organization is located in Detroit, MI and will be providing organizational development to the counties of Wayne, Oakland, Macomb, Monroe, Washtenaw, Jackson, Kalamazoo, Ingham, Saginaw, St. Joseph, Genesee, Livingston, Lenawee and Calhoun.

**Direction Center/David Medema - Three Contracts, \$13,023**

This organization is located in Grand Rapids, MI and will be providing organizational development in Kent, Ottawa, Muskegon, and Allegan counties in Michigan.

**Brian Duell/Construction Management Consultants - Four Contracts, \$72,660**

This consultant is located in Detroit, MI and provides project development assistance, including site selection and development team assembly. He serves Southeastern Michigan.

**Eagle Enterprises Unlimited, Inc. - One Contract, \$6,856**

This consultant, based in Lexington, MI provides community relations and outreach assistance, along with community development planning training in the eastern lower peninsula.

**Fair Housing Center of Greater Grand Rapids - One Contract, \$780**

**Freeman Consulting - One Contract, \$31,100**

This organization is located in Washington D.C. and provides assistance in board development issues, strategic planning and legal issues for nonprofits. This organization serves all of Michigan.

**Grandmont Rosedale Development Corporation - One Contract, \$3,250**

This organization is located in Detroit, MI and provides board and organizational development assistance in the City of Detroit.

**Greater Lansing Housing Coalition - One Contract, \$2,080**

This organization is located in Lansing, MI and provides assistance in housing program development to nonprofit groups located in Ingham County.

**Helen Guzzo - One Contract, \$627**

This individual is located in Battle Creek, MI and provides organizational development, board development, fund raising and strategic planning assistance in the southern lower peninsula.

**Hamilton Anderson Associates - Two Contracts, \$12,914.75**

This organization is located in Detroit, MI and provides community development, community relations and outreach assistance in Genesee, Livingston, Macomb, Oakland and Wayne counties.

**Holloway's Real Estate Institute - One Contract, \$500**

This organization is located in Lansing, MI and provides training in real estate development, brokerage services, insurance and real estate law statewide.

**HOPE Network - One Contract, \$15,500**

Large nonprofit organization specializing in housing the mentally challenged. Also providing organizational development and project development. This organization is located in Grand Rapids, MI serving the entire State of Michigan. The organization is familiar with MSHDA's Special Housing Program and with HUD regulations.

**Independent Consultants, Inc. - One Contract, \$3,160**

This organization is located in Flint, MI and has been approved to provide organizational

development to the counties of Lapeer, Genesee, Oakland, Wayne, Saginaw, Shiawassee, Livingston, Midland, and Bay City.

**J.J. Accounting Service - Four Contracts, \$11,999**

This organization is located in Flint, MI and provides financial management assistance statewide.

**Juergensen & Associates - Two Contracts, \$13,150**

This is an experienced organization located in Detroit, MI that provides organizational development, project development, property management in the areas of property maintenance, and asset management, and financial management in the area of budgeting to non-profit housing groups with an emphasis on special needs programs.

**Kadushin Associates - One Contract, \$5,750**

This architectural firm is located in Ann Arbor, MI providing project development and works with non-profits organizations in Wayne, Washtenaw, Region 4, and Region 3 of CD in reviewing design specifications and architectural services. Mainly targeted to programs that finance single family new construction and/or rehabilitation.

**Michigan Housing Trust Fund - Six Contracts, \$20,217.95**

This organization is located in Lansing, MI and provides organizational development, financial management, and project development in the entire State of Michigan. They also provide one-on-one technical assistance to housing groups with strategic planning and implementation of those plans with an emphasis on rural communities.

**L.L. Dien Consulting, Inc. - One Contract, \$5,690**

This consultant is based in Detroit, MI and provides organizational and board development and strategic planning statewide.

**Patricia D. Marshall - One Contract, \$5,307.16**

This consultant, located in Prudenville, MI provides TA for HOME and CDBG administration in the lower peninsula.

**Michigan Neighborhood Partnership - One Contract, \$10,000**

This organization is located in Detroit, MI and is providing technical assistance in organizational

development, financial management, project development, and property development to all faith-based organizations in the entire State of Michigan.

**Maureen Moloney - One Contract, \$2,050**

This consultant, based in Williamston, MI provides TA for Homeless Planning and Continuum of Care assistance and serves central lower Michigan.

**OKM Associates - Seven Contracts, \$83,465.35**

This organization is located in Boston, MA and provides TA in organizational development, financial management (particularly HOME funding sources) and community relations and outreach to the entire State of Michigan.

**Organizational Services, Incorporated - One Contract, \$40,300**

This organization is located in Ann Arbor, MI and provides assistance in meeting planning and travel management statewide.

**O'Toole and Associates - Three Contracts, \$5,195.83**

This consultant is located in Escanaba, MI and provides assistance in financial management, grant reporting requirements and project feasibility in the upper peninsula and the northern lower peninsula.

**David Parzyck - Nine Contracts, \$46,429**

This consultant is located in Detroit, MI providing project development assistance statewide, including project feasibility, site selection, budgeting, and construction management.

**Poggemeyer Design Group - One Contract, \$5,000**

This organization is located in Bowling Green, OH and provides TA for organizational and board development in Monroe County.

**Program in Legal Assistance for Urban Communities**  
**The University of Michigan Law School - One Contract, \$95,500**

This organization is located in Ann Arbor, MI and provides assistance with legal issues relating to non-profit housing groups including but not limited to filing for 501(c)3 status, IRS, and development related legal issues, etc. Services the southeast part of the state, primarily Detroit, but also including Flint and Pontiac. Has established an office in Detroit and increased staffing to accommodate increased demand.

**Research Information Systems - Two Contracts, \$22,000**

This consultant is located in Flushing, MI and provides housing needs assessments and market studies throughout the State of Michigan.

**Rozny and Associates - One Contract, \$2,500**

This organization is located in Gross Pointe, MI and provides organizational and board development assistance throughout the State of Michigan.

**Scott Management Group - Three Contracts, \$7,545**

This consultant is located in Detroit, MI and provides organizational and board development central and southeastern Michigan.

**Donald Stewart, Architect - One Contract, \$6,350**

This consultant is located in South Haven, MI providing organizational development, financial management, and project development, along with architectural services in Region 3. Mr. Stewart also has experience working with non-profits in the southwest part of the state.

**Strategic Planning Services - Seventeen Contracts, \$63,409.28**

This organization is located in Bloomfield Hills, MI and will be providing organizational development, financial management in the areas of internal controls and budgeting, and project development in the entire State of Michigan.

**Success Results Consulting, Inc. - Three Contracts, \$240,313**

This consultant is located in Germantown, MD and will be used primarily for workshops and training sessions in the Technical Assistance areas of organizational development and project development. This firm specializes in strategic planning, change management, and business process improvement, while focusing on assisting community development organizations to become more effective and productive.

**The Next Step - Two Contracts, \$8,140.86**

This organization, located in Battle Creek, MI provides organizational and board development and strategic planning assistance to groups located in most of MSHDA CD regions 2, 3 and 4.

**United Consulting Services - One Contract, \$4,000**

This organization is located in Detroit, MI and provides assistance in community development, project development and construction management in Macomb, Oakland and Wayne counties.

**WARM Training Program - One Contract, \$16,010**

Primarily provides direct one-on-one TA to nonprofit organizations with construction management, specification writing, cost estimating, and any issue related to the rehabilitation of existing housing. Also provides strategic planning and Contract writing assistance. These services are provided in the Detroit and Metro-Detroit area. In addition, provides construction management workshops on a statewide basis.

**Zachary and Associates - Four Contracts, \$39,425**

This organization is located in Detroit, MI and provides assistance in organizational and fund development and strategic planning in the lower peninsula of Michigan.

**CONTRACTORS ASSISTANCE PROGRAM (CAP)**

**FY 2000 (07/01/99 TO 06/30/00)**

<b><u>Contractor</u></b>	<b><u>Amount Loaned</u></b>
Clifton Sharps Cleaning Service	\$15,000