

MEMORANDUM

January 31, 2007

TO: Governor Jennifer Granholm
Senator Mark Jansen
Senator Nancy Cassis
Representative Richard Hammel
Representative Barb Byrum

FROM: Michael R. DeVos *smAD*
Executive Director

RE: FY 2006 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 twenty-first such report under this requirement and represents an assessment of FY 2006 and the Authority's goals for FY 2007. The Authority's fiscal year runs from July 1 through June 30.

I. FY 2006 Production Report

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

EXHIBIT I DETAILS FY 2006 PRODUCTION BY PROGRAM GOALS, ACTUAL LOANS CLOSED IN FY 2006, AND FY 2007 GOALS.

The Authority met its goal for FY 2006, financing 5,388 new and rehabilitated units. The Authority's goal was 5,100. A discussion about specific programs is contained in the next section and a list of programs, goals, and production follows. In FY 2006 the Authority distributed over \$43 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 3,410 units of affordable rental housing in 69 developments statewide. The Authority also administers the federal Housing Choice Voucher Program (Section 8), and in FY 2006, an average of 22,489 families received housing assistance through this program.

Multifamily Loan Programs

Tax-Exempt Direct Lending Programs

This program represents the Authority's response to localized housing and reinvestment needs by financing rental housing. Funding comes from the issuance of tax-exempt bonds to investors; proceeds are then loaned for construction, rehabilitation, and long term financing. At least 40% of the units must be occupied by households with low incomes (60% of AMI). The program operated in FY 2006 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% in eligible distressed areas. MSHDA's Preservation

lending parameters were significantly changed in April of 2006. As a result, the interest rate, published weekly, ranges from 6.03% to 6.45%.

In FY 2006, this program financed 2,729 rental units in 28 developments, with a total investment of \$169,296,875. The fiscal year's goal was 1,700 units. The Authority exceeded its goal in this program.

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.

Two loans closed under this program in FY 2006, representing an investment of \$11,655,000 and creating 236 units. The fiscal year's goal was 1,000 units. The Authority did not meet its goal in this program, because it stopped approving loans due to a lack of resources.

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 2006, this program financed 1,395 single-family units, representing a total investment of \$137,422,849. The average purchaser of an existing home was 31 years of age, with a household size of two and an average income of approximately \$38,028. The average loan amount was \$97,075. The FY 2006 goal was 1,400 units. The Authority missed its goal in this program by five loans, likely due to the economic slowdown in Michigan.

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. The lender sets loan terms. 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 2006, the program assisted the financing of 885 single-family units. The total investment was \$81,812,611. The average age of a MCC recipient purchasing an existing home was 30; the average family size was two. The average household income

was approximately \$32,663, and the average home sale price was approximately \$97,799. The FY 2006 goal was 800 units and \$65,000,000. The Authority achieved its goal in this program.

Property Improvement Loan Program

This program helps preserve older, existing housing by offering loans with interest rates of 4, 6 and 8%, depending on borrower’s income, to homeowners that meet income limits.

In FY 2006, this program made 143 loans, totaling \$1,782,769. Sixty-three percent of these loans were to borrowers over 45 years of age, and approximately 76% of the loans went to improve homes that were 40 years of age or older. The FY 2006 goal was 200 loans totaling \$2,500,000. The Authority missed its goal in this program due to the overall economic turndown in Michigan and high unemployment, which affected PIP production.

II. FY 2007 Production Goals Summary

July 1, 2006 to June 30, 2007:

<u>Program</u>	<u>Funds</u>	<u>Units/Loans</u>
Multifamily Direct Lending	\$120,000,000	2,000
Multifamily Pass-Through Loans	\$50,000,000	800
Single Family Loans	\$171,800,000	1,750
Michigan Mortgage Credit	\$75,600,000	800
PIP Loans	\$2,300,000	165
TOTAL:	\$419,700,000	5,515

III. Other Information

Social and Economic Benefits

Section 32(16)(b)(c)(d)(e) and (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.

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.

Developments also provide 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.

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 PIP PROGRAMS IN FY 2006.

The information for Multifamily projects closed in FY 2006 is unavailable because these developments are still under construction and not yet occupied.

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 V ESTIMATES THE NUMBER OF CONSTRUCTION JOBS CREATED, WAGES PAID, AND TAXES PAID IN FY 2006.

Authority-financed housing created approximately 3,000 jobs and paid approximately \$72 million in taxes.

Grants Made to Local Units of Government and Non-Profit Housing Service Providers

In FY 2006, 433 grants were made to Local Units of Government and Non-Profit Housing and Service providers, for a total grant expenditure of over \$43 million.

EXHIBIT VI DETAILS THE GRANTS MADE TO LOCAL UNITS OF GOVERNMENT AND NON-PROFIT HOUSING AND SERVICE PROVIDERS.

Mobile Home Parks, Non-Profit Housing Projects, and Cooperative Programs

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

In FY 2006, no mobile home parks were financed under the Authority's Michigan Mortgage Credit Certificate Program or Single Family Program.

Neighborhood Preservation Program

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

The original Neighborhood Preservation Program began in 1989 and financed approximately 429 units of small-scale multi-family housing units. The program was evaluated, changed, and re-introduced in 1998. The goals of the program are to positively impact the image, physical conditions, and market and neighborhood management of the target neighborhoods. Since 1998, approximately \$28,340,732 in grants/loans have been made in 32 communities across the state. Twenty-six grants have been made to the City of Detroit or other communities in Wayne county; 53 to medium to large cities; 14 to UP communities, and the balance to small towns.

Each NPP produces housing units either through new construction, rehabilitation of space for rental units (usually above businesses downtown), or purchase/rehab for resale. In addition, each project includes homeowner rehabilitation, beautification through banners, landscaping and/or neighborhood signs, and marketing activities to improve the image of the neighborhood.

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.

In FY 2006 the Authority adopted new preservation lending parameters for Section 236, Section 8, and all other federally assisted and MSHDA-financed rental housing. This housing stock, that currently serves Michigan's lowest income citizens and was typically built between 1974 and 1985, is in need of rehabilitation and preservation.

The Authority offers tax-exempt and taxable preservation lending to extend the affordability, viability, and livability of this existing rental housing for a minimum of 35 years. A Preservation Fund loan may be available as additional gap financing for eligible developments in the event the Authority determines the transaction will not adequately address unmet physical needs. When a Preservation Fund loan is provided, affordability restrictions will apply for 50 years. No tenants are displaced as a result of these transactions.

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 2006, the Authority allocated \$28.9 million in tax credits to 69 developments helping create 3,410 units of affordable housing

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

No changes were made to the Qualified Allocation Plan in FY 2006.

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 Contractors Assistance Program is discussed below.

The Authority provided Technical Assistance to nonprofit housing organizations throughout the state with seventy-two contracts made to thirty-eight different Technical Assistance providers, at a total cost of \$1,064,309.

EXHIBIT IX DETAILS GRANTS MADE TO TECHNICAL ASSISTANCE PROVIDERS FOR FY 2006.

Contractors Assistance Program

Section 22(bb) requires the Authority to report on the status of the Contractors Assistance Program (CAP). The CAP was introduced in 1992 to provide more opportunities for small, minority or women-owned contractors to achieve success and independence. In FY 2006, no loans were made.

Housing Choice Voucher Program

The Housing Choice Voucher Program utilizes the private rental market to provide housing to low-income residents. Residents live in single family or multifamily rental dwellings, paying between 30% and 40% of their gross income for rent. In FY 2006, an average of 22,489 families participated in this program; the average age for the head of household was 46 years, and the average adjusted household income was \$9,826.

Michigan Broadband Development Authority

Section 32(17) requires the Authority to conduct an annual review of all loans and financial instruments that require repayment, or lines of credit with the Michigan Broadband Development Authority (MBDA). The review shall contain an analysis of the MBDA's ability to repay all loans, financial instruments that require repayment, and lines

of credit with the Authority and the amount and payment schedule of all current loans, financial instruments that require repayment, and lines of credit with the Authority. The review shall also contain an analysis of the number of Authority assisted or financed developments and homes purchasing high-speed Internet connections at substantially reduced rates as a direct result of loans from the MBDA.

EXHIBIT X DETAILS THE REVIEW OF ALL AUTHORITY FINANCED LOANS, FINANCIAL INSTRUMENTS OR LINES OF CREDIT, AND REPAYMENT SCHEDULES ADMINISTERED BY THE BROADBAND AUTHORITY.

Exhibit I**PRODUCTION GOALS RECORD****FY 2006 (07/01/05 TO 06/30/06)**

Program	FY 2006 Goal		FY 2006 Closed		FY 2007 Goal	
Multifamily Direct Loans	\$100,000,000	1,700 Units	\$169,296,875	2,729 Units	\$120,000,000	2,000 Units
Multifamily Pass Through Loans	\$60,000,000	1,000 Units	\$11,655,000	236 Units	\$50,000,000	800 Units
Single Family Loans	\$140,000,000	1,400 Loans	\$137,422,849	1,395 Loans	\$171,800,000	1,750 Loans
Michigan Mortgage Credit Certs.	\$65,000,000	800 Loans	\$81,812,611	885 Certs.	\$75,600,000	800 Certs.
Property Improvement Loans	\$2,500,000	200 Loans	\$1,782,769	143 Loans	\$2,300,000	165 Loans

Exhibit II

SINGLE FAMILY PROGRAM PRODUCTION RECORD

FY 2006 (07/01/05 TO 06/30/06)

	<u>New</u>	<u>Existing</u>
# Loans	97	1,297
\$ Volume	\$9,556,266	\$127,745,400
Average Loan	\$117,487	\$97,075
Average Home Sale Price	\$128,731	\$ 101,473
Average Income of Borrower	\$ 41,596	\$38,028
Average Age of Borrower	32	31
Average Family Size	2	2
% Minority Buyers	20%	13%
% Female Headed Household	46%	43%
% Below 55% of Median Income	25%	40%
% First Time Homebuyer	89%	95%

Exhibit III

MICHIGAN MORTGAGE CREDIT CERTIFICATE

PROGRAM PRODUCTION RECORD

FY 2006 (07/01/05 TO 06/30/06)

	<u>New</u>	<u>Existing</u>
# Loans	45	827
\$ Volume	\$4,693,752	\$78,499,155
Average Loan	\$104,306	\$94,920
Average Home Sale Price	\$110,971	\$97,799
Average Income of Borrower	\$34,349	\$32,663
Average Age of Borrower	33	30
Average Family Size	2	2
% Minority Buyers	12%	18%
% Female Headed Household	43%	44%
% Below 55% of Median Income	63%	61%
% First Time Homebuyer	98%	98%

Exhibit IV

PIP LOAN PROGRAM PRODUCTION RECORD

FY 2006 (07/01/05 TO 06/30/06)

# Loans	143
\$ Volume	\$1,782,769
Average Loan	\$9,650
Average Income of Borrower	\$26,570
Average Interest Rate	6.0%
Average Age of Borrower	52
Average Family Size	2
% Borrowers Over Age 45	63%
% Minority Borrowers	21%
% Homes More than 40 Years Old	76%
Average Age of Home	61

Exhibit V

CONSTRUCTION JOBS, WAGES, TAXES

FY 2006 (07/01/05 TO 06/30/06)

<i>Multifamily Direct Loans</i>	<u>Jobs</u>	<u>Wages</u>	<u>Taxes</u>
1777 Haslett Road	33	\$2,206,269	\$796,551
Belleview II	21	\$1,417,230	\$511,677
Birch Park	52	\$3,433,797	\$1,239,738
Coventry Woods	39	\$2,616,329	\$944,599
Emerald Woods Apts.	31	\$2,093,628	\$755,883
Erwin Estates	19	\$1,237,676	\$446,850
Golden Bridge Manor	10	\$674,727	\$243,603
Harbor View	47	\$3,128,367	\$1,129,466
Hastings Pond Family	20	\$1,334,195	\$481,698
Hastings Pond Senior	16	\$1,032,809	\$372,885
Heritage Place	112	\$7,432,150	\$2,683,303
Island City Apartments	23	\$1,562,313	\$564,057
Kona Villa	49	\$3,270,201	\$1,180,673
Lake View Apartments	9	\$605,024	\$218,438
Lawrence Park	130	\$8,643,844	\$3,120,773
Lexington Square	21	\$1,429,001	\$515,926
Lockwood of Fenton	74	\$4,897,530	\$1,768,204
Maple Village II	23	\$1,533,982	\$553,829
Oxford Row I	38	\$2,538,533	\$916,512
Oxford Row II	64	\$4,259,710	\$1,537,926
River Terrace	99	\$6,606,107	\$2,385,069
Springview Tower (1117)	34	\$2,256,583	\$814,717
Victorian Trails	14	\$937,966	\$338,643
Village at Appledorn	74	\$4,907,023	\$1,771,632
Village at Bay Ridge II	85	\$5,640,336	\$2,036,387
Village Glen	59	\$3,950,000	\$1,426,108
Village of Oakland Woods	57	\$3,805,980	\$1,374,111
Waterford Park	18	\$1,197,132	\$432,213
Subtotal:	1,271	\$84,648,438	\$30,561,472
<i>Multifamily Pass Through Loans</i>			
Alderwood Estates	62	\$4,150,000	\$1,498,316
Hillsdale Gardens Apartments	25	\$1,677,500	\$605,645
Subtotal:	88	\$5,827,500	\$2,103,961

<i>Single Family Loans</i>	1,032	\$68,711,425	\$24,807,573
<i>Mortgage Credit Certificate</i>	614	\$40,906,306	\$14,768,813
<i>Property Improvement Loans</i>	9	\$583,796	\$227,120
TOTAL	3,013	\$200,677,464	\$72,468,938

Exhibit VI

NON-PROFIT HOUSING GRANTS PRODUCTION RECORD

FY 2006 (07/01/05 TO 06/30/06)

Grantee Name	City	County	Grant Amount
<i>Homeless Grants</i>			
ACSET	Grand Rapids	Kent	\$35,745
Advent House Ministries	Lansing	Ingham	\$5,000
Advent House Ministries	Lansing	Ingham	\$500,000
Allegan County Crisis Response Services, Inc.	Allegan	Allegan	\$61,353
Allegan County Crisis Response Services, Inc.	Allegan	Allegan	\$45,000
Alliance Against Violence and Abuse, Inc.	Escanaba	Delta	\$6,000
Alliance Against Violence and Abuse, Inc.	Escanaba	Delta	\$25,400
Alternatives for Girls	Detroit	Wayne	\$22,000
Altrusa Teen S.H.A.R.E	Coldwater	Branch	\$48,665
Altrusa Teen S.H.A.R.E	Coldwater	Branch	\$5,500
American Red Cross	Bay City	Bay	\$30,000
American Red Cross	Bay City	Bay	\$39,400
Aware, Inc.	Jackson	Jackson	\$43,378
Aware, Inc.	Jackson	Jackson	\$10,000
Baraga County Shelter Home	L'Anse	Baraga	\$26,488
Barbara Kettle Gundlach Shelter Home for Abused Women	Calumet	Houghton	\$19,160
Barbara Kettle Gundlach Shelter Home for Abused Women	Calumet	Houghton	\$5,800
Barry County United Way	Hastings	Barry	\$10,300
Battle Creek Community Foundation	Battle Creek	Calhoun	\$13,500
Bay Area Women's Center	Bay City	Bay	\$47,794
Bethany Christian Services	Fremont	Newaygo	\$21,000
Bethany Christian Services	Fremont	Newaygo	\$10,000
Bethany Housing Ministries, Inc.	Muskegon	Muskegon	\$24,900
Blue Water Center for Independent Living	Port Huron	St. Clair	\$33,500
Blue Water Center for Independent Living	Port Huron	St. Clair	\$5,211
Blue Water Center for Independent Living	Port Huron	St. Clair	\$45,000
Branch County Coalition Against Domestic Violence	Coldwater	Branch	\$54,095
Branch Interfaith Hospitality Network	Coldwater	Branch	\$14,000
Branch Interfaith Hospitality Network	Coldwater	Branch	\$50,000
Cadillac Area OASIS/Family Resource Center	Cadillac	Wexford	\$36,810
Capital Area Community Services	Lansing	Ingham	\$23,440
Capital Area Community Services	Lansing	Ingham	\$37,130
Capital Area Community Services	Lansing	Ingham	\$40,439

Grantee Name	City	County	Grant Amount
Capital Area Community Services	Lansing	Ingham	\$43,505
CareGivers	Detroit	Wayne	\$20,000
Caring House, Inc.	Iron Mountain	Dickinson	\$83,037
Cass Community Social Services	Detroit	Wayne	\$20,000
Cass Community Social Services	Detroit	Wayne	\$17,000
Catholic Family Services	Kalamazoo	Kalamazoo	\$10,200
Catholic Human Development Outreach	Grand Rapids	Kent	\$45,250
Catholic Human Development Outreach	Grand Rapids	Kent	\$9,950
Catholic Human Services	Alpena	Alpena	\$10,150
Catholic Social Services of Washtenaw County	Ann Arbor	Washtenaw	\$20,508
Center for Women In Transition	Holland	Ottawa	\$79,000
Center for Women In Transition	Holland	Ottawa	\$53,100
Channel Housing Ministries, Inc.	Hart	Oceana	\$29,400
Channel Housing Ministries, Inc.	Hart	Oceana	\$30,000
Child and Family Services of Upper Peninsula, Inc.	Marquette	Marquette	\$25,352
Choices of Manistee County Inc	Manistee	Manistee	\$74,500
Christian Neighbors	Otsego	Allegan	\$16,000
Coalition on Temporary Shelter	Detroit	Wayne	\$22,000
Common Ground Sanctuary	Bloomfield Hills	Oakland	\$30,710
Common Ground Sanctuary	Bloomfield Hills	Oakland	\$800
Communities Overcoming Violent Encounters	Ludington	Mason	\$31,250
Community Action Agency	Jackson	Jackson	\$55,028
Community Action Agency	Jackson	Jackson	\$22,400
Community Action Agency	Jackson	Jackson	\$30,000
Community Action Agency of South Central Michigan	Battle Creek	Calhoun	\$28,300
Community Action Agency of South Central Michigan	Battle Creek	Calhoun	\$43,140
Community Action House	Holland	Ottawa	\$51,500
Community Care Services	Lincoln Park	Wayne	\$25,997
Community Healing Center	Three Rivers	St. Joseph	\$5,000
Community Homes, Inc.	Berkley	Oakland	\$111,100
Community Rebuilders, Inc.	Grand Rapids	Kent	\$65,425
Comprehensive Youth Services, Inc	Mt. Clemens	Macomb	\$5,000
Comprehensive Youth Services, Inc	Mt. Clemens	Macomb	\$33,200
Cornerstone Alliance	Benton Harbor	Berrien	\$1,000,000
CORY Place	Bay City	Bay	\$28,206
Council on Domestic Violence and Sexual Assault	Midland	Midland	\$38,600
Covenant House Michigan	Detroit	Wayne	\$15,000
D.I.S.H., Inc.	Battle Creek	Calhoun	\$49,200
Detroit Central City CMH	Detroit	Wayne	\$15,280
Detroit Rescue Mission Ministries	Detroit	Wayne	\$20,000

Grantee Name	City	County	Grant Amount
Diane Pepler Resource Center	Sault Ste. Marie	Chippewa	\$20,200
Domestic Assault Shelter Coalition	Three Rivers	St. Joseph	\$5,000
Domestic Assault Shelter Coalition	Three Rivers	St. Joseph	\$20,000
Domestic Harmony	Hillsdale	Hillsdale	\$22,300
Domestic Violence Coalition, Inc.	Paw Paw	Van Buren	\$15,000
Domestic Violence Escape (DOVE)	Ironwood	Gogebic	\$5,600
Domestic Violence Escape(DOVE)	Ironwood	Gogebic	\$17,600
Domestic Violence Project Inc./SAFEHouse Center	Ann Arbor	Washtenaw	\$61,980
Eightcap, Incorporated	Greenville	Montcalm	\$30,000
Eightcap, Incorporated	Greenville	Montcalm	\$10,000
Eightcap, Incorporated	Greenville	Montcalm	\$16,000
Emergency Shelter Services, Inc.	Benton Harbor	Berrien	\$75,000
EVE, Inc. (End Violent Encounters)	Lansing	Ingham	\$27,000
Every Woman's Place, Inc.	Muskegon	Muskegon	\$19,700
Every Woman's Place, Inc.	Muskegon	Muskegon	\$10,000
Family Counseling & Children's Services of Lenawee Co.	Adrian	Lenawee	\$39,150
Family Counseling & Shelter Services of Monroe County	Monroe	Monroe	\$77,603
Family Services, Inc	Detroit	Wayne	\$18,280
Federation of Youth Services	Detroit	Wayne	\$15,280
First Step	Plymouth	Wayne	\$50,000
Flint YMCA	Flint	Genesee	\$17,160
Florence Crittenton Services	Jackson	Jackson	\$34,710
Florence Crittenton Services	Jackson	Jackson	\$28,000
Freedom House	Detroit	Wayne	\$22,000
Friendship Shelter	Gaylord	Otsego	\$83,100
Friendship Shelter	Gaylord	Otsego	\$10,000
Gateway Community Services	East Lansing	Ingham	\$18,035
Genesee County CMH	Flint	Genesee	\$6,938
Genesee County Youth Corporation	Flint	Genesee	\$59,165
Gogebic-Ontonagon Community Action Agency	Ironwood	Gogebic	\$31,300
Good Samaritan Ministries	Holland	Ottawa	\$34,000
Goodwill Industries of Northern Michigan, Inc	Traverse City	Grand Traverse	\$30,000
Goodwill Industries of Northern Michigan, Inc	Traverse City	Grand Traverse	\$130,623
Goodwill Industries of Northern Michigan, Inc	Traverse City	Grand Traverse	\$111,100
Goodwill Industries of West Michigan	Muskegon	Muskegon	\$30,000
Grand Rapids Housing Commission	Grand Rapids	Kent	\$57,150
Great Lakes Capital Fund Non Profit Housing Corp.	Detroit	Wayne	\$35,722
Great Lakes Recovery Centers	Marquette	Marquette	\$3,000
Hard Times Cafe	Harrison	Clare	\$11,000
HAVEN House	East Lansing	Ingham	\$32,888

Grantee Name	City	County	Grant Amount
Haven of Rest Ministries of Battle Creek	Battle Creek	Calhoun	\$7,000
Haven of Rest Ministries of Battle Creek	Battle Creek	Calhoun	\$111,100
HAVEN, Inc.	Bloomfield Hills	Oakland	\$46,431
Hispanic Service Center	Imlay City	Lapeer	\$21,012
Homeless Action Network of Detroit	Highland Park	Wayne	\$22,000
HOPE Hospitality & Warming Center, Inc.	Pontiac	Oakland	\$12,920
Housing Resources, Inc.	Kalamazoo	Kalamazoo	\$190,545
Housing Services for Eaton Co.	Charlotte	Eaton	\$45,646
Human Development Commission	Caro	Tuscola	\$7,500
ICCF Non-Profit Housing Corporation	Grand Rapids	Kent	\$13,725
Interfaith Hospitality Network of Washtenaw County	Ann Arbor	Washtenaw	\$26,309
Jewish Vocational Services	Detroit	Wayne	\$22,000
Kalamazoo County	Nazareth	Kalamazoo	\$40,100
KeyStone Place, Inc.	Centreville	St. Joseph	\$91,600
Lapeer Area Citizens Against Domestic Assault	Lapeer	Lapeer	\$33,212
Lapeer Area Citizens Against Domestic Assault	Lapeer	Lapeer	\$3,000
Legal Services of Eastern MI	Flint	Genesee	\$46,548
Lenawee Emergency and Affordable Housing Corp.	Adrian	Lenawee	\$30,000
Lenawee Emergency and Affordable Housing Corp.	Adrian	Lenawee	\$39,150
Lighthouse of Oakland Co., Inc	Pontiac	Oakland	\$68,340
Lighthouse of Oakland Co., Inc	Pontiac	Oakland	\$1,000,000
Livingston Area Council Against Spouse Abuse	Howell	Livingston	\$27,400
Livingston Family Center	Pinckney	Livingston	\$20,000
Loaves & Fishes Ministries	Lansing	Ingham	\$26,335
Local Initiatives Support Corporation	Kalamazoo	Kalamazoo	\$7,445
Lutheran Social Services of Michigan	Detroit	Wayne	\$35,200
Lutheran Social Services of Wisconsin & Upper Michigan	Marquette	Marquette	\$9,500
Lutheran Social Services of Wisconsin & Upper Michigan	Marquette	Marquette	\$30,100
Macomb County Rotating Emergency Shelter Team	Roseville	Macomb	\$30,000
Macomb County Warming Center	Eastpointe	Macomb	\$5,000
Macomb Homeless Coalition	Clinton Twp	Macomb	\$7,500
Manistique Ministerial Association, Inc.	Manistique	Schoolcraft	\$22,300
Mariners Inn	Detroit	Wayne	\$22,000
Martin Area Resource Center	Martin	Allegan	\$10,000
Metro Housing Partnership Inc.	Flint	Genesee	\$7,500
Metro Housing Partnership Inc.	Flint	Genesee	\$155,250
Metro Housing Partnership Inc.	Flint	Genesee	\$844,750
Michigan Ability Partners	Ann Arbor	Washtenaw	\$15,795
Mid Michigan Community Action Agency, Inc.	Clare	Clare	\$21,500
Mid Michigan Community Action Agency, Inc.	Clare	Clare	\$38,600

Grantee Name	City	County	Grant Amount
Mid Michigan Community Action Agency, Inc.	Clare	Clare	\$17,250
Mid Michigan Community Action Agency, Inc.	Clare	Clare	\$18,400
Mom's Miracle Home, Inc.	Redford	Wayne	\$5,300
Monroe County Opportunity Program	Monroe	Monroe	\$68,481
National Council on Alcoholism Lansing Regional Area	Lansing	Ingham	\$27,456
Neighborhood Service Org.	Detroit	Wayne	\$18,280
Neighborhood Service Org.	Detroit	Wayne	\$10,000
New Bethel Outreach Ministry, Inc.	Pontiac	Oakland	\$44,559
New Life Home For Recovering Women, Inc.	Detroit	Wayne	\$20,000
Newaygo County Community Services	Fremont	Newaygo	\$81,186
Newaygo County Community Services	Fremont	Newaygo	\$30,000
North Country Community Mental Health	Petoskey	Emmet	\$5,000
Northeast Michigan Community Service Agency, Inc.	Alpena	Alpena	\$76,250
Northwest Michigan Human Services Agency	Traverse City	Grand Traverse	\$105,533
Northwest Michigan Human Services Agency	Traverse City	Grand Traverse	\$38,500
Northwest Michigan Human Services Agency	Traverse City	Grand Traverse	\$12,180
Oakland Livingston Human Service Agency	Howell	Oakland	\$45,000
Oakland Livingston Human Service Agency	Howell	Oakland	\$41,900
Oakland Livingston Human Service Agency	Howell	Oakland	\$35,781
Open Door and Next Door Shelters	Kalamazoo	Kalamazoo	\$9,530
Oscoda County	Mio	Oscoda	\$8,350
Ottawa County	Holland	Ottawa	\$17,500
Ozone House, Inc.	Ann Arbor	Washtenaw	\$53,901
Polly's Place	Niles	Berrien	\$5,476
Project Rehab-The Contact Center	Grand Rapids	Kent	\$28,115
Rainbow House Domestic Abuse Services, Inc.	Marinette	Menominee	\$46,750
Relief After Violent Encounter	St. Johns	Clinton	\$27,195
Relief After Violent Encounter	St. Johns	Clinton	\$49,960
Relief After Violent Encounter Ionia/Montcalm, Inc	Ionia	Ionia	\$98,100
Relief After Violent Encounter Ionia/Montcalm, Inc	Ionia	Ionia	\$23,643
Relief After Violent Encounter Ionia/Montcalm, Inc	Ionia	Ionia	\$6,357
Residential Services of Southwestern Michigan, Inc.	Niles	Berrien	\$12,100
Restoration Community Outreach	Saginaw	Saginaw	\$350,000
Restoration Community Outreach	Saginaw	Saginaw	\$150,000
River House, Inc.	Grayling	Crawford	\$62,000
River House, Inc.	Grayling	Crawford	\$6,200
Roscommon County	Roscommon	Roscommon	\$8,350
S.A.F.E. Place	Battle Creek	Calhoun	\$7,000
Safe Horizons	Port Huron	St. Clair	\$100,000
Safe Horizons	Port Huron	St. Clair	\$450,000

Grantee Name	City	County	Grant Amount
Safe Shelter, Inc.	Benton Harbor	Berrien	\$10,000
Saginaw County Youth Protection Council	Saginaw	Saginaw	\$68,920
Saginaw County Youth Protection Council	Saginaw	Saginaw	\$3,100
Saginaw Habitat for Humanity	Saginaw	Saginaw	\$7,500
Saginaw Shelter for the Homeless, Inc.	Saginaw	Saginaw	\$55,370
Saginaw Shelter for the Homeless, Inc.	Saginaw	Saginaw	\$500,000
Saginaw Shelter for the Homeless, Inc.	Saginaw	Saginaw	\$6,856
Sanilac Area Violence Elimination Council	Sandusky	Sanilac	\$30,000
Sault Ste. Marie Housing Commission	Sault Ste. Marie	Chippewa	\$44,600
Sault Ste. Marie Housing Commission	Sault Ste. Marie	Chippewa	\$45,000
Shelter Association of Washtenaw County	Ann Arbor	Washtenaw	\$57,387
Shelter of Flint, Inc.	Flint	Genesee	\$96,563
Shelter, Inc.	Alpena	Alpena	\$67,400
Shiawassee County	Corunna	Shiawassee	\$6,000
Simon House, Inc.	Detroit	Wayne	\$20,280
SIREN/Eaton Shelter, Inc.	Charlotte	Eaton	\$31,815
SOS Community Services	Ypsilanti	Washtenaw	\$142,725
South Oakland Shelter	Royal Oak	Oakland	\$33,759
Southwest Detroit Counseling and Development Services	Detroit	Wayne	\$22,000
Southwest Detroit Counseling and Development Services	Detroit	Wayne	\$2,000,000
Southwest Housing Solutions Corporation	Detroit	Wayne	\$14,000
Southwest Housing Solutions Corporation	Detroit	Wayne	\$1,000,000
Southwest Michigan Community Action Agency	Benton Harbor	Berrien	\$26,100
Southwest Michigan Community Action Agency	Benton Harbor	Berrien	\$12,000
Southwest Michigan Community Action Agency	Benton Harbor	Berrien	\$30,000
Southwest Michigan Community Action Agency	Benton Harbor	Berrien	\$49,300
St. Clair County Community Mental Health Authority	Port Huron	St. Clair	\$7,500
St. Johns Community Center	Detroit	Wayne	\$41,770
St. Vincent Catholic Charities	Lansing	Ingham	\$28,114
Staircase Youth Services, Inc.	Ludington	Mason	\$22,260
Summit Pointe	Battle Creek	Calhoun	\$250,000
Summit Pointe	Battle Creek	Calhoun	\$750,000
Sunrise Mission	Alpena	Alpena	\$38,000
Sylvia's Place	Allegan	Allegan	\$64,747
The Salvation Army	Benton Harbor	Berrien	\$24,000
The Salvation Army	Owosso	Clare	\$5,000
The Salvation Army	Escanaba	Delta	\$4,500
The Salvation Army	Escanaba	Delta	\$15,000
The Salvation Army	Wauwatosa	Dickinson	\$48,363
The Salvation Army	Alma	Gratiot	\$24,400

Grantee Name	City	County	Grant Amount
The Salvation Army	Lansing	Ingham	\$25,450
The Salvation Army	Jackson	Jackson	\$30,984
The Salvation Army	Grand Rapids	Kent	\$7,500
The Salvation Army	Ludington	Mason	\$22,900
The Salvation Army	Big Rapids	Mecosta	\$17,750
The Salvation Army	Big Rapids	Mecosta	\$30,000
The Salvation Army	Detroit	Wayne	\$22,000
The Salvation Army	Detroit	Wayne	\$22,000
The Salvation Army - MATTS	Warren	Macomb	\$20,000
The Salvation Army of Cheboygan County	Cheboygan	Cheboygan	\$38,600
The Salvation Army of Washtenaw County	Ann Arbor	Washtenaw	\$15,795
The Salvation Army-Grand Haven	Grand Haven	Ottawa	\$18,000
Tri-City Area United Way	Marinette	Menominee	\$10,850
Turning Point Inc.	Mt. Clemens	Macomb	\$22,200
U.P. Community Services	Iron Mountain	Dickinson	\$7,500
Underground Railroad, Inc.	Saginaw	Saginaw	\$75,510
Underground Railroad, Inc.	Saginaw	Saginaw	\$600,000
United Community Housing Coalition	Detroit	Wayne	\$22,000
United Way of Chippewa County	Sault Ste. Marie	Chippewa	\$6,200
United Way of Lapeer County	Lapeer	Lapeer	\$50,065
United Way of Monroe County	Monroe	Monroe	\$8,716
United Way of Otsego County	Gaylord	Otsego	\$8,500
Volunteers of America of Michigan	Pontiac	Oakland	\$36,692
Washtenaw County	Ann Arbor	Washtenaw	\$7,500
Wayne County Neighborhood Legal Services	Detroit	Wayne	\$17,000
Wayne-Metropolitan Community Action Agency	Wyandotte	Wayne	\$42,703
Well House	Grand Rapids	Kent	\$9,775
West Michigan Community Mental Health System	Ludington	Mason	\$8,000
West Michigan Therapy, Inc.	Muskegon	Muskegon	\$20,400
West Michigan Therapy, Inc.	Muskegon	Muskegon	\$1,000,000
Western Michigan Legal Services	Grand Rapids	Kent	\$4,000
Women's Aid Service, Inc.	Mt. Pleasant	Isabella	\$26,800
Women's Aid Service, Inc.	Mt. Pleasant	Isabella	\$5,000
Women's Aid Service, Inc.	Mt. Pleasant	Isabella	\$5,000
Women's Aid Service, Inc.	Mt. Pleasant	Isabella	\$6,075
Women's Center	Marquette	Marquette	\$50,000
Women's Center	Marquette	Marquette	\$111,100
Women's Information Service	Big Rapids	Mecosta	\$18,714
Women's Information Service	Big Rapids	Mecosta	\$15,000
Women's Information Service	Big Rapids	Mecosta	\$775,000

Grantee Name	City	County	Grant Amount
Women's Resource Center	Traverse City	Grand Traverse	\$80,544
Women's Resource Center	Traverse City	Grand Traverse	\$575,000
Women's Resource Center	Traverse City	Grand Traverse	\$10,000
Women's Resource Center of Northern Michigan, Inc.	Petoskey	Emmet	\$43,600
Woodlands Behavioral Healthcare Network	Cassopolis	Cass	\$7,500
Young Women's Christian Association of Kalamazoo	Kalamazoo	Kalamazoo	\$62,880
Young Women's Christian Association of Kalamazoo	Kalamazoo	Kalamazoo	\$900,000
YWCA of Greater Flint	Flint	Genesee	\$41,926
YWCA West Central Michigan	Grand Rapids	Kent	\$66,515
YWCA West Central Michigan	Grand Rapids	Kent	\$570,000
YWCA West Central Michigan	Grand Rapids	Kent	\$130,000
Total Homeless Grants			\$21,921,149

Housing Resource Fund

Bagley Housing Association	Detroit	Wayne	\$17,115
Bay Area Housing, Inc.	Bay City	Bay	\$12,500
CAP Nonprofit Housing Corp.	Ypsilanti	Washtenaw	\$65,000
CEDAM	Lansing	Ingham	\$126,600
CEDAM	Lansing	Ingham	\$248,880
City of Alpena	Alpena	Alpena	\$25,000
City of Greenville	Greenville	Montcalm	\$80,000
City of Iron Mountain	Iron Mountain	Dickinson	\$25,000
Downriver Community Conference	Southgate	Wayne	\$25,000
Ferris Development	Lansing	Ingham	\$200,000
Greater Corktown Development Corporation	Detroit	Wayne	\$100,000
Habitat for Humanity of Michigan	Lansing	Ingham	\$249,000
Local Initiatives Support Corporation	Kalamazoo	Kalamazoo	\$175,000
Local Initiatives Support Corporation	Kalamazoo	Kalamazoo	\$249,000
New Center Council, Inc.	Detroit	Wayne	\$100,000
Tri-County Regional Planning Commission	Lansing	Ingham	\$25,000
University Cultural Center Association	Detroit	Wayne	\$100,000
West Michigan Strategic Alliance	Grand Rapids	Kent	\$25,000
Woodbridge Neighborhood Development Corporation	Detroit	Wayne	\$100,000
Total Housing Resource Fund Grants			\$1,948,095

Grantee Name	City	County	Grant Amount
<i>Community Development Block Grants</i>			
Alger County	Munising	Alger	\$150,000
Bay County	Bay City	Bay	\$300,000
Benzie County	Beulah	Benzie	\$150,000
Berrien County	St. Joseph	Berrien	\$300,000
Calumet Township	Calumet	Houghton	\$592,100
Cass County	Cassopolis	Cass	\$250,000
Chippewa County	Sault Ste. Marie	Chippewa	\$115,300
City of Adrian	Adrian	Lenawee	\$352,000
City of Alpena	Alpena	Alpena	\$336,500
City of Bad Axe	Bad Axe	Huron	\$91,400
City of Dowagiac	Dowagiac	Cass	\$150,000
City of Eaton Rapids	Eaton Rapids	Eaton	\$243,900
City of Fremont	Fremont	Newaygo	\$365,800
City of Gladstone	Gladstone	Delta	\$359,700
City of Hancock	Hancock	Houghton	\$426,800
City of Morenci	Morenci	Lenawee	\$75,000
City of Sandusky	Sandusky	Sanilac	\$91,400
City of St. Johns	St. Johns	Clinton	\$243,900
City of Sturgis	Sturgis	St. Joseph	\$103,600
City of Vassar	Vassar	Tuscola	\$170,700
Clinton County	St. Johns	Clinton	\$275,000
Crawford County	Grayling	Crawford	\$150,000
Eaton County	Charlotte	Eaton	\$300,000
Gladwin County	Gladwin	Gladwin	\$175,000
Gogebic County	Bessemer	Gogebic	\$150,000
Grand Traverse County	Traverse City	Grand Traverse	\$300,000
Gratiot County	Ithaca	Gratiot	\$200,000
Hillsdale County	Hillsdale	Hillsdale	\$225,000
Huron County	Bad Axe	Huron	\$200,000
Iosco County	Tawas City	Iosco	\$175,000
Iron County	Crystal Falls	Iron	\$150,000
Jackson County	Jackson	Jackson	\$300,000
Kalkaska County	Kalkaska	Kalkaska	\$150,000
Lenawee County	Adrian	Lenawee	\$300,000
Livingston County	Howell	Livingston	\$300,000
Luce County	Newberry	Luce	\$125,000
Manistee County	Manistee	Manistee	\$175,000
Mason County	Ludington	Mason	\$175,000
Menominee County	Menominee	Menominee	\$175,000

Grantee Name	City	County	Grant Amount
Missaukee County	Lake City	Missaukee	\$150,000
Montcalm County	Stanton	Montcalm	\$275,000
Montmorency County	Atlanta	Montmorency	\$150,000
Newaygo County	White Cloud	Newaygo	\$225,000
Oceana County	Hart	Oceana	\$138,000
Ogemaw County	West Branch	Ogemaw	\$175,000
Rogers City	Rogers City	Presque Isle	\$175,000
Saginaw County	Saginaw	Saginaw	\$300,000
Sanilac County	Sandusky	Sanilac	\$225,000
Schoolcraft County	Manistique	Schoolcraft	\$125,000
St. Clair County	Port Huron	St. Clair	\$300,000
St. Joseph County	Centreville	St. Joseph	\$275,000
Tuscola County	Caro	Tuscola	\$250,000
Van Buren County	Paw Paw	Van Buren	\$300,000
Village of Jonesville	Jonesville	Hillsdale	\$75,000
Village of Ontonagon	Ontonagon	Ontonagon	\$243,900
Wexford County	Cadillac	Wexford	\$200,000
<i>Total CDBG Grants</i>			\$12,450,000

Grantee Name	City	County	Grant Amount
<i>HOME Grants</i>			
Bagley Housing Association	Detroit	Wayne	\$15,000
Bay Area Housing, Inc.	Bay City	Bay	\$29,000
Benzie Housing Council	Honor	Benzie	\$30,000
Channel Housing Ministries, Inc.	Hart	Oceana	\$60,000
Charter Township of Redford	Redford	Wayne	\$250,000
Chippewa-Luce-Mackinac Community Action	Sault Ste. Marie	Chippewa	\$15,000
Chippewa-Luce-Mackinac Community Action	Sault Ste. Marie	Chippewa	\$633,000
City of Dearborn Heights	Dearborn Hgts.	Wayne	\$75,000
City of Portage	Portage	Kalamazoo	\$130,000
Community Action Agency	Jackson	Jackson	\$30,000
Community Housing Alternatives	Ypsilanti	Washtenaw	\$15,000
Community Housing Initiative	Niles	Berrien	\$200,000
Community Housing Initiative	Niles	Berrien	\$10,000
Eaton County	Charlotte	Eaton	\$235,000
Economic Opportunity Committee of St. Clair County	Port Huron	St. Clair	\$480,000
Ferris Development	Lansing	Ingham	\$14,000
FiveCap, Inc.	Scottville	Mason	\$30,000
Franklin Street Community Housing Corporation	Lansing	Ingham	\$120,000
Garfield Development Corporation	Grand Rapids	Kent	\$15,000

Grantee Name	City	County	Grant Amount
Gogebic-Ontonagon Community Action Agency	Ironwood	Gogebic	\$60,000
Grandmont/Rosedale Development Corporation	Detroit	Wayne	\$15,000
Greater Eastside Community Association	Flint	Genesee	\$17,500
Greater Lansing Housing Coalition	Lansing	Ingham	\$30,000
Greater Niles Community Development Corp.	Niles	Berrien	\$17,500
Greater Niles Community Development Corp.	Niles	Berrien	\$100,000
Heartside Non-Profit Housing Corporation	Grand Rapids	Kent	\$250,000
HOME of Mackinac County	St. Ignace	Mackinac	\$30,000
HomeStretch	Traverse City	Grand Traverse	\$506,000
HomeStretch	Traverse City	Grand Traverse	\$60,000
Housing Development Corporation	South Haven	Van Buren	\$200,000
Housing Development Corporation	South Haven	Van Buren	\$50,000
Housing Opportunities for Macomb, Inc.	Eastpointe	Macomb	\$30,000
Human Development Commission	Caro	Tuscola	\$60,000
Human Development Commission	Caro	Tuscola	\$125,000
ICCF Non-Profit Housing Corporation	Grand Rapids	Kent	\$30,000
ICCF Non-Profit Housing Corporation	Grand Rapids	Kent	\$435,000
Jackson Affordable Hsg. Corp.	Jackson	Jackson	\$15,000
Jubilee Ministries, Inc.	Holland	Ottawa	\$30,000
Kalamazoo Neighborhood Housing Services, Inc.	Kalamazoo	Kalamazoo	\$30,000
Kalamazoo Neighborhood Housing Services, Inc.	Kalamazoo	Kalamazoo	\$130,000
Leelanau County	Leland	Leelanau	\$175,000
Lighthouse Communities, Inc.	Grand Rapids	Kent	\$15,000
Lighthouse Communities, Inc.	Grand Rapids	Kent	\$215,000
Lighthouse Community Development	Pontiac	Oakland	\$15,000
Mid Michigan Community Action Agency, Inc.	Clare	Clare	\$30,000
Monroe County Opportunity Program	Monroe	Monroe	\$30,000
NCCS Center for Nonprofit Housing	Fremont	Newaygo	\$60,000
NCCS Center for Nonprofit Housing	Fremont	Newaygo	\$430,000
NCCS Center for Nonprofit Housing	Fremont	Newaygo	\$480,000
Neighborhood Investment Corp.	Muskegon	Muskegon	\$37,500
New Development Corporation	Grand Rapids	Kent	\$15,000
Northeast Michigan Affordable Housing	Alpena	Alpena	\$25,000
Northwest Detroit Neighborhood Development	Detroit	Wayne	\$2,500
Northwest Michigan Human Services Agency	Traverse City	Grand Traverse	\$219,600
Northwest Michigan Human Services Agency	Traverse City	Grand Traverse	\$60,000
Ottawa County	Holland	Ottawa	\$100,000
Rural Michigan CDC	Hillman	Montmorency	\$135,000
Rural Michigan CDC	Hillman	Montmorency	\$60,000
Southwest Michigan Community Action Agency	Benton Harbor	Berrien	\$30,000
Sturgis Neighborhood Program	Sturgis	St. Joseph	\$30,000

Grantee Name	City	County	Grant Amount
The Community Development Corporation of Warren	Warren	Macomb	\$11,250
U.P. Community Services	Iron Mountain	Dickinson	\$60,000
U.P. Community Services	Iron Mountain	Dickinson	\$166,600
<i>Total HOME Grants</i>			\$7,009,450
TOTAL OF ALL GRANTS			\$43,328,694

Exhibit VII**LOW INCOME HOUSING TAX CREDITS ALLOCATED****FY 2006 (07/01/05 TO 06/30/06)**

Project Name	Credit	Location	Type	Units
310 S. Mechanic Lofts	\$424,888	Jackson	Family	18
Aaron Apts	\$333,499	Detroit	Family	26
Agnes Street Housing	\$420,980	Bloomfield Hills	Family	24
Ashley Square Apartments	\$142,948	Kalamazoo	Family	12
Avenue Apartment (The)	\$120,714	Grand Rapids	Elderly	10
Bellemere Apts Homes	\$834,018	Detroit	Elderly	88
Blair Park Townhomes	\$302,739	Jackson	Family	100
Brightmoor Homes IV	\$856,682	Detroit	Family	45
Campau Commons	\$1,303,485	Grand Rapids	Family	92
Cherry Hill Square	\$749,025	Inkster	Elderly	120
Chidester Place	\$566,749	Ypsilanti	Elderly	151
Clinton West Apts	\$50,312	Stockbridge	Elderly	16
Core City Estates Phase I	\$838,183	Detroit	Family	50
Countryside Four Apts	\$186,806	Alma	Family	30
Doranne Greene	\$659,430	Hartford	Family	49
Eagles Trace Apts	\$268,596	Dowagiac	Family	40
Elsie Meadows Apts	\$38,423	Elsie	Elderly	16
Emery Pines	\$217,902	Prudenville	Family	24
Field Place Apts	\$218,552	Detroit	Family	15
Fremont Townhomes	\$124,296	Fremont	Family	12
Gardenview Apartments	\$460,886	Flint	Elderly	118
Hampton Pointe	\$309,593	Three Rivers	Elderly	24
Hamtramck Square Homes	\$435,258	Hamtramck	Family	24
Harbor Village Apts	\$291,521	Holland	Family	120
Homes at Houston Whittier I	\$650,681	Detroit	Family	40
Hope Park Homes	\$700,721	Detroit	Family	36
Houghton Heights Manor	\$143,931	Houghton Lake	Elderly	48
Kendall Homes	\$778,231	Detroit	Family	38
Kingsbury Place Apts	\$490,563	Walker	Family	44
Kingswood Neighborhood Dev	\$467,709	Flint	Family	24
Lakeview Apts	\$95,930	Gladstone	Family	31
Lee Street Housing	\$168,804	Midland	Family	14
Meadowlands Apts	\$150,924	Reading	Family	35
Melrose Square Homes	\$420,896	Detroit	Family	24
Metropolitan Park Apts	\$39,431	Grand Rapids	Family	24
Mildred Houting	\$104,165	Sand Lake	Elderly	32

Project Name	Credit	Location	Type	Units
New Center Pavilion	\$347,621	Detroit	Family	76
Northwest Unit Homes	\$819,977	Detroit	Family	45
Old Mill Race	\$83,125	Coldwater	Family	48
Ottawa Co. Supp. Housing	\$545,359	Grand Haven, Holland, Zeeland	Family	45
Oxford Square	\$1,177,064	Clinton Twp	Family	206
Park Terrace Apts	\$147,090	Williamston	Family	48
Partnership Park I	\$237,571	Jackson	Family	16
Penrose Village	\$826,308	Detroit	Family	36
Pine Manor	\$74,061	Greenville	Family	30
Prairie Glen Apts	\$204,161	Quincy	Family	47
Research Park	\$1,062,242	Detroit	Family	244
Riverview Apts	\$106,457	Wakefield	Family	32
Rock Creek Manor	\$180,773	Chesaning & St. Charles	Family	56
Sandy Hill II Apartments	\$233,267	Vassar	Family	31
Saratoga Homes	\$922,454	Detroit	Family	49
South Saginaw Homes	\$1,074,905	Saginaw	Family	49
Southside Apts	\$252,404	West Branch	Family	35
Southwest Housing Partners II	\$588,199	Detroit	Family	40
Springbrook Townhomes II	\$770,997	Union Twp	Family	48
Springwells Partners IV	\$786,262	Detroit	Family	50
St. Ignace Sr. Housing Proj	\$157,198	St. Ignace	Elderly	24
Sunnyside Estates	\$291,527	Cadillac	Family	47
Tibbits Greene	\$249,621	Coldwater	Elderly	24
Tri City Village	\$247,003	Watervliet	Elderly	56
Union Square	\$47,716	Ithaca	Family	24
Uptown Village	\$393,236	Grand Rapids	Family	24
Verne Barry Place	\$1,113,783	Grand Rapids	Family	118
Vernor/Scotten Parnters	\$153,385	Detroit	Family	12
Village at River Edge	\$457,349	Kalkaska	Family	47
Waldron Manor	\$83,189	Waldron	Family	24
Whitman Crossing	\$314,220	Morenci	Family	24
Wilkens Creek Apts	\$37,587	Rose City	Family	16
Woodland Hills Apts	\$531,765	Jackson	Family	125
69 Developments	\$28,885,347			3,410 Units

<i>Tax Exempt Projects, Not Funded From Tax Credit Cap</i>				
1777 Haslett Road	\$197,157	East Lansing	Elderly	58
Alderwood Estates	\$532,006	Bay City	Family	149
Benton Harbor HOPE VI II	\$743,180	Benton Harbor	Family	70
Birch Park Apartments	\$383,775	Saginaw	Family	120
Coventry Woods Apts	\$219,405	Walker	Elderly	100
Emerald Woods Apts	\$186,066	Otsego Twp	Family	65
Golden Bridge Manor	\$91,091	Portland	Elderly	22
Heritage Place at Ridge Valley	\$234,479	Milford Twp	Elderly	131
Hillsdale Gardens	\$165,280	Hillsdale	Family	87

Project Name	Credit	Location	Type	Units
Island City Apts	\$160,076	Eaton Rapids	Family	48
Kings Lane Apts	\$864,398	Burton	Family	378
Lakeview Apts	\$71,060	Boyne City	Family	24
Lawrence Park Apts	\$672,551	Center Line	Family	250
Lexington Square Apts	\$159,883	Fennville	Family	49
Lexington Village Apts	\$929,359	Detroit	Family	349
Lockwood of Fenton	\$185,427	Fenton	Elderly	105
Oliver Gardens	\$153,612	Lansing	Elderly	30
River Terrace Apartments	\$991,465	Benton Harbor	Family	270
Springview Tower	\$282,762	Battle Creek	Elderly	175
Stone Lake Manor	\$149,189	Cassopolis	Elderly	48
Victorian Trails	\$113,256	West Branch	Elderly	36
Village at Appledorn	\$145,219	Holland	Elderly	110
Village at Bay Ridge II	\$178,880	Traverse City	Elderly	127
Village of Oakland Woods II	\$192,394	Pontiac	Elderly	66
White Pines II	\$148,942	Harrison	Family	48
Woodworth Square Apts.	\$95,584	Bad Axe	Elderly	28
26 Developments	\$8,246,496			2,943 Units

Exhibit VIII

LOW INCOME HOUSING TAX CREDIT APPLICATIONS DENIED

FY 2006 (07/01/05 TO 06/30/06)

<u>Project</u>	<u>Location</u>	<u>Reason</u>
Albion Homes	Albion	Land Control
Barrington Woods Apts	Portage	Low Score
Bean Creek Crossing	Hudson	Low Score
Bishop G. D. Moore	Highland Park	Low Score
Boardwalk Estates Building	Manistique	Low Score
Broussard Place	Cassopolis	Low Score
Casa del Rey	Pontiac	Low Special Needs Score
Champlain Village	Detroit	Low Score
Clinton Street Place	Grand Ledge	High Speed Internet
Conner Creek Elderly II	Detroit	Low Score
Cranbrook Senior Village	Union Twp.	Marketing
Duke Lane Apts	Kalamazoo	Low Score
Euclid Street Townhomes	Detroit	Land Control
Eugene Hogan Housing Estates	Detroit	Land Control/Title/Contractor
Evergreen Estates	Detroit	Environmental
Gratiot 24	Detroit	Low Score
James Manor	Reed City	Land Control/Site Plan/Utilities
Maple Manor Building	Crystal Falls	Title Ins/Financing
Northwest Unity Homes II	Detroit	Low Score
Oakcrest Village	Osceola Twp.	Low Score
Old Mill Greene	Blissfield	Low Score
Ottawa County Supportive Housing	Grand Haven et al	Low Score
Parkside Apts	Ann Arbor	Low Score
Petoskey Park Townhomes	Detroit	Low Score
Princeton Estates Phase I	Detroit	Geographic Limit
Renaissance Court	Pontiac	Low Special Needs Score
Residences at Westbrook Place	Battle Creek	Land Control
Sankofa Village	Detroit	Low Score
Scott Building	Hancock	Low Score
Sheldon Place II Apts	Gaylord	Low Score
Shoemaker Square	Detroit	Low Score
Smith House Apts	Detroit	Low Score/Special Needs No Go
Smith Street Homes	Detroit	High Speed Internet
South Saginaw Homes II	Saginaw	Marketing
St. Aubin Square	Detroit	Low Score
St. Paul's Elderly	Detroit	Low Score
Sycamore House	Durand	Low Score
Tabernacle Estates	Saginaw	Low Score
Thurgood Marshall Homes	Benton Harbor	Low Score
Townline Manor	Reed City	Low Score

Tyrolean Village & Sr Village
Village at Cobblestone
West Town II

Gaylord
Adrian Twp.
Detroit

Low Score
Low Score
Environmental

Exhibit IX**TECHNICAL ASSISTANCE PROVISION****FY 2006 (07/01/05 TO 06/30/06)**

Consultant	Organization	Tech. Assist. Category	Contract Amount
Abraham & Gaffney	Rural Michigan CDC	Financial Management	\$17,653
Alliance for Environ.Sustainability	MSHDA (Energy HERS Training)	HOME HUD TA - Capacity Bldg./Indirect TA	\$6,430
Applied Systems, Inc.	MSHDA (Lead Based Safework Practices)	Capacity Bldg./Indirect TA	\$9,100
Brickley DeLong	Housing Development Corp.	CHDO Direct TA - Financial Management	\$3,129
Brickley DeLong	Lighthouse Community	CHDO Direct TA - Financial Management	\$1,987
Brickley DeLong	Sturgis Neighborhood	Financial Management	\$4,113
Brickley DeLong	Mi Coalition Against Homelessness	Financial Management	\$5,173
Brickley DeLong	New Development Corporation	Financial Management	\$3,482
Bruce Johnston	Allegan County	Capacity Bldg./Direct TA	\$1,795
Bruce Johnston	MSHDA (Homeowner Training)	Capacity Bldg./Indirect TA	\$8,049
Bruce Johnston	MSHDA (Homeowner Training)	HOME HUD TA - Capacity Bldg./Indirect TA	\$2,015
Burlington Associates	City of Ann Arbor	Capacity Bldg./Direct TA	\$8,992
Burlington Associates	MSHDA (Land Trust - various groups)	HOME HUD TA - Real Estate Development	\$7,214
Capital Access	CAA of Jackson	Capacity Bldg./Indirect TA	\$40,000
Capital Access	MSHDA (HB Toolbox Training)	Capacity Bldg./Indirect TA	\$4,200
Capital Access	MSHDA (HB Toolbox Training)	CHDO Indirect TA-Capacity Bldg./Indirect TA	\$61,600
Capital Access	Washtenaw County	Real Estate Development	\$22,500
CG Laney	Rural Michigan CDC	Capacity Bldg./Direct TA	\$8,080
CG Laney	Rural Michigan CDC	Capacity Bldg./Direct TA	\$6,230
CG Laney	Community Housing Alternatives	Capacity Bldg./Direct TA	\$6,000
CG Laney	Church of Messiah Housing Corp.	Capacity Bldg./Direct TA	\$4,884
CG Laney	Greater Corktown Dev. Corp.	Capacity Bldg./Direct TA	\$3,000
CG Laney	Northwest Detroit Neighborhood Dev.	CHDO Direct TA - Capacity Bldg./Direct TA	\$6,300
City of Battle Creek	MSHDA (housing needs assessment)	Real Estate Development	\$19,750
City of Coldwater	City of Marshall	Capacity Bldg./Direct TA	\$8,925
City of Mt. Pleasant	MSHDA (housing needs assessment)	Real Estate Development	\$12,500
Community Dev. Consultant Gp.	MSHDA (HQS Audits)	Existing Housing	\$713
Community Dev. Consultant Gp.	MSHDA (HQS Audits)	Existing Housing	\$357
Community Dev. Consultant Gp.	Warren CDC	Capacity Bldg./Direct TA	\$10,899
Community Dev. Consultant Gp.	Rural Michigan CDC	Capacity Bldg./Direct TA	\$7,000

Consultant	Organization	Tech. Assist. Category	Contract Amount
Community Dev. Consultant Gp.	Rural Michigan CDC	Capacity Bldg./Direct TA	\$3,668
Community Geo Services, LLC	MSHDA (GeoMapping)	Capacity Bldg./Indirect TA	\$24,590
Community Legal Resources	MSHDA (Preservation)	Legal Services	\$75,000
Community Mgmt. Associates	MSHDA (Income Verification Training)	Capacity Bldg./Indirect TA	\$5,395
Community Mgmt. Associates	MSHDA (Mentoring New Agents 2006)	Existing Housing	\$45,000
Community Mgmt. Associates	MSHDA (Mentoring New Agents 2005)	Existing Housing	\$42,679
Community Research Services	MSHDA (NPP)	NPP	\$37,980
Construction Watch, Inc.	Ypsilanti Gateway & Econ. Dev. Corp	Construction Management	\$12,840
Corporate FACTS	Ferris Development	CHDO Direct TA-Financial Management	\$11,919
Corporate FACTS	Ferris Development	CHDO Direct TA-Financial Management	\$20,187
Corporate FACTS	MSHDA (Southeast Detroit Strategy)	Financial Management	\$26,911
Corporate FACTS	Foundation for Mental Health	Financial Management	\$13,674
Corporate FACTS	Foundation for Mental Health	Supportive Housing	\$5,378
Cynthia J. VandenBosch	MSHDA (City of Promise - BH Training)	Capacity Bldg./Indirect TA	\$32,000
David Parzyck	MSHDA (HQS Training)	Construction Management	\$7,000
Dev. Finance Assoc., Inc.	New Development Corporation	Capacity Bldg./Direct TA	\$3,570
Emil Winnicker	Franklin Street CHC	Capacity Bldg./Direct TA	\$7,300
Emil Winnicker	Franklin Street CHC	Capacity Bldg./Direct TA	\$887
Franke Consulting Group	City of Kalamazoo/City of Battle Creek	Capacity Bldg./Direct TA	\$7,500
Franke Consulting Group	MSHDA (Compliance Training)	Capacity Bldg./Indirect TA	\$5,920
Franke Consulting Group	MSHDA (HOME Resource)	Capacity Bldg./Indirect TA	\$10,500
Girard & Associates	MSHDA (Fair Housing Workshops)	Supportive Housing	\$1,500
Gove Associates	Vil. Jonesville/City-Reading/Reading Twp.	Real Estate Development	\$4,500
J. Michael Hickey	City of Highland Park	Real Estate Development	\$37,500
J. Michael Hickey	MSHDA (Revitalife)	Real Estate Development	\$10,000
Juergensen & Associates	MSHDA (Rehab Code)	Capacity Bldg./Indirect TA	\$42,264
Juergensen & Associates	SOS Community Services	Supportive Housing	\$14,162
Julie Kanouse	MSHDA (HQS Audits)	Existing Housing	\$1,188
Julie Kanouse	MSHDA (HQS Audits)	Existing Housing	\$844
Larry Wall	MSHDA (HQS Audits)	Existing Housing	\$1,865
Larry Wall	MSHDA (HQS Audits)	Existing Housing	\$713
Maurie Weitekamp	MSHDA (MHAAB)	Supportive Housing	\$31,372
Mernitz-King, LLC	MSHDA (HDO Training)	Capacity Bldg./Indirect TA	\$13,137
National Development Council	MSHDA (Development Training)	HOME ADMIN - Real Estate Dev.C33	\$50,000
Nonprofit Resource Group	Homeplace Comm. Land Trust	Financial Management	\$8,482
Organizational Services, Inc.	MSHDA (Housing Conference Planning)	Capacity Bldg./Indirect TA	\$92,000
Vanessa Buhs	City of Hastings	Capacity Bldg./Direct TA	\$5,015
Vanessa Buhs	MSHDA (Rental Rehab Training)	Capacity Bldg./Indirect TA	\$6,599

Consultant	Organization	Tech. Assist. Category	Contract Amount
Vanessa Buhs	MSHDA (Manistee Tour/Training)	Capacity Bldg./Indirect TA	\$2,575
Virginia Harmon	Family Service, Inc.	Supportive Housing	\$15,200
Zachery & Associates	Power, Inc.	Real Estate Development	\$8,675
Zimmerman/Volk	City of Belding	Real Estate Development	\$14,750
TOTAL			\$1,064,309

Exhibit X

REPORT OF THE MICHIGAN BROADBAND DEVELOPMENT AUTHORITY

FY 2006 (07/01/05 TO 06/30/06)

The MBDA had a \$50 million line of credit with MSHDA until November 16, 2005. A revised investment agreement has been approved by the MSHDA Board of Directors and the MBDA Board of Directors to restructure and write-off losses associated with this MBDA/MSHDA line of credit. Prior to this revised agreement, the MBDA drew roughly \$24 million for loans and operational expenses. The new investment agreement between the agencies provides \$17 million (for loans only) to the MBDA for its implementation of a new lending program targeted at rural underserved markets. The agreement restricts draws to this purpose only. The agreement provides \$995,000 for future MBDA operational expenses and provides approximately \$6 million for loan draws related to previously-approved MBDA loans.

As a result of the new agreement, MSHDA will not be seeking full repayment on its original MBDA investment and anticipates writing off a loss of approximately \$10 million. However, all fees and future borrower loan payments of MBDA-approved loans have been assigned to MSHDA under the new investment agreement. MSHDA will be earning 8 percent on roughly \$18 million in loans and 4 percent on \$17 million in loans over the next 5 to 7 years. Given the level of due diligence performed and the security structures on these loans, we anticipate earning a modest amount of interest income to help off-set the aforementioned loss.

In September '05, the MBDA closed a loan to Control Room Technologies (also known as Arialink Communications) as part of its "Digital Divide Investment Program" (DDIP). This program combines Community Development Block Grant (CDBG) dollars with MBDA loans. In the five low-income townships targeted by this program, more than 3,300 low/moderate income households will have access to broadband services at less than \$19 per month. There will be no installation charge, and the price of \$18.99 per month will be offered for at least three years. Other low-income households throughout all of Muskegon County will benefit from the same pricing structure. The MBDA is also piloting this DDIP program in Marquette County and the City of Springfield, although the loan/grant activities in these communities have not yet closed.

The Michigan Broadband Development Authority (MBDA) has made loans to broadband providers offering service in more than 300 cities townships and villages across the state. Availability and affordability of services has improved in each of these communities as a result of these providers expanding services with MBDA loans. MSHDA has helped finance homes and developments in each of these communities over the years, but has no way to cost-effectively quantify how many of its developments or low-income customers have benefited or purchased services from these new broadband providers.