



M E M O R A N D U M

TO: Governor Rick Snyder
House Committee on Local Government
Senate Committee on Local Government
Senate Finance Committee

FROM: Kevin Elsenheimer
Executive Director

DATE: September 30, 2016

RE: FY 2016 Housing Production Goals Report

Section 32(14) of P.A. 346 of 1966 requires the Michigan State Housing Development Authority (MSHDA) to provide the Governor and the appropriate legislative committees with an annual report for housing projects financed by the Authority. The attached document represents an assessment of FY 2016 production and the Authority's goals for FY 2017. It also addresses the boilerplate reporting requirements in Section 990 of Public Act 84 of 2015. Please note that the Authority's 2016 fiscal year ran from July 1, 2015 through June 30, 2016.

In FY 2016, the Authority invested \$345.5 million in affordable housing in Michigan, resulting in 4,277 new or rehabilitated apartments and single-family homes. MSHDA also administered the Low Income Housing Tax Credit program for the state, which helped to administer \$23.6 million in tax credits to create or preserve 2,029 units of affordable rental housing statewide. In addition, the Authority administered the federal Housing Choice Voucher Program (formerly known as Section 8), and 31,814 families participated in this program in FY 2016. Please see the full report for further detail.

SEPTEMBER 30, 2016



MSHDA
**PRODUCTION
REPORT**
FY 2016



Required by P.A. 346 of 1966

TABLE OF CONTENTS

EXECUTIVE SUMMARY.....	2
MSHDA PRODUCTION	3
A. Multifamily Loan Programs.....	3
B. Supportive Housing and Homeless Initiatives	3
C. Pass-Through Short-Term Bond Program.....	4
D. Single Family Mortgage Loan Program	4
E. Michigan Mortgage Credit Certificate Program.....	5
F. Property Improvement Loan Program	5
OTHER REQUIRED INFORMATON	6
A. Social and Economic Benefits.....	6
B. Demographic Information.....	6
C. Construction Jobs Created, Wages and Taxes Paid	7
D. Grants to Local Units of Government & Nonprofit Organizations.....	7
E. Mobile Homes, Nonprofit Housing, and Cooperative Programs.....	7
F. Neighborhood Preservation Program	7
G. Prepayment of Federally and Authority Assisted Loans	8
H. Low-Income Housing Tax Credit (LIHTC).....	8
I. Education and Training Opportunities	8
J. Housing Choice Voucher Program	8
K. Housing and Community Development Fund	9
L. Programs Funded by National Mortgage Settlement.....	12
M. Loans to Mortgage Lenders	12
N. Sec. 44c Pass-Through Reporting Requirement	12
O. Michigan Broadband Development Authority	12
P. MiNeighborhood Initiative.....	12
Q. Federal Housing Trust Fund.....	13
STATE HISTORIC PRESERVATION OFFICE.....	14
A. Grants and Tax Credits Awarded	14
B. Designation and Survey	17
C. Education and Outreach	17
D. 2016 Governor’s Awards for Historic Preservation	18
EXHIBITS	20
Exhibit 1. FY 2016 Production and FY 2017 Goals	21
Exhibit 2. FY 2016 Federal Stimulus Funds	22
Exhibit 3. FY 2016 Single Family Loans.....	23
Exhibit 4. FY 2016 Michigan Mortgage Credit Certificates	24
Exhibit 5. FY 2016 Property Improvement Loans.....	25
Exhibit 6. FY 2016 Estimated Construction Jobs, Wages, Taxes.....	26
Exhibit 7. FY 2016 Grants to Non-Profit Organizations & Local Governments	27
Exhibit 8. FY 2016 Low-Income Housing Tax Credits Allocated.....	32
Exhibit 9. FY 2016 Low-Income Housing Tax Credits Denied	33
Exhibit 10. Changes to the Qualified Action Plan (QAP) in FY 2016	34
Exhibit 11. FY 2016 Technical Assistance Spending	35

EXECUTIVE SUMMARY

Section 32(14) of P.A. 366 of 1966, which is MSHDA's authorizing act, requires the Authority to report whether the production goals for the previous fiscal year have been met, and, if not, why. The Authority exceeded its agency wide FY 2016 production goal to finance \$244.6 million in new or rehabilitated housing, resulting in 3,493 units. By the end of the fiscal year, MSHDA had financed \$345.5 million in new/renovated housing, resulting in 4,277 units. (See [Exhibit 1](#).) The information below under "MSHDA Production" provides the specifics of MSHDA's production activities in FY 2016, including the dollars invested and the number of housing units created or renovated for each program financed with bonds and notes. For those programs that missed a goal, it provides the reasons why.

In addition to its production activities, the Authority also distributed \$27.3 million in community development and homelessness prevention grants to local governments and nonprofit organizations in FY 2016. MSHDA also administered the Low-Income Housing Tax Credit program for the state, which helped to administer \$23.6 million in tax credits to create or preserve 2,029 units of affordable rental housing in 35 developments statewide. In addition, the Authority administered the federal Housing Choice Voucher Program (formerly known as Section 8), and in FY 2016, 31,814 families participated in this program.

In FY 2016, MSHDA also administered \$44.8 million in funds under the auspices of four federal stimulus packages for foreclosure prevention activities, blight elimination, and other housing supports. The dollars allocated under these stimulus packages are summarized in [Exhibit 2](#). Also, the State Historic Preservation Office (SHPO) generated \$147.4 million in direct investment during FY 2016 from its Federal Historic Preservation Tax Credit program. For more detail, see the [State Historic Preservation Office](#) section of this report.

MSHDA PRODUCTION

MSHDA is required by P.A. 346 of 1966 to establish numeric goals for its programs financed with bonds and notes and report the progress toward those goals each year. Most of these programs are loan programs, and they result in the rehabilitation or new construction of apartments and single-family homes (described as “units” throughout the report). The following section, provided in response to this requirement, is organized by MSHDA’s major areas of business. A table summarizing the Authority’s FY 2016 production compared to its FY 2016 goals, as well as its goals new for FY 2017, can be found in **EXHIBIT 1**. For more information on MSHDA’s programs and activities, please see our website at the following link: <http://www.michigan.gov/mshda>.

A. Multifamily Loan Programs

1. Taxable and Tax-Exempt Direct Lending Programs

These programs represent the Authority’s response to localized housing and reinvestment needs by financing rental housing. Funding comes from the issuance of taxable and tax-exempt bonds to investors, the proceeds of which are then loaned for the acquisition, construction or rehabilitation, and long term financing of affordable rental housing units. Typically, at least 40% of the units in each development must be occupied by households with low incomes, defined as less than or equal to 60% of the Area Median Income. The tax-exempt lending programs operated in FY 2016 with a fixed interest rate of 5.25%, while the Taxable Bond lending programs operated with a fixed interest rate of 7.0%. In addition, the Authority provided Preservation Fund Loans as permanent gap funding sources.

In FY 2016, the multifamily lending program financed \$155 million in loans, representing 14 developments containing a total of 2,211 housing units. The program exceeded its FY 2016 goal of making \$90 million in loans and producing 1,500 in units.

2. Gap Financing Program

MSHDA’s Gap Financing Program works in conjunction with the Authority’s Tax-Exempt Bond Program to competitively distribute \$18 million in gap funding among applicants for multifamily loans; almost \$11.5 million in Preservation Funds was part of the \$155.0 million in loans mentioned above. Another \$14.4 million makes up the HOME gap-funded transactions that closed in FY 2016.

3. Equity Bridge Loan (EBL) Program

One transaction took advantage of the EBL program, which included a loan total of just over \$1.9 million, and is also a part of the \$155 million mentioned above.

B. Supportive Housing and Homeless Initiatives

1. Homeless Housing Development Programs

In FY 2016, MSHDA closed five rental development supportive housing HOME Loans of just over \$4 million for families that are homeless or with special needs. This program represents the Authority’s investments into new construction or acquisition/rehabilitation of projects for supportive housing. Funding under this initiative comes from the HOME program and many of the developments receive Low-Income Housing Tax Credits. Units are made available to the tenants

earning 30% or below of Area Median Income. Loans are structured as a three percent simple interest loan and are non-amortizing repayable loans.

2. Homeless Grants

Under this category \$4.7 million in MSHDA funding was allocated for FY 2016 to match and supplement HUD's Emergency Solutions Grant (ESG) Program. The ESG program offers financial assistance to public and nonprofit organizations that are responding to the needs of homeless populations through a Continuum of Care process. ESG funds can be used for shelter operation, essential services, prevention, and rapid re-housing leasing assistance. In FY 2016, 47 ESG grants totaling \$9.3 million in federal and MSHDA funds were allocated.

C. Pass-Through Short-Term Bond Program

The Authority's Act permits it to participate in "conduit" or "pass-through" financings in which the bonds issued to finance a development are a limited obligation of the Authority; the bonds are not secured by the Authority's capital reserve capital account and the bonds are not backed by the moral obligation of the State of Michigan. Instead, the bonds are secured by the revenues of the borrower, the real and personal property being financed, and a form of credit enhancement acceptable to the Authority. After MSHDA issues the short-term bonds (for up to 36 months), project sponsors typically refinance their projects through a Federal Housing Administration (FHA) insured Ginnie Mae (GNMA) mortgage or other financing source.

The Authority did not meet its FY 2016 Pass-Through Short-Term Bond Program goal of financing \$30 million and 500 units of affordable housing, as no developments closed under this program in FY 2016. (One project was approved, but had not yet closed.) This is because the Pass-Through Short-Term Bond Program is a secondary program of the Authority. To the extent that projects qualify for the Pass-Through Short-Term Bond Program, it is available for them to utilize. However, due to certain more recent requirements within MSHDA's programs, the majority of 4% LIHTC/Tax Exempt Bond developments that apply are directed to either the Tax Exempt Direct Lending Program or the Gap Financing Program, to create efficiencies within those programs. This was the case with some developments in FY 2016.

The Authority extended the program in FY 2016 for a period of one year by making available up to \$30 million in additional volume cap. The FY 2017 goal is to make \$30 million in pass-through bonds available and create the ability for 500 housing units to be produced under this program.

D. 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. Borrowers must have acceptable credit and the ability to repay the loan.

In FY 2016, this program financed 1,798 existing single-family units, representing a total investment of \$163.0 million. The average purchaser of an existing home was 34 years of age, with a household size of 2 and an average income of approximately \$45,629. The average loan amount for the buyer of an existing home was \$90,668. The Authority exceeded its FY 2016 goal of financing 1,229 single family homes.

In late 2013, MSHDA began offering a loan program designed specifically for the repeat homebuyer. The MI Next Home program allows the repeat homebuyer to purchase a home with an FHA, RD or VA mortgage while foregoing some of the more restrictive aspects of the MI First Home program. Additionally, MI Next Home customers can still use our popular Down Payment

Assistance with either the FHA or RD product. As of June 30, 2016, 48 loans have been committed totaling \$6 million and 54 loans have been purchased for a total of \$6 million.

In addition to mortgage lending, the Homeownership Division provided counseling funded via general operating income. Counseling was provided in the following areas: Homebuyer Education—3,799 households; Foreclosure Prevention—431 households; Family Self-Sufficiency—594 households; Key to Own—10 households; and Specialty programs—453 households.

1. Federal Stimulus Funding

MSHDA awarded \$124,587 in National Foreclosure Mitigation Counseling (NFMC) program funds and served 300 homeowners. The NFMC program, (sometimes called the “Neighborworks” program, as it is administered by NeighborWorks® America) is funded by the Consolidated and Further Continuing Appropriations (CFCA) Act of 2015, and uses a network of housing counselors to help families at risk of foreclosure via loss mitigation counseling.

MSHDA also administered the Help for Hardest Hit Programs. These federally-funded programs are being used to help homeowners who have a high risk of default or foreclosure and our newest program is blight elimination in 17 cities. MSHDA disbursed \$40.8 million for 4,747 households in FY 2016 for the Help for Hardest Hit Program and for Blight Elimination, MSHDA disbursed \$84.8 million for 5,027 units.

E. 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 2016, the program assisted the financing of 225 existing single-family homes, resulting in an investment of \$24.9 million. The average age of a MCC recipient purchasing an existing home was 32; the average family size was 2. The Authority exceeded its goal of producing 202 certificates primarily due to increased statewide marketing.

F. Property Improvement Loan Program

This program helps preserve older, existing housing by offering loans to homeowners that meet income limits. In FY 2016, this program made 22 loans, totaling \$284,320. Of these loans, 59% were made to borrowers over 55 years of age. Approximately 81.8% of the loans went to improve homes that were 40 years of age or older.

The Authority missed its FY 2016 goal of providing at least 62 PIP loans totaling \$650,000 due to weakness in the housing market, many homeowners chose alternate lenders who offered lower interest rates.

OTHER REQUIRED INFORMATION

In addition to requiring information about MSHDA's production each fiscal year, MSHDA's Act also requires reporting on other aspects of the Authority's activities, such as social and economic benefits, education and training, and actions related to the Low-Income Housing Tax Credit program. Any new programs adopted by the Authority or enacted by the Legislature must also be discussed in the report. The following pages present this required information.

A. 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.

B. 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.

Information on the demographics of many program beneficiaries is contained throughout the report, listed by program. Demographic information for the Single Family, Michigan Mortgage Credit Certificate, and PIP Programs are found in EXHIBIT 3, EXHIBIT 4, and EXHIBIT 5, and information for the Housing Choice Voucher program is found in the text of the "Housing Choice Voucher Program" section.

The following estimates provide an indication of the demographics of tenants in multifamily developments that received tax credits as of August, 2015: 53.2% of tenants who reported their race were white, and 46.8% were non-white. The average age of the Head of Household was 52 years, the average family size was 1.8 persons, and the average income was \$16,837.

C. Construction Jobs Created, Wages and Taxes Paid

Section 32(16)(h) requires the Authority to estimate economic impact of its multifamily lending development projects, including the number of construction jobs created, wages paid, and taxes and payments in lieu of taxes paid.

In FY 2016, Authority-financed housing resulted in approximately 1,906 jobs, caused approximately \$59.6 million in wages to be paid, and resulted in approximately \$21.1 million in federal and state taxes being collected. Approximately 15 MSHDA-financed properties received payments in lieu of taxes in FY 2016. EXHIBIT 6 estimates the number of construction jobs created, wages paid, and federal and state taxes paid in FY 2016.

D. Grants to Local Units of Government & Nonprofit Organizations

MSHDA makes grants to local units of government and non-profit housing organizations for community development and the prevention of homelessness. In FY 2016, 159 grants were made to local units of government and non-profit housing and service providers, for a total grant expenditure of \$27.3 million. (See the table below.) EXHIBIT 7 details each grant made to local units of government and non-profit housing and service providers.

Type of Grant	Dollars Granted
Grants to Prevent Homelessness	\$11,311,440
Emergency Solutions Grants (ESG)	\$9,334,956
Statewide Partnership and Homeless Assistance Special Grants	\$271,300
Ending Veteran Homelessness	\$752,545
Homeless Management Information System (HMIS)	\$952,639
Community Development Grants	\$16,030,869
Community Development Block Grants	\$9,192,293
HOME Funds	\$2,998,006
Federal Neighborhood Stabilization Funds (NSP1) Grants	\$2,000,000
Federal Neighborhood Stabilization Funds (NSP2) Grants	\$1,840,570
TOTAL GRANTS	\$27,342,309

E. Mobile Homes, Nonprofit Housing, 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 2016, no mobile home parks were financed under the Michigan Mortgage Credit Certificate Program or Single Family Program. No consumer housing cooperative projects were financed under Authority programs in FY 2016. In FY 2016, the Authority financed 1,556 units of housing in non-profit housing projects, investing a total of \$90.0 million in these projects.

F. Neighborhood Preservation Program

Section 32(16)(j) requires the Authority to report on the progress in developing the Neighborhood Preservation Program. The goals of the program were to positively impact the image, physical conditions, and market and neighborhood management of target neighborhoods. Each NPP produced 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 included homeowner rehabilitation, beautification through banners, landscaping and/or

neighborhood signs, and marketing activities to improve the image of the neighborhood. There were no funds available for the NPP program in FY 2016.

G. 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.

The Authority has preservation lending parameters for federally assisted and MSHDA-financed rental housing. This housing stock, which 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. No tenants are displaced as a result of these transactions.

H. Low-Income Housing Tax Credit (LIHTC)

Section 32(16)(l) requires the Authority to report on the status of the Low-Income Housing Tax Credit (LIHTC) allocated under the Qualified Allocation Plan (QAP), 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 2016, the Authority allocated approximately \$23.6 million in 9% tax credits to 35 developments helping create or preserve 2,029 units. (See **EXHIBIT 8.**) During the fiscal year, 43 distinct projects were denied credit for various reasons. (See **EXHIBIT 9.**) There were changes to the QAP at the very end of FY 2016. The changes that were made did not impact any of the allocations made during FY 2016. (See **EXHIBIT 10.**)

I. 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 our Technical Assistance efforts. In FY 2016, the Authority provided Technical Assistance to nonprofit housing organizations throughout the state with 9 contracts made to 8 different Technical Assistance providers, at a total cost of \$111,418. **EXHIBIT 11** provides the amount expended by each of the technical assistance providers with such a contract.

J. Housing Choice Voucher Program

The Housing Choice Voucher (HCV) Program utilizes the private rental market to assist Michigan's extremely low-income families to afford decent, safe, and sanitary housing. Residents live in single family or multifamily rental dwellings, paying between 30% and 40% of their gross income for rent.

In FY 2016, a total of 31,814 families participated in this program, which includes project based, homeownership, non-elderly disabled, mainstream 5, and veteran allocations. The average age for the head of household was 48 years of age, 43% of the voucher holders are disabled, 4% are classified as veterans, and the average adjusted household income was \$10,178. The racial breakdown by head of household is as follows: 1.2% are classified as American Indian/Alaska

Native, 0.4% are classified as Asian, 53.8% are classified as Black/African American, 0.2% are classified as Native Hawaiian/Other Pacific Islander, and 44.4% are classified as White. Of the 31,814 participating households, 3% are classified within Hispanic or Latino ethnicity.

K. Housing and Community Development Fund

Section 58b(6) requires the Authority to issue an annual report to the Legislature summarizing the expenditure of the fund for the prior fiscal year, including a description of the eligible applicants who received funding, the number of housing units that were produced, the income levels of the households that were served, the number of homeless persons served, and the number of downtown areas and adjacent neighborhoods that received financing.

Unfunded since FY 2008, the Housing and Community Development Fund (HCDF) received a supplemental appropriation of \$3,709,500 from the proceeds of the National Mortgage Settlement (PA 296 of 2012). A competitive grant process was completed in 2013 to distribute the funds according to statutory criteria. Specifically, MSHDA developed and published a Notice of Funding Availability, reviewed and scored 65 proposals, and selected 9 applicants to receive awards.

At the time this report was written, five of these grantees have completely expended the grant funds. Additionally, two projects are currently underway and are expected to expend grant funds this fiscal year. One grantee's award has been de-obligated, and a second one is in the process of being de-obligated. The only expenditure during this time frame was the final payment to the Ingham County Land Bank Fast Track Authority in the amount of \$41,481. Information regarding this grantee's proximity to a downtown area/adjacent neighborhood is not available, nor is information about the number of homeless persons it served.

Below is a description of the grantees that will or have received funding:

- **Ingham County Land Bank Fast Track Authority**
Project Name: Ash Street Mixed Use Development
Location: City of Mason, Ingham County
Awarded Amount: \$500,000
Statutory Earmarks: 25% Rental Housing
Eligible Distressed Area
Ingham County LBFTA is currently developing 10 new residential apartments and 5,000 square feet of first-floor commercial space in downtown Mason. The set aside units are limited to households at or below 60% area median income. The project leverages \$485,000 in conventional debt, \$426,800 in CDBG, and \$50,000 in funding from Mason's Downtown Development Authority.
- **Dwelling Place of Grand Rapids, Inc.**
Project Name: Herkimer
Location: City of Grand Rapids, Kent County
Awarded Amount: \$468,379
Statutory Earmark: 30% Extremely Low-Income/Homeless/Permanent

Supportive Housing
Eligible Distressed Area

Dwelling Place of Grand Rapids, Inc. acquired and has substantially rehabilitated the historic Herkimer Building. A total of 55 one-bedroom units, including 40 supportive housing units, are completed at the site. The project leverages \$15.9 million in financing.

- **ICCF Nonprofit Housing Corporation**
Project Name: La Grave Apartments at Tapestry Square
Location: City of Grand Rapids, Kent County
Recommended Amount: \$475,000
Statutory Earmark: 25% Rental Housing
Eligible Distressed Area

ICCF Nonprofit Housing Corporation anticipates developing 19 residential units and 3,000 square feet of first floor commercial square in the southern part of downtown Grand Rapids. The developer plans \$3.6 million in leveraged funding from a variety of public and private sources. ICCF applied for Low-Income Housing Tax Credits during spring of 2014, but was not awarded tax credits. It is anticipated that the developer will re-apply for Low-Income Housing Tax Credits in the fall 2014 round.

- **Uptown Reinvestment Corporation**
Project Name: Capitol Theatre
Location: City of Flint, Genesee County
Recommended Amount: \$500,000
Statutory Earmark: Eligible Distressed Area

Uptown Reinvestment Corporation anticipates rehabilitating the historic Capitol Theatre Building in downtown Flint. Additionally, this will include the restoration of the 2,000 seat theatre and 25,000 square feet of office and retail space. The \$10 million project is seeking New Market and Federal Historic Tax Credits, and has secured a variety of other private and public funding sources.

- **LINC Community Revitalization, Inc.**
Project Name: Southtown Square
Location: City of Grand Rapids, Kent County
Awarded Amount: \$500,000
Statutory Earmark: 25% Rental Housing
Eligible Distressed Area

LINC Community Revitalization Inc. has developed 44-units of mixed-income housing comprised of 24 apartment units in a 4-story, mixed-use elevator building with 7,200 SQFT of commercial space and 16 townhome units in the Madison Square business district of Grand Rapids. This is Phase II of the Southtown Square development that has already received commitments from the following funding sources: 9% LIHTC, NSP2, NSP3, and City of Grand Rapids HOME funds.

- **Home Renewal Systems, LLC**
Project Name: The Gateway, Fremont Senior Apartments
Location: City of Fremont, Newaygo County

Awarded Amount: \$450,000
Statutory Earmark: \$25% Rental Housing

Home Renewal Systems, LLC has redeveloped a historically significant re-purposed high school building originally built in 1926 to create 38 affordable, energy-efficient, senior apartments, with walkable access to downtown Fremont. The project is leveraging a mix of 9% LIHTC, federal historic rehabilitation tax credits, and permanent debt from conventional sources to complete the transaction.

- **S. Dot Development, LLC**
Project Name: The West Grand Apartments
Location: City of Detroit, Wayne County
De-obligated Amount: \$224,850
Statutory Earmark: 25% Rental Housing
Eligible Distressed Area

S. Dot Development, LLC was an applicant for HCDF funding that planned to renovate 27 units of mixed-income housing (21 units restricted to < 60% AMI) in a 3-story historic building originally constructed in 1920 along West Grand Boulevard near the I-94 interchange in Detroit. The developer is not moving forward with the development and the Housing and Community Development funds have been de-obligated.

- **Bethel Tower LDHALP**
Project Name: Bethel Tower Apartments
Location: City of Detroit, Wayne County
Awarded Amount: \$200,000
Statutory Earmark: 30 % Extremely Low-Income/Homeless/Permanent Supportive Housing
Physical & Mental Handicaps/Eligible Distressed Area
Bethel Tower LDHALP rehabilitated a 120-unit, 8-story, high rise elevator apartment building and 26 townhouse units located in the Midtown neighborhood of Detroit as part of a recapitalization project that included 9% LIHTC, HUD 221d(4) permanent financing and owner cash/equity. The project will provide permanent supportive housing for persons with physical, mental, and/or emotional impairments.

- **Detroit Rescue Mission Ministries**
Project Name: Douglas Permanent Supportive Housing
Location: City of Highland Park, Wayne County
Awarded Amount: \$467,271
Statutory Earmark: 30% Extremely Low-Income/Homeless/Permanent Supportive Housing
Eligible Distressed Area

Detroit Rescue Mission Ministries is in the process of developing a 70 unit, 3-story building located in Highland Park to provide permanent supportive housing for 70 homeless men. Renovations will include washroom, common area, roof and window upgrades. A HUD Permanent Supportive Housing grant and owner equity provides leverage. The developer was not able to secure a certificate of occupancy, and the funds are in the process of being de-obligated.

L. Programs Funded by National Mortgage Settlement

In 2012, Michigan's Attorney General and other participating state Attorneys General entered into a settlement with the five leading bank mortgage servicers resulting in the National Mortgage Settlement. The settlement required servicers to provide monetary sanctions and relief and mandated comprehensive reforms in mortgage loan servicing. Michigan received \$97.2 million from the settlement, a portion of which was appropriated by the Legislature to MSHDA for new/re-funded programs. Many of the MSHDA programs funded with this money have already expended all of their funds, as described in previous years of this report. The FY 2016 activities of the remaining programs are described below.

The Housing and Community Development Fund: This program received \$3.7 million from the settlement for eligible housing and community development projects. See "[Housing and Community Development Fund](#)" section above for more detail.

Foreclosure counseling and legal aid consists of \$15 million to increase foreclosure counseling efforts statewide. In FY 2016, \$771,423 was expended under this program.

Home affordable refinance program grants (\$5 million) are grants to homeowners attempting to refinance under the federal Home Affordable Refinance Program (HARP). In FY 2016, 86 homeowners statewide had received HARP refinance closing-cost assistance, with a total of \$43,000 being funded in that fiscal year.

M. Loans to Mortgage Lenders

Section 44b(11) requires the authority to submit a report to the governor and the legislature on its progress in implementing loans to mortgage lenders pursuant to section 44b. There is no information to report for this requirement, as MSHDA does not make loans to mortgage lenders.

N. Sec. 44c Pass-Through Reporting Requirement

Sec. 44c(13) requires owners of certain housing projects financed under the Pass-Through program to submit data to MSHDA. For FY 2016, no data was received under this section.

O. Michigan Broadband Development Authority

Section 32(17) of MSHDA's enabling legislation 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).

Executive Order No. 2008-20, approved in October of 2008, abolishes the Broadband Authority and transfers any remaining functions to MSHDA. As of June 30, 2016 the Broadband portfolio had 1 outstanding loan, with a total outstanding principal balance of \$62,248. All outstanding commitment amounts were either drawn down, or forfeited by the borrowers, so there are no longer any commitments outstanding.

P. MiNeighborhood Initiative

The MiNeighborhood Program works with neighborhood, local, and statewide organizations to identify and address neighborhood needs based on the premise of the Main Street Four-Point Approach™. The Program connects existing and emerging opportunities to leverage resources in support of neighborhood revitalization.

During the CY 2015 program year, \$13,429 was expended on trainings and workshops. Trainings consisted of Michigan Historic Preservation Education programs and workshops, and

vision and mission statement workshops. In FY 2016, no new communities joined the MiNeighborhood Program, and the program was discontinued.

Q. Federal Housing Trust Fund

In FY 2016, MSHDA was notified that it would receive \$3.5 million from the federal Housing Trust Fund (HTF), which will be used to promote new rental housing for extremely low-income renters. The allocation plan for this new program, which is still in the initial planning stages, is currently under review from the U.S. Department of Housing and Urban Development. The Authority expects to receive the award of funds in FY2017 and will include details of such in next year's report.

STATE HISTORIC PRESERVATION OFFICE

MSHDA's Authorizing Act does not specifically require reporting for the State Historic Preservation Office (SHPO), which was transferred to the Authority under Executive Order 2009–36. However, the Authority would like to share the information below about this important office within the Authority.

In 1966, in response to growing public interest in historic preservation, Congress passed the National Historic Preservation Act (NHPA), which required that each state establish a SHPO and that the governor of each state appoint an officer to oversee the preservation activities. In Michigan the governor also appoints the State Historic Preservation Review Board, which reviews nominations to the National Register of Historic Places. Each year Michigan receives a Historic Preservation Fund (HPF) grant from the National Park Service to operate its programs. The Michigan SHPO identifies, evaluates, registers, protects and encourages reinvestment in the state's historic buildings and neighborhoods and the protection of archaeological resources.

Michigan's SHPO manages a number of federal and state programs including the National Register of Historic Places, Section 106 of the NHPA (review of federal undertakings for their impact on historic and archaeological resources), and Michigan's Local Historic District Act. The SHPO also administers incentives programs to encourage reinvestment in historic buildings and neighborhoods, including Federal Historic Preservation Tax Credits, pass-through grants available to Certified Local Governments, and the Michigan Lighthouse Assistance Program funded through the sale of specialty license plates.

A. Grants and Tax Credits Awarded

1. Certified Local Government Grants

During FY 2016 the SHPO announced \$122,022 in Certified Local Government (CLG) grants. As required by the National Park Service, the SHPO awards 10 percent of its Historic Preservation Fund grant to CLGs. The five grants were:

Certified Local Government/Partner Organization	Amount of Grant	Amount of Match	Historic Resource
City of Allegan	\$45,644	\$45,644	Griswold Memorial Auditorium
City of Detroit	\$33,000	\$22,000	Ford Piquette Avenue Plant
City of Detroit	\$15,560	\$10,388	Historic Fort Wayne
City of Grand Rapids	\$21,000	\$14,000	Modern resources in the Heritage Hill and Heartside Historic Districts
Washtenaw County	\$6,754	\$4,501	Thornocks Neighborhood
TOTAL	\$121,958	\$96,533	

2. Michigan Lighthouse Assistance Program Grants

The sale of the Save Our Lights specialty license plate funds the Michigan Lighthouse Assistance Program (MLAP). The SHPO awards grants through the MLAP for the preservation of historic lighthouses. During MSHDA FY 2016 the SHPO announced a \$60,000 Michigan Lighthouse Assistance Program grant to the Historical Association of South Haven for the South Haven South

Pierhead Light. The association will contribute \$83,190 in matching funds. (See “Grants Received” below for additional MLAP projects.)

3. Grants Received

The SHPO successfully applied for a number of grants in FY 2016, which will enable the office to take the lead on some important historic preservation efforts. These projects would not happen without the SHPO staff taking the initiative to find additional funding.

Funding Source	Grant award	Matching funds	Projects
Cultural Resources Fund	\$50,000	No matching funds required.	The SHPO is partnering with the DNR and the Saginaw Chippewa Tribe of Michigan to preserve the Sanilac Petroglyphs. The project will result in a conservation assessment, digital documentation, an interpretative kiosk, visitor rails for the petroglyphs, and the repair/replacement of failing trail bridges at Sanilac Petroglyphs Historic State Park.
National Maritime Heritage Grant	\$123,000	\$123,000 (From the Michigan Lighthouse Assistance Fund)	The SHPO is partnering with four nonprofit organizations to complete a Historic Structure Report for each of four offshore lighthouses to enhance public education of Michigan’s unique maritime history. The SHPO selected Gull Rock Light Station, Manitou Island Light Station, Stannard Rock Lighthouse, and the Thunder Bay Island Light Station for this project.
National Park Service	\$5,000	\$5,000	The “Fayette Archaeological Inventory Project” involved hiring a collections intern to process many of the uncatalogued archaeological collections from the Fayette Historic Townsite—a National Register-listed site, Michigan History Museum field site, and expansive archaeological site. The goal of this project was to better document these collections for use in upcoming exhibits and for future research on and preservation of the site.
TOTAL	\$178,000	\$128,000	

4. Historic Preservation Tax Credits

Historic Preservation Tax Credits continue to be an important tool for spurring private investment in vacant or underutilized buildings in Michigan cities. In 2016, 14 historic rehabilitations were completed using either Federal or a combination of Federal and State Historic Preservation Tax Credits. These 14 projects represent direct investment of more than \$147.4 million.

Project Name	City	County	Total Investment	Est. Fed. Credit	Est. State Credit	Est. Total Credit
Kerr Hardware	Coldwater	Branch	\$5,871,425	\$1,093,832	\$887,483	\$1,981,315
Central Furniture Co. (Klingman's Building)	Grand Rapids	Kent	\$34,008,600	\$6,145,700	\$0	\$6,145,700
Fremont High School	Fremont	Newaygo	\$11,400,200	\$2,038,400	\$0	\$2,038,400
Bancroft Building	Saginaw	Saginaw	\$2,139,779	\$277,000	\$0	\$277,000
Monterey Café	Port Huron	St. Clair	\$828,084	\$123,985	\$30,996	\$154,981
451 Lodge Drive	Detroit	Wayne	\$21,813	\$3,429	\$0	\$3,429
3980 Second Avenue	Detroit	Wayne	\$1,107,153	\$185,031	\$0	\$185,031
4759 Trumbull Avenue	Detroit	Wayne	\$415,400	\$66,640	\$0	\$66,640
Chamber of Commerce	Detroit	Wayne	\$36,401,384	\$6,800,000	\$5,881,446	\$12,681,446
El Dorado Hotel	Detroit	Wayne	\$6,460,535	\$956,582	\$239,146	\$1,195,728
Henry Clay Hotel	Detroit	Wayne	\$9,000,000	\$1,440,000	\$0	\$1,440,000
Jennings Memorial Hospital	Detroit	Wayne	\$10,572,588	\$1,787,120	\$0	\$1,787,120
Platte Apartments/Sutton Drug	Detroit	Wayne	\$1,297,249	\$259,450	\$194,587	\$454,037
Strathmore Apartments	Detroit	Wayne	\$27,917,000	\$4,560,000	\$0	\$4,560,000
TOTAL			\$147,441,210	\$25,737,169	\$7,233,658	\$32,970,827

The State Historic Preservation Tax Credit program was eliminated in 2010, but projects pending at that time continue to be completed. In MSHDA FY 2016, seven state-only projects were completed representing an additional \$323,000 in direct investment in historic rehabilitation.

Project Name	City	County	Total Eligible Expenses	State Credit
302 Douglas	Kalamazoo	Kalamazoo	\$21,128	\$5,282
1210 Merrill Street	Kalamazoo	Kalamazoo	\$15,368	\$3,842
417 West South Street #508	Kalamazoo	Kalamazoo	\$35,733	\$8,933
530 West Walnut	Kalamazoo	Kalamazoo	\$17,100	\$4,275
517 Paris Avenue SE	Grand Rapids	Kent	\$15,613	\$3,903
553 South 7 th Street	Ann Arbor	Washtenaw	\$149,560	\$37,390
19494 Shrewsbury Road	Detroit	Wayne	\$68,741	\$17,185
TOTAL			\$323,243	\$80,810

B. Designation and Survey

1. Commercial Districts Listed in the National Register of Historic Places

A minimum of three times a year the SHPO presents National Register of Historic Places nominations to the governor-appointed State Historic Preservation Review Board. During MSHDA FY 2016 the board considered 38 nominations, including 4 for downtown historic districts: Clare, Grand Haven, Hart, and Detroit’s New Center Commercial Historic District. As a result 183 property owners within those districts will be eligible to apply for Federal Historic Preservation Tax Credits, an incentive for them to rehabilitate historic buildings in downtown areas.

C. Education and Outreach

1. Archaeology Public and K-12 Education

SHPO archaeologists collaborated with the Michigan History Center on its annual Archaeology Day event in October 2015, which drew 645 visitors and 93 exhibitors, speakers and volunteers. The archaeologists educated schoolchildren as part of the museum’s Dig Camp summer camp program and the Big History Lesson, and they spoke to schoolchildren at several Lansing-area science fairs and participated in DNR jamborees.

2. DNR Planning and Education

SHPO archaeologists participated in state park planning sessions for the Fisherman’s Island and Sleepy Hollow State Parks master plans and an interpretation planning session at Hartwick Pines State Park at the request of the Department of Natural Resources (DNR). In addition, they served on the planning team for the Michigan History Museum’s (DNR) new permanent exhibits. They did in-service training for the DNR Fisheries Division, DNR Explorer Guides, and collaborated with the MDOT staff archaeologist on additional DNR training.

3. Michigan Main Street

The SHPO’s Design Specialist/Historic Architect collaborates with MEDC’s Michigan Main Street Program to provide design assistance to communities that participate in the Michigan Main Street Program. The Main Street concept uses historic preservation principles to revitalize downtowns. Training in four areas was provided to the following communities:

Work Plan Training	Building Basics	New Manager	Design Training
Blissfield	Three Rivers	Blissfield	Charlevoix
Boyne City		Boyne City	Downtown Lansing, Inc.
Charlevoix		Charlevoix	Grayling
Downtown Lansing, Inc.		Old Town Lansing	Hart
Grand Haven		Otsego	Howell
Grayling		Port Huron	Manistee
Hart		Saline	Port Huron
Howell		Three Rivers	Portland
Manistee		Wayland	Saline
Milan			Three Rivers
Niles			Wayland
Old Town Lansing			Wayne
Otsego			
Owosso			
Port Huron			
Portland			
Saline			

Three Rivers			
Wayland			
Wayne			

4. Michigan Modern Project

In June, 2016 the Conference for the Documentation and Conservation of Monuments of the Modern Movement (DOCOMOMO) (an international organization) announced that it would give its advocacy award to the Michigan State Historic Preservation Office for its work to recognize and promote Michigan’s design heritage through the Michigan Modern Project.

The Michigan Modern Project has been ongoing since 2000 when research began on Michigan’s mid-20th-century architecture. Five symposiums and two major museum exhibitions grew out of the project and raised awareness about Michigan’s significant role in the development of Modern architecture and industrial design.

More recently, the Michigan History Foundation raised \$187,000 in private funds on behalf of the SHPO to produce two books on Michigan’s significant role in the development of modern design and to recognize the important design industry that continues to thrive in Michigan today. The first book *Michigan Modern: Design that Shaped America* is due out mid-September 2016, and the second book is due out in late summer 2017. Book release events will be held throughout Michigan and in New York City and Southern California.

5. Neighborhoods in America’s Legacy: A Dialogue in Detroit

During FY 2016 the SHPO brought together academics, policy-makers and other stakeholders to plan *Neighborhoods in America’s Legacy Cities: A Dialogue in Detroit*, a follow-up to the 2014 *Historic Preservation in America’s Legacy Cities* conference in Cleveland. Legacy Cities are urban centers where long-term population loss and economic restructuring present challenges for the future of historic resources and cultural heritage. The conference was held at Wayne State University in September of 2016.

D. 2016 Governor’s Awards for Historic Preservation

During National Historic Preservation Month in May, the SHPO presented the 2016 Governor’s Awards for Historic Preservation in the State Capitol Rotunda.

Recipients	Project	Location
Mackinac State Historic Parks	Ongoing archaeological investigation of Fort Michilimackinac	Mackinac City
City of St. Joseph, Smay Trombley Architecture, Mihm Enterprises, the Heritage Museum and Cultural Center, the Lighthouse Forever Fund and the Citizens of St. Joseph	Rehabilitation of the St. Joseph North Pier Inner and Outer Lights	St. Joseph
Home Renewal Systems LLC, Quinn Evans Architects, and Wolverine Building Group	Rehabilitation of Fremont High School	Fremont

<p>Saginaw-Chippewa Indian Tribe; Central Michigan University Department of Sociology, Anthropology and Social Work; and the City of Mount Pleasant</p>	<p>Mount Pleasant Indian Boarding School archaeological investigation</p>	<p>Mount Pleasant</p>
<p>City of Dearborn, Artspace, Neumann Smith Architecture, the Monahan Company, and the East Dearborn Downtown Development Authority</p>	<p>Rehabilitation of the Dearborn City Hall Complex</p>	<p>Dearborn</p>
<p>Indian Village Historical Collections, City of Detroit, Public Lighting Authority, DTE Energy, Offshore Spars, SS Stripping/CDS Performance Coatings, Corby Energy Services, and the Consulting Engineering Associates and Wade Trim Joint Venture</p>	<p>The Indian Village Historic Streetlight Rehabilitation Project</p>	<p>Detroit</p>

EXHIBITS

Exhibit 1. FY 2016 Production and FY 2017 Goals

Program	FY 2016 Goal		FY 2016 Production		FY 2017 Goal	
	\$	Units	\$	Units	\$	Units
Multifamily Direct Loans	\$90,000,000	1,500	\$155,018,220	2,211	\$164,490,000	3,170
Short-Term Pass Through Loans	\$30,000,000	500	\$0	-	\$30,000,000	500
Single Family Loans	\$104,000,000	1,229	\$164,797,900	1,816	\$124,800,000	1,474
Michigan Credit Certificate Program	\$20,000,000	202	\$25,390,784	228	\$28,000,000	246
Property Improvement Program (PIP)	\$650,000	62	\$284,320	22	\$250,000	22
TOTAL	\$244,650,000	3,493	\$345,491,224	4,277	\$347,540,000	5,412

Exhibit 2. FY 2016 Federal Stimulus Funds

Program/Activity Type	Federal Act	Funding Source	Purpose	Amount of Allocation or Commitment
Neighborhood Stabilization Program (NSP2)	ARRA	ARRA NSP2	Acquire abandoned, foreclosed, vacant or blighted properties to be preserved, sold, demolished or maintained	\$1,840,570
Neighborhood Stabilization Program (NSP1)	HERA	HERA NSP Entitlement Cities	Rehabilitating abandoned foreclosed properties for resale; demolition of blighted, abandoned and vacant properties to promote opportunities for future redevelopment.	\$2,000,000
Foreclosure Mitigation Counseling	CFCA	Consolidated and Further Continuing Appropriations Act of 2015	Foreclosure prevention program	\$124,587
Help for Hardest Hit Programs	EESA	Troubled Assets Relief Program (TARP)	Foreclosure prevention programs	\$40,786,343
Total Stimulus Funds				\$44,751,500

NOTES:

"ARRA" = American Recovery and Investment Act of 2009.
 "HERA" = Housing and Economic Recovery Act of 2008.
 "EESA" = Emergency Economic Stabilization Act of 2008.
 "NSP" = Neighborhood Stabilization Program.
 "CFCA" = Consolidated and Further Continuing Appropriations Act of 2015

Exhibit 3. FY 2016 Single Family Loans		
	New Homes	Existing Homes
# Loans	14	1,798
\$ Volume	\$1,150,376	\$163,021,064
Average Loan	\$107,884	\$90,668
Average Home Sale Price	\$109,874	\$92,380
Average Income of Borrower	\$49,474	\$45,629
Average Age of Borrower	34	34
Average Family Size	2	2
% Minority Buyers	21.4%	19.6%
% Female Headed Household	71.4%	49.9%
% Below 55% of Median Income	7.14%	15%
<p>NOTES: The Average Family Size reflects the average for both new and existing loans. Only loans for which demographic data was reported are reflected in this exhibit.</p>		

Exhibit 4. FY 2016 Michigan Mortgage Credit Certificates

	New Homes	Existing Homes
# Loans	5	225
\$ Volume	\$820,185	\$24,873,075
Average Loan	\$164,037	\$110,547
Average Home Sale Price	\$180,590	\$113,215
Average Income of Borrower	\$54,018	\$43,621
Average Age of Borrower	39	32
Average Family Size	2	2
% Minority Buyers	0%	11%
% Female Headed Household	40%	42%
% Below 55% of Median Income	10%	17%
% First Time Homebuyer	60%	96.4%
NOTE: Only loans for which demographic data was reported are reflected in this exhibit.		

Exhibit 5. FY 2016 Property Improvement Loans

# Loans	22
\$ Volume	\$284,320
Average Loan Amount	\$12,923
Average Income Of Borrower	\$33,000
Average Interest Rate	6%
Average Age Of Borrower	57
Average Family Size	2
% Female Borrowers	77.2%
% Borrowers Over Age 55	59.09%
% Minority Borrowers	18.1%
% Homes 40+ Years Old	81.8%

Exhibit 6. FY 2016 Estimated Construction Jobs, Wages, Taxes

Program/Project	Jobs	Wages	Taxes
Carson Square Apartments	13	\$399,263	\$135,051
Stonebrook Townhomes I & II	164	\$5,125,666	\$1,815,767
Fraser Woods	221	\$6,913,358	\$2,449,057
Parkway Meadows	348	\$10,879,773	\$3,854,159
Marsh Pointe	72	\$2,245,643	\$795,519
Arbordale Apartments	11	\$346,632	\$122,795
Prestwick Village Apartments	25	\$776,770	\$262,742
Breton Village	171	\$5,337,467	\$1,890,798
Northwind Apartment Homes	11	\$329,860	\$111,575
Walled Lake	243	\$7,581,793	\$2,685,850
Village Manor	83	\$2,587,084	\$916,475
Riverfront	284	\$8,886,878	\$3,148,177
Maple Village	131	\$4,085,369	\$1,447,242
Marsh Ridge I & II	96	\$3,012,750	\$1,067,267
Multifamily Loans	1,873	\$58,508,306	\$20,702,474
*Single Family Loans	18	\$575,188	\$194,557
*Mortgage Credit Certificates	13	\$410,093	\$138,714
Property Improvement Loans	2	\$71,080	\$29,445
TOTAL	1,906	59,564,667	21,065,190

*Only loans for newly constructed homes are included.

Exhibit 7. FY 2016 Grants to Non-Profit Organizations & Local Governments

GRANTS TO PREVENT HOMELESSNESS

Emergency Solutions Grants

Grantee Name	City	County	Grant Amount
Allegan County Crisis Response Services, Inc.	Allegan	Allegan	\$78,618
Allegan County Crisis Response Services, Inc.	Allegan	Allegan	\$112,276
Alliance for Housing Oakland County Continuum of Care	Waterford	Oakland	\$368,569
Barry County United Way	Hastings	Barry	\$42,756
Bethany Housing Ministries, Inc.	Muskegon	Muskegon	\$273,914
Blue Water Center for Independent Living, Inc.	Caro	Tuscola	\$30,047
Blue Water Center for Independent Living, Inc.	Caro	Tuscola	\$249,746
Blue Water Safe Horizons	Port Huron	St. Clair	\$188,161
Capital Area Community Services, Incorporated	Lansing	Ingham	\$69,015
Capital Area Community Services, Incorporated	Lansing	Ingham	\$98,412
Chippewa-Luce-Mackinac Community Action Human Resource Authority, Incorporated	Sault Ste. Marie	Chippewa	\$106,001
City of Lansing	Lansing	Ingham	\$337,379
Community Action Agency	Jackson	Jackson	\$203,122
Community Action Agency	Jackson	Jackson	\$82,031
Department of Health and Human Services	Lansing	Ingham	\$981,055
EightCAP, Inc.	Greenville	Montcalm	\$122,069
Emergency Shelter Services, Inc.	Benton Harbor	Berrien	\$228,110
Gogebic Ontonagon Community Action Agency	Bessemer	Gogebic	\$48,306
Heart of West Michigan United Way	Grand Rapids	Kent	\$222,892
Homeless Action Network of Detroit	Detroit	Wayne	\$310,164
Housing Resources Inc. of Kalamazoo County	Kalamazoo	Kalamazoo	\$43,766
Housing Resources, Inc., of Kalamazoo County	Kalamazoo	Kalamazoo	\$234,899
Housing Services Mid Michigan	Charlotte	Eaton	\$144,006
KeyStone Place, Inc.	Centreville	St. Joseph	\$123,167
KeyStone Place, Inc.	Centreville	St. Joseph	\$58,746
Lenawee Emergency and Affordable Housing Corp.	Adrian	Lenawee	\$128,050
Macomb Homeless Coalition	Fraser	Macomb	\$344,720
Metro Community Development Inc.	Flint	Genesee	\$15,000
Metro Community Development Inc.	Flint	Genesee	\$280,153
Mid Michigan Community Action Agency, Inc.	Farwell	Clare	\$114,319
Mid Michigan Community Action Agency, Inc.	Farwell	Clare	\$370,933
Midland Area Homes, Inc.	Midland	Midland	\$44,466
Monroe County Opportunity Program	Monroe	Monroe	\$143,227
Northeast Michigan Community Service Agency, Inc.	Alpena	Alpena	\$43,897
Northeast Michigan Community Service Agency, Inc.	Alpena	Alpena	\$157,878
Northeast Michigan Community Service Agency, Inc.	Alpena	Alpena	\$98,229
Northeast Michigan Community Service Agency, Inc.	Alpena	Alpena	\$81,580
Northwest Michigan Community Action Agency	Traverse City	Grand Traverse	\$523,353
Oakland Livingston Human Service Agency	Howell	Livingston	\$115,782

Ottawa County	Holland	Ottawa	\$204,928
Pines Behavioral Health	Coldwater	Branch	\$113,870
Summit Pointe	Battle Creek	Calhoun	\$143,983
United Way of Mason County	Ludington	Mason	\$320,549
United Way of Saginaw County	Saginaw	Saginaw	\$166,200
Upper Peninsula Community Action Network	Marquette	Marquette	\$496,158
Upper Peninsula Community Action Agency	Marquette	Marquette	\$25,000
Washtenaw County	Ann Arbor	Washtenaw	\$361,905
Wayne Metropolitan Community Action Agency	Wyandotte	Wayne County	\$283,549
TOTAL ESG GRANTS			\$9,334,956

NOTE: These grants also include HUD funding allocated in addition to the \$4.7 million allocated by MSHDA.

Statewide Partnership (SP) and Homeless Assistance (HA) Special Grants

Grantee Name	City	County	Grant Amount
Bethany Housing Ministries	Muskegon	Muskegon	\$3,500
Bethany Housing Ministries	Muskegon	Muskegon	\$3,900
Blue Water for Independent Living, Inc.	Caro	Tuscola	\$5,000
Community Action Agency	Jackson	Jackson	\$3,500
Community Housing Network, Inc.	Troy	Oakland	\$3,500
Community Housing Network, Inc.	Troy	Oakland	\$3,900
Corporation for Supportive Housing	Brighton	Livingston	\$75,000
Emergency Shelter Services, Inc.	Benton Harbor	Berrien	\$3,900
Good Samaritan Ministries	Holland	Ottawa	\$3,500
Good Samaritan Ministries	Holland	Ottawa	\$3,900
Housing Services Mid-Michigan	Charlotte	Eaton	\$1,750
Housing Services Mid-Michigan	Charlotte	Eaton	\$2,000
Lenawee Emergency and Affordable Housing Corp.	Adrian	Lenawee	\$3,500
Michigan Coalition Against Homelessness	Lansing	Ingham	\$75,000
Midland Area Homes, Inc.	Midland	Midland	\$3,500
Midland Area Homes, Inc.	Midland	Midland	\$3,900
Mid-Michigan Community Action Agency	Farwell	Clare	\$20,000
Northwest MI Community Action Agency	Traverse City	Grand Traverse	\$10,000
Oakland Livingston Human Service Agency	Howell	Livingston	\$1,750
Shelter of Flint, Inc.	Flint	Genesee	\$1,750
Southwest Counseling Solutions, Inc.	Detroit	Wayne	\$3,900
The Salvation Army	Grand Rapids	Kent	\$3,500
The Salvation Army	Grand Rapids	Kent	\$3,900
The Salvation Army of Washtenaw County	Ann Arbor	Washtenaw	\$1,750
United Way of Mason	Ludington	Mason	\$10,000
Upper Peninsula Community Action Network	Marquette	Marquette	\$10,000
Wayne Metro Community Action Agency	Wyandotte	Wayne	\$3,500
Wayne Metro Community Action Agency	Wyandotte	Wayne	\$2,000
TOTAL SP AND HA GRANTS			\$271,300

Ending Veteran Homelessness

Grantee Name	City	County	Grant Amount
Chippewa-Luce-Mackinac Community Action Human Resource Authority	Sault Ste. Marie	Chippewa	\$6,850
Alliance for Housing Oakland County Continuum of Care	Waterford	Oakland	\$51,608
Bethany Housing Ministries, Inc.	Muskegon	Muskegon	\$34,962
Blue Water Center for Independent Living, Inc.	Caro	Tuscola	\$16,329
Capital Area Community Services, Incorporated	Lansing	Ingham	\$3,999
City of Lansing	Lansing	Ingham	\$70,245
Community Action Agency	Jackson	Jackson	\$4,997
Community Action Agency	Jackson	Jackson	\$14,322
Emergency Shelter Services, Inc.	Benton Harbor	Berrien	\$11,660
Heart of West Michigan United Way	Kent	Grand Rapids	\$93,703
Homeless Action Network of Detroit	Detroit	Wayne	\$124,365
Housing Services Mid Michigan	Charlotte	Eaton	\$7,663
KeyStone Place, Inc.	Centreville	St. Joseph	\$6,163
Macomb Homeless Coalition	Fraser	Macomb	\$19,315
Metro Community Development, Inc.	Flint	Genesee	\$43,624
Michigan Ability Partners	Ann Arbor	Washtenaw	\$50,744
Mid Michigan Community Action Agency, Inc.	Farwell	Clare	\$20,974
Monroe County Opportunity Program	Monroe	Monroe	\$34,962
Oakland Livingston Human Service Agency	Howell	Livingston	\$22,644
Summit Pointe	Battle Creek	Calhoun	\$49,265
United Way of Mason	Ludington	Mason	\$19,151
Wayne-Metro Community Action Agency	Wyandotte	Wayne	\$45,000
TOTAL GRANTS FOR VETERANS			\$752,545

Homeless Management Information System (HMIS)

Grantee Name	City	County	Grant Amount
Michigan Coalition Against Homelessness			163,175
Michigan Coalition Against Homelessness			652,700
Michigan Department of Health and Human Services			136,764
TOTAL HMIS GRANTS			\$952,639

COMMUNITY DEVELOPMENT GRANTS**Community Development Block Grants**

Grantee Name	City	County	Grant Amount
Marquette County	Marquette	Marquette	\$330,400
Mackinac County	St. Ignace	Mackinac	\$112,500
Gogebic County	Bessemer	Gogebic	\$145,100
Chippewa County	Sault Ste. Marie	Chippewa	\$146,934
Charlevoix County	Charlevoix	Charlevoix	\$236,000
City of Hancock	Hancock	Houghton	\$188,800
Emmet County	Petoskey	Emmet	\$354,000
City of Hastings	Hastings	Barry	\$330,400
City of Ionia	Ionia	Ionia	\$153,400
Newaygo County	White Cloud	Newaygo	\$330,400
Osceola County	Reed City	Osceola	\$189,862
Monroe County	Monroe	Monroe	\$118,000
Village of Laurium	Laurium	Houghton	\$110,920
Shiawassee County	Corunna	Shiawassee	\$345,700
Mason, City of	Mason	Ingham	\$330,400
Clare County	Harrison	Clare	\$283,200
Clare County	Harrison	Clare	\$232,578
Tuscola County	Caro	Tuscola	\$141,600
City of Owosso	Owosso	Shiawassee	\$188,800
Calumet, Village of	Calumet	Houghton	\$135,051
Marquette County	Marquette	Marquette	\$83,448
Lapeer County	Lapeer	Lapeer	\$298,186
Bay County	Bay City	Bay	\$278,923
Constantine Village	Constantine	St. Joseph	\$472,000
Roscommon County	Roscommon	Roscommon	\$169,023
Eaton County	Charlotte	Eaton	\$354,000
Gladwin County	Gladwin	Gladwin	\$193,522
Alcona County	Harrisville	Alcona	\$177,002
City of Carson City	Carson City	Montcalm	\$94,400
Ingham County	Mason	Ingham	\$354,000
Cheboygan County	Cheboygan	Cheboygan	\$186,440
Leelanau County	Suttons Bay	Leelanau	\$220,660
Lenawee County	Adrian	Lenawee	\$354,000
Wexford County	Cadillac	Wexford	\$354,000
Otsego County Housing Committee	Gaylord	Otsego	\$263,730
City of Marshall	Marshall	Calhoun	\$330,400
Berrien County	St. Joseph	Berrien	\$315,414
Calhoun County	Marshall	Calhoun	\$289,100
TOTAL CDBG GRANTS			\$9,192,293

HOME Funds

Grantee Name	City	County	Grant Amount
Habitat for Humanity of Michigan	Lansing	Ingham	\$825,000

HOME of Mackinac County	St. Ignace	Mackinac	\$80,000
Chippewa-Luce-Mackinac Community Action Human Resource Authority, Incorporated	Sault Ste. Marie	Chippewa	\$155,000
NCCS Center for Nonprofit Housing	Fremont	Newaygo	\$302,857
Northwest Michigan Community Action Agency	Traverse City	Grand Traverse	\$330,000
Northwest Michigan Community Action Agency	Traverse City	Grand Traverse	\$115,500
Bethany Housing Ministries, Inc.	Muskegon	Muskegon	\$165,000
New Development Corporation	Grand Rapids	Kent	\$150,000
Sturgis Neighborhood Program	Sturgis	St. Joseph	\$131,649
City of Lapeer	Lapeer	Lapeer	\$176,000
Bay Area Housing, Inc.	Bay City	Bay	\$176,000
Capital Area Housing Partnership	East Lansing	Ingham	\$60,000
LINC Community Revitalization Inc.	Grand Rapids	Kent	\$331,000
TOTAL HOME FUNDS GRANTS			\$2,998,006

Federal NSP1 Grant

Grantee Name	City	County	Grant Amount
Michigan Land Bank Fast Track Authority	Lansing	Ingham	\$2,000,000
TOTAL NSP1 GRANTS			\$2,000,000

Federal NSP2 Grants

Grantee Name	City	County	Grant Amount
City of Kalamazoo	Kalamazoo	Kalamazoo	\$258,500
Calhoun County Land Bank	Marshall	Calhoun	\$353,070
City of Saginaw	Saginaw	Saginaw	\$250,000
Berrien County Land Bank Authority	St. Joseph	Berrien	\$273,000
Ingham County Land Bank Fast Track Authority	Lansing	Ingham	\$231,000
Genesee County Land Bank Authority	Flint	Genesee	\$475,000
TOTAL NSP2 GRANTS			\$1,840,570

Exhibit 8. FY 2016 Low-Income Housing Tax Credits Allocated

Project Name	Location	Type	Units	Credit
124 Alfred	Detroit	Elderly	54	\$918,804
200 Loomis	Ludington	Elderly	30	\$767,000
225 Ludington	Ludington	Family	30	\$804,000
28 West Grand River	Detroit	Family	85	\$1,388,955
Bailey Center	East Lansing	Elderly	25	\$681,900
Berkshire Muskegon Sr. Housing	Muskegon	Elderly	79	\$1,400,629
Capitol Park Center	Lansing	Family	48	\$1,107,500
Center City Downtown Hillsdale	Hillsdale	Elderly	40	\$682,824
Central Towers Apartments	Detroit	Elderly	232	\$1,290,837
Copper Hills Apartments	Houghton	Family	54	\$337,218
Crosswinds Manor	Belding	Elderly	24	\$141,013
Diamond Place	Grand Rapids	Family	123	\$1,487,830
Gratiot Central Commons	Detroit	Family	45	\$740,000
Greenwood Apartments	Owosso	Elderly	48	\$284,720
Heather Gardens	Kalamazoo	Family	79	\$674,776
Jefferson Oaks	Oak Park	Family	60	\$1,496,988
Leo & Alpine	Grand Rapids	Family	36	\$562,466
Mack Ashland II	Detroit	Family	28	\$694,178
Meadow Park	Big Rapids	Family	24	\$127,480
Metea Court	Buchanan	Elderly	100	\$637,046
Miller Court Senior Apartments	Paw Paw	Elderly	81	\$525,084
Norman Towers	Monroe	Elderly	108	\$1,374,222
Oak Hill Apartments	Ionia	Elderly	24	\$131,990
Prentis II Apartments	Oak Park	Elderly	100	\$676,410
Restoration Towers	Detroit	Elderly	147	\$772,784
River View Place Apartments	St. Louis	Elderly	24	\$289,261
Sheldon Place IV	Gaylord	Elderly	32	\$341,132
Unity Park Rentals II	Pontiac	Family	12	\$280,592
Unity Park Rentals IV	Pontiac	Family	12	\$306,661
Vintage Court Apartments	Lawton	Elderly	24	\$137,634
Wexford Manor	Onsted	Elderly	24	\$129,232
Woda Decatur Downs	Decatur	Family	48	\$374,250
Woda Lawrence Downs	Lawrence	Family	48	\$374,250
Woodbridge Estates - Phase IX	Detroit	Elderly	77	\$1,255,000
Woodland Place	Hart	Family	24	\$364,377
Total: 35 Developments			2,029	\$23,559,043

Exhibit 9. FY 2016 Low-Income Housing Tax Credits Denied

Project	City	Reason
501 Eastern	Grand Rapids	Low Score
Abigail Senior Apartments, The	Lansing	Low Score
Center Street Apartments	Hartford	Low Score
Century Lakewood Apartments	Detroit	Low Score
Clinton Villages - Phase I	Clinton TWP	Low Score
Continental Homes	Detroit	Low Score / Did Not Meet Threshold
Coolidge Park Apartments	Flint	Did Not Meet Threshold
Dauner Haus Senior Apartments	Fenton	Low Score
Depot Commons	Traverse City	Low Score
East Florentine Apartments	Detroit	Low Score
Eastern Village	Grand Rapids	Low Score/Did Not Meet Threshold
Friendship Meadows	Detroit	Low Score
Gardenview Estates Phase 5A	Detroit	Low Score
Garfield Park Lofts	Grand Rapids	Low Score
Gratiot Central Place	Detroit	Low Score
Hayward Wells Estates	Benton Harbor	Low Score
Hazelwood Apartments On Piety Hill	Detroit	Low Score
House Of Ludington Sr Residence	Escanaba	Low Score/Did Not Meet Threshold
Huron Beach Apartments	Oscoda	Low Score
Lakewood Apartments	Stockbridge	Did Not Meet Threshold
Lexington Senior Apartments	Grand Rapids	Low Score/Did Not Meet Threshold
Mack Ashland III	Detroit	Low Score
Manchester Place Apartments	Highland Park	Low Score/Did Not Meet Threshold
Northport Heights	Northport	Low Score
Oak Grove Apartments	Jackson	Low Score
Oakes Estates	Saginaw	Low Score
Olson Place	Grand Rapids	Low Score
Peterboro Arms, The	Detroit	Did Not Meet Threshold
Porter Senior Apartments	Lansing	Low Score
Reed City Apartments	Reed City	Low Score
Ryan Court Apartments - Phase II	Detroit	Low Score
Saboury Building	Lansing	Low Score
Saint Rita Apartments	Detroit	Low Score
Selinon Park	Portage	Low Score / Did Not Meet Threshold
Silver Star Apartments (Phase 3)	Battle Creek	Low Score
St. James Apartments	Grand Rapids	Did Not Meet Threshold
Swift Lane	Ann Arbor	Low Score
Three Oaks Senior Housing	Three Oaks	Low Score
Veteran Village	Detroit	Low Score
VOA Bradby Senior Village	Detroit	Low Score / Did Not Meet Threshold
Walnut Park Apartments	Lansing	Low Score
West Town Apartments	Plainwell	Low Score
Westchester Towers Apartments	Wayne	Low Score
Total: 43 Developments		

Exhibit 10. Changes to the Qualified Action Plan (QAP) in FY 2016

There were changes made to MSHDA's QAP during FY 2016. The changes were approved at the very end of FY 2016 and none of the allocations made during FY 2016 were impacted by these changes. A link to the 2017-2018 QAP documents, which incorporate the changes, is below:

http://www.michigan.gov/mshda/0,4641,7-141-5587_5601-31750--,00.html

Exhibit 11. FY 2016 Technical Assistance Spending

Consultant	Organization Receiving TA	TA Category	Amount Expended
Harold Mast Consulting, LLC	Family Service Agency of Mid-Michigan	Capacity Building/Direct TA	\$5,116
Franke Consulting Group	MSHDA (Federal Regulations)	Capacity Building/Indirect TA	\$10,823
Jeremy Westcott, LLC dba ETC Training Services Group	MSHDA (UPCS Training)	Capacity Building, Indirect TA	\$0
CEDAM	MSHDA (Comprehensive Training)	CHDO-Capacity Building/Indirect TA	\$22,475
Capital Access	NSP2 Closeout and Proj. Mgt.	Capacity Bldg./Direct TA	\$19,350
Abraham and Gaffney	NSP2 Financial Management	Capacity Bldg./Direct TA	\$7,109
Michigan Association of Planning (MAP)	MSHDA (Community Collaborative Design Training - NCI)	Capacity Building, Indirect TA	\$0
Michigan Association of Planning (MAP)	MSHDA (Form Based Code Trainings)	Capacity Building, Indirect TA	\$28,135
Hager Consulting, LLC	MSHDA (Project and Program Mgt.)	Capacity Building/Direct TA	\$18,410
TOTAL			\$111,418