



M E M O R A N D U M

TO: Governor Rick Snyder
Sen. Dave Hildenbrand, Senate Appropriations Chair
Rep. Laura Cox, House Appropriations Chair
Sen. Jim Stamas, Senate General Government Subcommittee Chair
Rep. Rob VerHeulen, House General Government Subcommittee Chair
Ellen Jeffries, Director, Senate Fiscal Agency
Mary Ann Cleary, Director, House Fiscal Agency

FROM: Earl Poleski, Executive Director, MSHDA

DATE: September 30, 2017

RE: FY 2017 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 2017 production and the Authority's goals for FY 2018. It also addresses the boilerplate reporting requirements in Section 990 of Public Act House Bill 4323 of 2017. Please note that the Authority's 2017 fiscal year ran from July 1, 2016 through June 30, 2017.

In FY 2017, the Authority financed \$344.5 million in affordable housing in Michigan, resulting in 4,160 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 \$23.3 million in tax credits to create or preserve 1,616 units of rental housing statewide. In addition, the Authority administered the federal Housing Choice Voucher Program (formerly known as Section 8), and 31,345 families participated in this program in FY 2017. Please see the full report for further detail.

SEPTEMBER 30, 2017

MSHDA PRODUCTION REPORT

FY 2017

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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. By the end of the fiscal year, MSHDA had financed \$344.5 million in new/renovated housing, resulting in 4,160 units. While the Authority exceeded its goal for some programs, it did not meet its overall agency-wide FY 2017 production goal to finance \$347.5 million in new or rehabilitated housing, resulting in 5,412 units. (See Exhibit 1.) MSHDA did not reach these goals due to production shortfalls in two programs, as discussed below in the "MSHDA PRODUCTION" section.

In addition to its production activities, the Authority also distributed \$12.5 million in community development and homelessness prevention grants to local governments and nonprofit organizations in FY 2017. MSHDA also administered the Low-Income Housing Tax Credit program, which helped create or preserve 1,616 units of affordable rental housing in 28 developments statewide.

In addition, the Authority oversaw the administration of the federal Housing Choice Voucher Program (formerly known as Section 8) to 31,345 low-income families. In FY 2017, MSHDA oversaw the administration of the federally-funded Help for Hardest Hit Programs to help prevent foreclosures for 2,985 families and to reduce blight in 3,024 units. Also, 20 historic rehabilitations, generating \$165.5 million in direct investment, were completed in FY 2017 using the State Historic Preservation Office's (SHPO's) Federal Historic Preservation Tax Credits.

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 2017 production compared to its FY 2017 goals, as well as its new goals for FY 2018, can be found in **EXHIBIT 1**. For more information on MSHDA’s programs and activities, please see our website at the following link: 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 2017 with a fixed interest rate of 4.95%, while the Taxable Bond lending programs operated with a fixed interest rate of 6.75%. In addition, the Authority provided Preservation Fund Loans as permanent gap funding sources.

In FY 2017, the multifamily lending program financed \$122.2 million in loans, representing 15 developments containing a total of 1,746 housing units. The program did not meet its FY 2017 goal of making \$164.5 million in loans and producing 3,170 units, as five transactions that were anticipated to close in FY 2017 did not actually close before June 30, 2017. Those five transactions would have made up an additional \$106 million in loans, and an additional 723 units. They are expected to close in FY 2018.

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 \$16.8 million in Preservation Funds were part of the \$122.2 million in loans mentioned above. Another \$13.7 million makes up the HOME gap-funded transactions that closed in FY 2017.

3. Equity Bridge Loan (EBL) Program

The Authority did not make any loans under the EBL Program in FY 2017.

B. Supportive Housing and Homeless Initiatives

1. Homeless Housing Development Programs

In FY 2017, MSHDA closed three rental development supportive housing HOME Loans of almost \$1.7 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 \$4.8 million in MSHDA funding was allocated for FY 2017 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 2017, 53 ESG grants totaling \$9.7 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 met its FY 2017 Pass-Through Short-Term Bond Program goal of making \$30 million in Pass-Through bond financing available and creating the ability for 500 units of affordable housing to be produced under the program. However, despite making this funding available, only one development, which has 202 units and was financed with \$9.9 million in pass-through bonds, closed under this program in FY 2017. 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.

The Authority extended the program in FY 2017 for a period of one year by making available up to \$30 million in additional volume cap. The FY 2018 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 2017, this program financed 1,932 existing single-family units, representing a total investment of \$182.4 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 2017 goal of financing 1,474 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, 2017, 81 loans have been committed totaling \$10.9 million and 85 loans have been purchased for a total of \$11.3 million.

In addition to mortgage lending, the Homeownership Division provided counseling services that were funded via general operating income. Counseling was provided in the following areas: Homebuyer Education – 2,448 households; Foreclosure Prevention – 1,464; Pre Purchase Individual Counseling – 297; Financial Capability Counseling – 861; Family Self-Sufficiency – 386 households and Key to Own – 104 households.

Federal Stimulus Funding

The National Foreclosure Mitigation Counseling (NFMC) program (sometimes called “NeighborWorks” program, as it is administered by NeighborWorks America”) was funded by the Consolidated and Further Continuing Appropriations (CFCA) Act of 2015, and used a network of housing counselors to help families at risk of foreclosure via loss mitigation counseling. MSHDA administered funds from 2008 to April, 2016 to agencies from Rounds 1 through 9. No funds were administered in FY 2017.

MSHDA also oversaw the administration of 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 20 cities. MSHDA oversaw the disbursement of \$20.2 million for 2,985 households in FY 2017 for the Help for Hardest Hit Program and for Blight Elimination, MSHDA oversaw the disbursement of \$46.7 million for 3,024 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 2017, the program assisted the financing of 256 existing single-family homes, resulting in an investment of \$29.7 million. The average age of a MCC recipient purchasing an existing home was 30; the average family size was 2. The Authority exceeded its goal of producing 246 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 2017, this program made 24 loans, totaling \$286,689. Of these loans, 50% were made to borrowers over 55 years of age. Approximately 20% of the loans went to improve homes that were 40 years of age or older. The Authority met its FY 2017 goal of providing at least 22 PIP loans totaling \$250,000. This was accomplished by continuous marketing of our program to Lenders across the state.

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. 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 2](#), [EXHIBIT 3](#), and [EXHIBIT 4](#), 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 2017, Authority-financed housing resulted in an estimated 1,668 jobs, caused an estimated \$52.1 million in wages to be paid, and resulted in an estimated \$16.8 million in federal and state taxes being collected. Approximately 15 MSHDA-financed properties received payments in lieu of taxes in FY 2016. (FY 2017 data was not yet available at the time of this report's submission.)

EXHIBIT 5 estimates the number of construction jobs created, wages paid, and federal and state taxes paid in FY 2017.

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 2017, 94 grants were made to local units of government and non-profit housing and service providers, for a total grant expenditure of \$12.5 million. (See the table below.) **EXHIBIT 6** 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	\$10,976,983
Emergency Solutions Grants (ESG)	\$9,661,844
Statewide Partnership and Homeless Assistance Special Grants	\$362,500
Homeless Management Information System (HMIS)	\$952,639
Housing Initiatives Grants	\$ 1,481,828
HOME Funds	\$1,084,828
Neighborhood Enhancement Program Grants	\$397,000
TOTAL GRANTS	\$12,458,811

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 2017, 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 2017. In FY 2017, the Authority financed 1,827 units of housing in non-profit housing projects, investing a total of \$84.5 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 (NPP). The NPP, the goal of which was to positively impact the image, physical conditions, and market and neighborhood management of target neighborhoods, has been discontinued, and has not been funded since FY 2011.

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 2017, the Authority allocated approximately \$23.3 million in 9% tax credits to 28 developments helping create or preserve 1,616 rental units. (See **EXHIBIT 7**.) During the fiscal year, 35 projects were denied credit for various reasons. (See **EXHIBIT 8**.) There were changes to the QAP at various times during FY 2017. The changes that were made had various levels of impact on the allocations made during FY 2017. (See [EXHIBIT 9](#).)

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. In FY 2017, the Authority provided technical assistance through a contract for capacity building and indirect technical assistance with Cloudburst Consulting Group, Inc. This technical assistance was provided to guide Authority staff on federal regulations, such as HOME and Neighborhood Stabilization Program (NSP) issues. The total cost of the contract was \$33,265, of which \$1,260 was expended during the 2017 fiscal year.

J. Refinancings

Sec. 32(16)(n) requires MSHDA to provide a report regarding refinancings. Specifically, the Authority is required to report the number and total dollar amount of all such refinancings. There is no data to report for this requirement, as MSHDA does not conduct refinancings.

K. 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 2017, a total of 31,345 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 49 years of age, 45.2 percent of the voucher holders are disabled, 5.4 percent are classified as veterans, and the average adjusted household income was \$10,953. The racial breakdown by head of household is as follows: 1.4 percent are classified as American Indian/Alaska Native, 0.4 percent are classified as Asian, 54.0 percent are classified as Black/African American, 0.3 percent are classified as Native Hawaiian/Other Pacific Islander, and

44.8 percent are classified as White. Of the 31,345 participating households, 3.4 percent are classified within Hispanic or Latino ethnicity.

L. 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, seven of these grantees have completely expended the grant funds. Two grantee's award have been de-obligated.

There were two expenditures during this time frame. ICCF expended the full \$475,000 grant amount, and the Uptown Reinvestment Corporation expended the full \$500,000 grant amount. Information regarding these grantee's proximity to a downtown area/adjacent neighborhood is not available, nor is information about the number of homeless persons 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 developed 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 and was awarded Low-Income Housing Tax Credits for this project.

- **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 is rehabilitating the historic Capitol Theatre Building in downtown Flint. Additionally, this includes the restoration of the 2,000 seat theatre and 25,000 square feet of office and retail space. The HCDF funds have been disbursed, and the project is underway.

- **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 less than 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 was 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 were de-obligated.

M. 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. Many of the MSHDA programs funded with this money have already expended all of their funds. The FY 2017 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. From January 1st to September 30th, 2016 \$771,423 was expended. All amounts appropriated for the National Mortgage Settlement program, which was signed into law on August 1, 2012, were fully expended by September 30th, 2016 or returned to the State of Michigan Treasurer to be used for the Blight elimination program.

Home affordable refinance program grants (\$5 million) are grants to homeowners attempting to refinance under the federal Home Affordable Refinance Program (HARP). From July 1st, 2016 to the end of the program, September 30th, 2016, 19 homeowners statewide received HARP refinance closing cost assistance, with a total of \$9,500 being funded.

N. 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.

O. 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 2017, no data was received under this section.

P. Federal Housing Trust Fund

An allocation from the federal Housing Trust Fund (the "Fund") will facilitate new MSHDA efforts to promote rental housing for extremely low-income renters. During FY 2017, MSHDA was working with the U.S. Department of Housing and Urban Development (HUD) to finalize a grant agreement that would allow the Authority to access \$3.5 million from the Fund. No dollars were expended in FY 2017, but MSHDA anticipates that they will begin to be allocated in FY 2018.

Q. Neighborhood Enhancement Program Grants

In FY 2017, MSHDA awarded \$400,000 in Neighborhood Enhancement Program (NEP) grants, which are intended to help local communities improve their neighborhoods. Eleven Michigan communities were chosen to receive this new type of grant, which is intended to create high-impact activities directly tied to enhancing and stabilizing local areas. The grants require that the neighborhood enhancement projects align with one or more of the following three types of activities: beautification, neighborhood public amenity enhancements and/or infrastructure enhancements.

R. 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.

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 MSHDA.

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 2017 the SHPO announced \$114,200 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 four grants were:

Certified Local Government/Partner Organization	Amount of Grant	Amount of Match	Historic Resource
City of Detroit	\$25,100	\$16,195	Philip A. Hart Plaza
Village of Franklin	\$10,000	\$6,270	Daniel Broughton House
City of Kalamazoo	\$55,100	\$36,000	Fountain of the Pioneers, Bronson Park
City of Northville	\$24,000	\$15,368	Northville Historic District
TOTAL	\$114,200	\$73,833	

Data may not sum to totals due to rounding.

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 2017 the SHPO announced a \$60,000 Michigan Lighthouse Assistance Program grant to the City of Grand Haven for the Grand Haven South Pier Entrance and Inner Light exterior rehabilitation. The association will contribute \$40,000 in matching funds.

3. Funds Received

In addition to receiving its annual Historic Preservation Fund allocation from the National Park Service (NPS), U.S. Department of the Interior, the SHPO successfully applied for an underrepresented communities grant from the National Park Service, which will enable the office to take the lead on an important historic preservation effort to identify sites associated with the African American Civil Rights movement in Detroit and ultimately nominate those that are eligible, to the National Register of Historic Places. These special projects happen because of the SHPO staff taking the initiative to find additional funding.

Funding Source	Grant Award	Projects
National Park Service	\$49,500	The SHPO received a grant from the National Park Service for historic resources survey and National Register Multiple Property Documentation for sites related to the 20 th century African American civil rights movement in Detroit.
TOTAL	\$49,500	

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 2017, 20 historic rehabilitations were completed using either Federal or a combination of Federal and State Historic Preservation Tax Credits. These 20 projects represent direct investment of more than \$165 million.

Project Name	City	County	Total Investment	Est. Fed. Credit	Est. State Credit	Est. Total Credit
Times Lofts	Bay City	Bay	\$7,804,452	\$1,401,467	\$0	\$1,401,467
Waukazoo	Petoskey	Emmet	\$535,000	\$90,124	\$0	\$90,124
Swayze Apartments	Flint	Genesee	\$8,483,450	\$782,745	\$0	\$782,745
J J Deal Carriage Company	Jonesville	Hillsdale	\$8,618,391	\$1,446,379	\$0	\$1,446,379
Peoples National Bank Building	Jackson	Jackson	\$10,387,478	\$1,765,645	\$0	\$1,765,645
Howell House	Grand Rapids	Kent	\$27,517	\$5,503	\$0	\$5,503
8 Saginaw Street	Pontiac	Oakland	\$3,053,216	\$595,951	\$0	\$595,951
Strand Theater	Pontiac	Oakland	\$16,949,817	\$3,362,159	\$0	\$3,362,159
J J Newberry Company	Port Huron	St. Clair	\$1,048,439	\$177,688	\$44,422	\$222,110
Dearborn City Hall	Dearborn	Wayne	\$14,314,387	\$492,048	\$0	\$492,048
4759 Trumbull	Detroit	Wayne	\$415,400	\$66,640	\$0	\$66,640
Alden Park Manor	Detroit	Wayne	\$9,144,532	\$1,534,584	\$0	\$1,534,584
Bagley Trumbull Market	Detroit	Wayne	\$1,100,391	\$220,078	\$0	\$220,078
Cary Building	Detroit	Wayne	\$5,034,764	\$923,198	\$0	\$923,198

Cass Plaza	Detroit	Wayne	\$14,200,000	\$2,764,400	\$1,030,010	\$3,794,410
Forest Arms Apartments	Detroit	Wayne	\$13,891,478	\$2,417,087	\$2,417,088	\$4,834,175
Puritan and Pilgrim Apartments	Detroit	Wayne	\$23,782,303	\$3,412,383	\$0	\$3,412,383
Rainier Court Apartments	Detroit	Wayne	\$6,582,073	\$1,125,409	\$0	\$1,125,409
Tushiyah United Hebrew School	Detroit	Wayne	\$7,334,156	\$1,295,096	\$323,774	\$1,618,870
Valpey Building	Detroit	Wayne	\$12,767,482	\$2,281,349	\$1,225,000	\$3,506,349
TOTAL			\$165,474,726	\$26,159,933	\$5,040,294	\$31,200,227

The State Historic Preservation Tax Credit program was eliminated in 2010, but projects pending at that time continue to be completed. In MSHDA FY 2017, 15 state-only projects were completed, representing an additional \$4.3 million in direct investment in historic rehabilitation. Many of the projects were completed by private homeowners rather than developers.

Project Name	City	County	Total Eligible Expenses	State Credit
Carpenter Shop-Building 60, Grand Traverse Commons	Traverse City	Grand Traverse	\$988,696	\$247,174
216 Huron Street	Lansing	Ingham	\$128,455	\$32,114
720 Axtell	Kalamazoo	Kalamazoo	\$15,044	\$3,761
431 Douglas Avenue	Kalamazoo	Kalamazoo	\$33,212	\$8,303
431 Elm Street	Kalamazoo	Kalamazoo	\$72,000	\$18,000
1216 Merrill Street	Kalamazoo	Kalamazoo	\$8,156	\$2,049
1420 S. Westnedge Street	Kalamazoo	Kalamazoo	\$7,166	\$1,792
545 Madison Avenue, SE	Grand Rapids	Kent	\$96,722	\$24,181
328 Morris Avenue	Grand Rapids	Kent	\$37,270	\$9,318
284 Maple Avenue	Holland	Ottawa	\$145,505	\$36,376
161 W. Twelfth Street	Holland	Ottawa	\$99,860	\$24,965
Wesener Building	Owosso	Shiawassee	\$2,499,875	\$624,969
1053 Burns	Detroit	Wayne	\$106,750	\$26,688
2151 Seminole Street	Detroit	Wayne	\$86,178	\$21,545
19691 Shrewsbury Road	Detroit	Wayne	\$59,605	\$14,901
TOTAL			\$4,384,494	\$1,096,136

B. Designation and Survey

Detroit Banks and Apartment Buildings and 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 2017 the SHPO presented two Multiple Property Documentation Forms to the board: one for Apartment Buildings in Detroit, 1892-1970, and one for Branch Banks in Detroit, 1889-1970. These forms were prepared by a consultant under hire by MSHDA. Approval of these forms by the National Park Service will encourage redevelopment by facilitating use of the Federal Historic Preservation Tax Credits for projects involving the rehabilitation of eligible apartment buildings and branch banks in the city of Detroit.

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 2016, which drew more than 1,000 visitors and 100 exhibitors, speakers and volunteers. The archaeologists also educated schoolchildren as part of the Michigan History Museum's Dig Camp summer camp program and the Big History Lesson; they spoke to schoolchildren at several Lansing-area science fairs and they participated in DNR jamborees.

2. Planning and Collaboration with State and Federal Agencies

The State Historic Preservation Officer has been participating in ongoing consultation with the National Park Service and the Advisory Council on Historic Preservation on the development of a Cultural Resource Management Plan for Isle Royale.

SHPO archaeologists participated in a number of state park planning sessions for the following parks: Sanilac Petroglyphs, Belle Isle State Park, Hartwick Pines, Watkins Lake, and Fayette. They also served on the planning team for the Michigan History Museum's (DNR) new permanent exhibits at the Lansing museum as well as the Iron Industry Museum in Negaunee and Fort Wilkins Historic State Park in Copper Harbor. The SHPO's historical architect serves on the DNR Belle Isle Management Plan team.

The SHPO's southeast Michigan outreach coordinator attended a summit of the state's regional community development field teams in an effort to break down silos and connect each other to support and resources within different agencies. Participating agencies included MSHDA, MDOT, MEDC, MDEQ, MDARD, Michigan Land Bank, and the MSU Land Policy Institute.

3. Main Street Training

The SHPO's design specialist/historical architect provided training in conjunction with the MEDC's Michigan Main Street program, including: Building Basics, an introduction to the history and development of historic downtowns and how to rehabilitate historic buildings for economic development, presented in Grayling, Charlevoix, and Milan; New Manager Training, an overview of historic preservation and historic building rehabilitation for managers in Main Street communities; and New Community Design Committee training, presented in Milan for the design committee to understand its role concerning historic building rehabilitation and community education.

4. 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 first of two books *Michigan Modern: Design that Shaped America*, was published in September 2016. The book received recognition as a 2016 Michigan Notable Book from the Library of Michigan, and received a 2016 Foreword INDIES Book of the Year Award: the Gold Award in Architecture. Lectures based on the book have been held or are scheduled to be held throughout the country, including: New York City; Chicago; Fort Wayne, Indiana; Austin, Texas; Los Angeles, California; and Seattle, Washington. An important message in every lecture is that Michigan's design industry continues to flourish today. A second book is due out in early 2018. This work is funded in part through a partnership with the Michigan History Foundation.

D. 2017 Governor's Awards for Historic Preservation

During National Historic Preservation Month in May, the SHPO presented the 2017 Governor's Awards for Historic Preservation in the State Capitol Rotunda.

Recipients	Project	Location
Michael McCarthy and Marcia Myers, Richard Meier & Partners Architects, McBride Construction, Inc. and Garon Gopigian	The restoration of the James and Jean Douglas House	Harbor Springs vicinity
LC Consultants LLC; Concept Design Studio, Inc.; Rockford Construction, Inc; Nehil-Sivak Structural Engineers; and Past Perfect, Inc.	Rehabilitation of Central Furniture Co./H. E. Shaw Furniture and Century Furniture Co. buildings	Grand Rapids
Michigan State University Department of Anthropology, Michigan State University Office of the President, and the Michigan State University Department of Infrastructure Planning and Facilities	Campus Archaeology Program	East Lansing
LC Consultants LLC; Concept Design Studio, Inc.; Wolverine Building Group; and Kidorf Preservation Consulting	Rehabilitation of the Peoples National Bank Building	Jackson
Wabash & Main LLC, Kincaid Henry Building Group, and Kraemer Design Group	East Main Redevelopment	Milan
McCormack Baron Salazar, Inc.; Midtown Detroit, Inc.; Hamilton Anderson Associates and The Monahan Co.	Rehabilitation of the Strathmore Hotel	Detroit

EXHIBITS

Exhibit 1. FY 2017 Production and Goals

Program	FY 2017 Goal		FY 2017 Production		FY 2018 Goal	
	\$	Units	\$	Units	\$	Units
Multifamily Direct Loans	\$164,490,000	3,170	\$122,195,595	1,746	\$135,000,000	1,782
Short-Term Pass Through Loans	\$30,000,000	500	\$9,900,000	202	\$30,000,000	500
Single Family Loans	\$124,800,000	1,474	\$182,385,654	1,932	\$188,800,000	2,000
Michigan Credit Certificate Program	\$28,000,000	246	\$29,719,143	256	\$31,200,000	275
Property Improvement Program (PIP)	\$250,000	22	\$286,689	24	\$298,600	25
TOTAL	\$347,540,000	5,412	\$344,487,081	4,160	\$385,298,600	4,582

Exhibit 2. FY 2017 Single Family Loans		
	New Homes	Existing Homes
# Loans	34	1,897
\$ Volume	3,650,296	178,631,358
Average Loan	107,362	94,165
Average Home Sale Price	109,359	96,038
Average Income of Borrower	53,135	45,778
Average Age of Borrower	34	33
Average Family Size	2	2
% Minority Buyers	14.7	23.9
% Female Headed Household	53	53
% Below 55% of Median Income	41.2	36.6

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.

Exhibit 3. FY 2017 Michigan Mortgage Credit Certificates

	New Homes	Existing Homes
# Loans	5	252
\$ Volume	763,852	29,115,831
Average Loan	152,770	115,539
Average Home Sale Price	156,884	120,604
Average Income of Borrower	47,972	47,034
Average Age of Borrower	37	30
Average Family Size	1	2
% Minority Buyers	20	10
% Female Headed Household	40%	39%
% Below 55% of Median Income	60%	59.5%
% First Time Homebuyer	100%	93.2%
NOTE: Only loans for which demographic data was reported are reflected in this exhibit.		

Exhibit 4. FY 2017 Property Improvement Loans

# Loans	24
\$ Volume	\$286,689
Average Loan Amount	11,945
Average Income Of Borrower	43,899
Average Interest Rate	6%
Average Age Of Borrower	53
Average Family Size	2
% Female Borrowers	67%
% Borrowers Over Age 55	50%
% Minority Borrowers	20%
% Homes 40+ Years Old	20%

Exhibit 5. FY 2017 Estimated Construction Jobs, Wages, Taxes

Program/Project	Estimated Jobs	Estimated Wages	Estimated Taxes
AHEPA 371 Apartments	94	\$2,951,778	\$965,969
Greenwood Villa	326	\$10,188,467	\$3,334,176
La Grave Apartments	12	\$362,667	\$112,880
Chase Run I & II	94	\$2,935,783	\$960,735
Gabrielle	132	\$4,110,474	\$1,345,153
Bridge Village	66	\$2,053,561	\$672,028
Otsego	66	\$2,063,595	\$675,311
Bracken Woods Apartments	83	\$2,596,062	\$849,561
Silver Creek	71	\$2,217,476	\$725,669
Grandhaven Manor II	171	\$5,341,789	\$1,662,632
Heather Gardens	38	\$1,202,611	\$374,313
Woodland Place	46	\$1,450,000	\$451,313
Lakeshore Village II	100	\$3,118,761	\$1,020,615
Ambrose Ridge	78	\$2,436,993	\$797,506
Gardenview Estates Phase 5A/B	208	\$6,510,131	\$2,026,278
Cranbrook Tower Apartments	11	\$249,905	\$81,781
Multifamily Loan Subtotal	1,596	\$49,790,053	\$16,055,920
*Single Family Loans	58	\$1,825,148	\$568,077
*Mortgage Credit Certificates	12	\$381,926	\$118,874
Property Improvement Loans	2	\$71,672	\$27,540
TOTAL	1,668	52,068,799	16,770,411

*Only loans for newly constructed homes are included.

Exhibit 6. FY 2017 Grants to Non-Profit Organizations & Local Governments

GRANTS TO PREVENT HOMELESSNESS

Emergency Solutions Grants

Grantee Name	City	County	Grant Amount
Alliance for Housing Oakland County Continuum of Care	Waterford	Oakland	\$400,010
Bethany Housing Ministries, Inc.	Muskegon	Muskegon	\$278,290
City of Lansing	Lansing	Ingham	\$211,714
Heart of West Michigan United Way	Grand Rapids	Kent	\$291,350
Homeless Action Network of Detroit	Detroit	Wayne	\$306,263
Housing Resources, Inc., of Kalamazoo County	Kalamazoo	Kalamazoo	\$299,152
Macomb Homeless Coalition	Fraser	Macomb	\$379,794
Metro Community Development Inc.	Flint	Genesee	\$281,627
Mid-Michigan Community Action Agency, Inc.	Farwell	Clare	\$392,850
Northwest Michigan Community Action Agency	Traverse City	Grand Traverse	\$516,807
United Way of Mason County	Ludington	Mason	\$319,247
Upper Peninsula Community Action Network	Marquette	Marquette	\$497,677
Washtenaw County	Ann Arbor	Washtenaw	\$382,649
Wayne Metropolitan Community Action Agency	Wyandotte	Wayne County	\$294,992
Allegan County Crisis Response Services, Inc.	Allegan	Allegan	\$106,954
Allegan County Crisis Response Services, Inc.	Allegan	Allegan	\$76,071
Alliance for Oakland County Continuum of Care	Waterford	Oakland	\$10,000
Barry County United Way	Hastings	Barry	\$44,455
Bethany Housing Ministries, Inc.	Muskegon	Muskegon	\$6,290
Blue Water Center for Independent Living, Inc.	Caro	Tuscola	\$122,555
Blue Water Center for Independent Living, Inc.	Caro	Tuscola	\$156,786
Blue Water Safe Horizons	Port Huron	St. Clair	\$186,843
Capital Area Community Services, Incorporated	Lansing	Ingham	\$84,765
Chippewa-Luce-Mackinac Community Action Human Resource Authority	Sault Ste. Marie	Chippewa	\$105,855
City of Lansing	Lansing	Ingham	\$153,183
Community Action Agency	Jackson	Jackson	\$216,930
Community Action Agency	Jackson	Jackson	\$83,361
Department of Health and Human Services	Lansing	Ingham	\$975,000
EightCAP, Inc.	Greenville	Montcalm	\$134,701
Emergency Shelter Services, Inc.	Benton Harbor	Berrien	\$240,436
Gogebic Ontonagon Community Action Agency	Bessemer	Gogebic	\$48,191
Housing Services Mid Michigan	Charlotte	Eaton	\$69,109
Housing Services Mid Michigan	Charlotte	Eaton	\$148,156
KeyStone Place, Inc.	Centreville	St. Joseph	\$65,143
KeyStone Place, Inc.	Centreville	St. Joseph	\$129,548
Lenawee Emergency and Affordable Housing Corp.	Adrian	Lenawee	\$130,242
Metro Community Development Inc.	Flint	Genesee	\$5,000
Mid Michigan Community Action Agency, Inc.	Farwell	Clare	\$115,098
Mid Michigan Community Action Agency, Inc.	Farwell	Clare	\$10,000
Midland Area Homes, Inc.	Midland	Midland	\$58,547

Monroe County Opportunity Program	Monroe	Monroe	\$150,294
Northeast Michigan Community Service Agency, Inc.	Alpena	Alpena	\$80,040
Northeast Michigan Community Service Agency, Inc.	Alpena	Alpena	\$96,810
Northeast Michigan Community Service Agency, Inc.	Alpena	Alpena	\$154,476
Northeast Michigan Community Service Agency, Inc.	Alpena	Alpena	\$44,011
Northeast Michigan Community Service Agency, Inc.	Alpena	Alpena	\$5,710
Northwest MI Community Action Agency	Traverse City	Grand	\$10,000
Oakland Livingston Human Service Agency	Howell	Oakland	\$118,953
Ottawa County	Holland	Ottawa	\$216,289
Pines Behavioral Health	Coldwater	Branch	\$114,079
Summit Pointe	Battle Creek	Calhoun	\$159,341
United Way of Saginaw County	Saginaw	Saginaw	\$166,200
Upper Peninsula Community Action Network	Marquette	Marquette	\$10,000
TOTAL ESG GRANTS			\$9,661,844

NOTE: These grants also include HUD funding allocated in addition to the \$4.8 million allocated by MSHDA.

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

Grantee Name	City	County	Grant Amount
Blue Water Center for Independent Living	Caro	Tuscola	\$10,000
Corporation for Supportive Housing	Brighton	Lansing	\$75,000
Department of Health and Human Services	Lansing	Ingham	\$150,000
Michigan Coalition Against Homelessness	Lansing	Ingham	\$75,000
Mid Michigan Community Action Agency	Farwell	Clare	\$3,000
Northwest MI Community Action Agency	Traverse City	Grand	\$19,500
Northwest MI Community Action Agency	Traverse City	Grand	\$10,000
TrueNorth	Fremont	Newaygo	\$10,000
Upper Peninsula Community Action Network	Marquette	Marquette	\$10,000
TOTAL SP AND HA GRANTS			\$362,500

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

HOUSING INITIATIVES GRANTS

HOME Funds

*Grantee Location	City	County	Grant Amount
Property in Lapeer	Lapeer	Lapeer	\$9,542
Property in Muskegon	Muskegon	Muskegon	\$69,910
Property in South Boardman	South Boardman	Kalkaska	\$17,699
Property in Hancock	Hancock	Houghton	\$40,000
Property in Temperance	Temperance	Monroe	\$26,305
Property in Lake City	Lake City	Missaukee	\$39,894
Property in Monroe	Monroe	Monroe	\$38,820
Property in Kingsley	Kingsley	Grand Traverse	\$16,402
Property in Traverse City	Traverse City	Grand Traverse	\$95,860
Property in Traverse City	Traverse City	Grand Traverse	\$95,860
Property in Grand Rapids	Grand Rapids	Kent	\$75,000
Property in Grand Rapids	Grand Rapids	Kent	\$75,000
Property in Grand Rapids	Grand Rapids	Kent	\$75,000
Property in Grand Rapids	Grand Rapids	Kent	\$75,000
Property in Lansing	Lansing	Ingham	\$112,500
Property in Traverse City	Traverse City	Grand Traverse	\$95,860
Property in Traverse City	Traverse City	Grand Traverse	\$95,860
Property in St. Ignace	St. Ignace	Mackinac	\$30,316
TOTAL HOME FUNDS GRANTS			\$1,084,828

*Note: Specific property addresses have been omitted in order to protect the privacy of the residents.

Neighborhood Enhancement Program (NEP) Grants

Grantee Name	City	County	Grant Amount
Neighborhoods Incorporated of Battle Creek	Battle Creek	Calhoun	\$35,000
Northern Homes Community Development Corporation	Boyer City	Charlevoix	\$25,000
MDS-CAA/HRA, Inc.	Escanaba	Delta	\$30,000
Community Action Agency	Jackson	Jackson	\$30,000
Northside Association for Community Development	Kalamazoo	Kalamazoo	\$21,500
Bethany Housing Ministries, Inc.	Muskegon	Muskegon	\$50,000
Venture, Inc.	Pontiac	Oakland	\$33,710
Habitat for Humanity of Huron Valley	Ann Arbor	Washtenaw	\$50,000
Vanguard Community Dev. Corp.	Detroit	Wayne	\$50,000
Jefferson East Incorporated	Detroit	Wayne	\$34,830
Cody Rouge Community Action Alliance	Detroit	Wayne	\$36,960
TOTAL NEP GRANTS			\$397,000

Exhibit 7. FY 2017 Low-Income Housing Tax Credits Allocated

Project Name	Location	Type	Units	Credit
310 East Third Street	Flint	Family	92	\$1,006,514
501 Eastern	Grand Rapids	Family	65	\$1,481,611
Abigail Senior Apartments, The	Lansing	Elderly	60	\$1,224,400
Auburn Square Apartments	Auburn	Family	24	\$146,188
Berkshire Niles Senior Housing	Niles	Elderly	53	\$1,099,000
Brush Park South	Detroit	Family	58	\$1,462,990
Center Street Apartments	Hartford	Family	32	\$262,314
Coolidge Park Apartments	Flint	Family	54	\$1,186,882
Dearborn Town Center Senior	Dearborn	Elderly	77	\$1,500,000
Edmond Senior Apartments, The	Charlotte	Elderly	40	\$688,586
Garfield Park Lofts	Grand Rapids	Family	36	\$934,988
Harrison Park Apartments	Grand Rapids	Family	45	\$1,232,954
Hayward Wells Estates	Benton Harbor	Family	81	\$864,450
Himelhoch Apartments	Detroit	Elderly	36	\$385,504
Huron Beach Apartments	Oscoda	Family	47	\$324,357
Maple Hill	Cadillac	Family	24	\$228,535
Milan Village Apartments	Milan	Elderly	36	\$385,965
Mill Trace Apartments	Ironwood Twp	Family	48	\$356,342
Peterboro Arms, The	Detroit	Family	56	\$1,050,000
Port Crescent Apartments	Bad Axe	Family	103	\$673,232
Roberts III	Detroit	Family	197	\$1,179,424
Ryan Court Apartments - Phase II	Detroit	Family	74	\$721,569
Saint Rita Apartments	Detroit	Family	26	\$510,448
Sharon Ann Apartments	Chelsea	Family	17	\$221,539
St. James Apartments	Grand Rapids	Family	52	\$1,284,107
Stockbridge Apartments	Grand Rapids	Family	64	\$1,493,031
Walnut Park Apartments	Lansing	Family	72	\$1,087,000
West Town Apartments	Plainwell	Family	47	\$305,146
Total: 28 Developments			1,616	\$23,297,076

Exhibit 8. FY 2017 Low-Income Housing Tax Credits Denied

Project	City	Reason
12 Weston	Grand Rapids	Low Score
Bridgeview Senior Apartments	Eaton Rapids	Low Score
Cedar Court Commons	Flint	Low Score
Centennial Park Apartments	Holland	Low Score
Central School Apartment Homes	Iron Mountain	Low Score
Clinton Villages - Phase I	Clinton Twp	Low Score
Depot Commons	Traverse City	Low Score
East Florentine Apartments	Detroit	Low Score
Erin Park	Eastpointe	Low Score
Fellowship Estates - Phase I	Detroit	Low Score
Francis Senior Lofts	Jackson	Low Score
Grand Trunk Crossing	Detroit	Did Not Meet Threshold/Low Score
Hickory Way Apartments	Ann Arbor	Low Score
HomeBase Veterans Apartments	Detroit	Low Score
House Of Ludington	Escanaba	Low Score
Jasperlite Senior Housing	Ishpeming	Low Score
Keeler Flats I	Grand Rapids	Did Not Meet Threshold
Keeler Flats II	Grand Rapids	Did Not Meet Threshold
Mack/Alter Homes	Detroit	Did Not Meet Threshold
Olson Place	Grand Rapids	Low Score
Osborn Commons	Sault Ste. Marie	Low Score
Pine Avenue Apartments	Grand Rapids	Low Score
Residences On Fremont	Coldwater	Did Not Meet Threshold
Ridgecrest Village Townhouses	Flint	Low Score
Rivers Edge	Lincoln Park	Did Not Meet Threshold
Selinon Park	Portage	Low Score
Seven45 Stocking	Grand Rapids	Low Score
Silver Star Apartments (Phase 3)	Battle Creek	Low Score
Swift Lane	Ann Arbor	Low Score
Vermont Street Commons	Bay City	Did Not Meet Threshold
Village Of Kalamazoo Apartments	Kalamazoo	Low Score
Westchester Towers Apartments	Wayne	Did Not Meet Threshold
Westchester Village South	Saginaw Twp/Saginaw	Low Score
Willows, The	Manistee	Low Score
Windmill Way	Monroe	Low Score
Total: 35 Developments		

Exhibit 9. Changes to the Qualified Allocation Plan (QAP) in FY 2017

There were changes made to MSHDA's QAP at the beginning of FY 2017. The changes were approved at the very beginning of FY 2017 and all of the allocations made during FY 2017 were funded under the 2017-2018 QAP that was approved at the beginning of FY 2017. A link to the Amendment to the 2017-2018 QAP, which incorporates the changes, is below:

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

Additionally, Exhibit V of the 2017-2018 QAP allowed for MSHDA to modify the State-Designated Basis Boost on an as-needed basis should market conditions dictate the necessity for a revision. On March 15, 2017, MSHDA chose to temporarily modify the State-Designated Basis Boost in order to address market conditions at the time. This modification only impacted allocations made from the April 3, 2017 funding round. A link to the memorandum, which provides public notice of this change, is below:

http://www.michigan.gov/documents/mshda/mshda_li_frn_89_2017_april_3_fund_rd_memo_03152017_554680_7.pdf

Further, the 2017-2018 QAP was Amended on June 8, 2017 as a response to fluctuations in the LIHTC equity markets in order to hold one additional funding round on July 17, 2017 for the purpose of allocating additional tax credit to projects that were awarded in the April 2016 or October 2016 Funding Round. Since the due date for this additional funding round was not until July 17, 2017, no allocations were made under the additional round during FY 2017. A link to the Amendment to the 2017-2018 QAP, which incorporates the changes, is below:

http://www.michigan.gov/documents/mshda/mshda_li_qap_2017_2018_amendment_to_qap_final_575516_7.pdf