



December 8, 2020

Chad Benson
Acting Director of Development
Michigan State Housing Development Authority
P.O. Box 30044
Lansing, Michigan 48909

RE: QAP Public Hearing Comments

Dear Mr. Benson,

There are well-documented shortages of housing in Northwest Lower Michigan and especially in the Petoskey area. While the region is one of the fastest growing and most economically competitive regions in the state, its economy and quality of life are threatened by the lack of housing for its workforce and other residents.

Demand for housing exists across all income spectrums, but is especially pronounced for lower-income households, many of whom work in and are critical to our region's service-based economy. Our high development costs create a need for subsidy for new housing to meet the needs of these residents. With that, it has been proven difficult in the Petoskey area to access the low-income housing tax credit program (LIHTC), the nation's largest funding source for affordable housing. Input from stakeholders has consistently pointed towards structural issues in the Qualified Allocation Plan (QAP) that render communities in our area, and other rural areas, largely uncompetitive for funding through the 9% LIHTC program.

As MSHDA considers changes and updates to the QAP, we respectfully request consideration of changes that will address development needs in this geographically and economically significant region of Michigan, as well as other rural communities.

We feel that recommendations developed by Housing North, if implemented, would help communities and developers meet the challenges of providing housing in rural Michigan. As a housing partner in Northwest Michigan, the Little Traverse Bay Housing Partnership urges you to strongly consider implementation of recommendations provided in the December 2020 correspondence from Housing North.

Sincerely,

Emily Meyerson, AICP
Program Coordinator