

SEPTEMBER 30, 2018

# MSHDA PRODUCTION REPORT

FY 2018

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# EXECUTIVE SUMMARY

Section 32(14) of P.A. 366 of 1966, 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 \$455.7 million in new/renovated housing, resulting in 4,822 units. The Authority exceeded its agency-wide production goal for FY 2018 of \$385.3 million and 4,582 units, although it did not meet its goals in every program area. (See [Exhibit 1.](#))

In addition to its production activities, the Authority also distributed \$13.4 million in community development and homelessness prevention grants to local governments and nonprofit organizations in FY 2018. MSHDA also administered the Low-Income Housing Tax Credit program, which helped create or preserve 2,219 units of affordable rental housing in 38 developments statewide.

In addition, the Authority oversaw the administration of the federal Housing Choice Voucher Program (formerly known as Section 8) to 31,583 low-income families. In FY 2018, MSHDA oversaw the administration of the federally-funded Help for Hardest Hit Programs to help prevent foreclosures for 2,054 families and to reduce blight in 3,109 units. Also, 10 historic rehabilitations, generating \$136.6 million in direct investment, were completed in FY 2018 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 2018 actual production compared to its FY 2018 goals as well as its new goals for FY 2019, 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](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 2018 with a fixed interest rate of 4.95%, while the Taxable Bond lending programs operated with a fixed interest rate of 6.50%. In addition, the Authority provided Preservation Fund Loans as permanent gap funding sources.

In FY 2018, the multifamily lending program financed \$118.2 million in loans, representing 11 developments containing a total of 1,507 housing units. The program did not meet its FY 2018 goal of making \$135 million in loans and producing 1,782 units, as five transactions that were anticipated to close in FY 2018 did not actually close before June 30, 2018. Those five transactions would have made up an additional \$51.3 million in loans, and an additional 580 units. Four of the five are expected to close in FY 2019, while the sponsor of the remaining one withdrew their proposal. The FY 2019 goal is based on the proposals within our active pipeline, which includes 4 of the 5 proposals that we had expected to close in FY 2018 but did not.

### 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 \$7.3 million in Preservation Funds were part of the \$118.2 million in loans mentioned above. Another \$19 million makes up the HOME gap-funded transactions that closed in FY 2018.

### 3. Equity Bridge Loan (EBL) Program

The Authority did not make any loans under the EBL Program in FY 2018.

## B. Supportive Housing and Homeless Initiatives

### 1. Homeless Housing Development Programs

This program represents the Authority’s investments into new construction or acquisition/rehabilitation of projects for supportive housing. Under this initiative MSHDA may

make Project-Based Vouchers available, 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. MSHDA did not make any loans under the Homeless Housing Development Program in FY 2018, as no funds were allocated to this program.

## **2. Homeless Grants**

Under this category \$4.9 million in MSHDA funding was allocated for FY 2018 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 2018, 54 ESG grants totaling \$10.0 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 2018 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 two developments, which have 298 units and were financed with \$19.7 million in pass-through bonds, closed under this program in FY 2018. 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 2018 for a period of one year by making available up to \$30 million in additional volume cap. The FY 2019 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 2018, this program financed 2,710 existing single-family units, representing a total investment of \$ 282.8 million. The average purchaser of an existing home was 32 years of age, with a household size of 2 and an average income of approximately \$55,053. The average loan amount for the buyer of an existing home was \$104,672. The Authority exceeded its FY 2018 goal of financing 2,000 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, 2018, 90 loans have been committed totaling \$10.3 million and 51 loans have been purchased for a total of \$5.9 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 – 3,182 households; Foreclosure Prevention – 491; Pre-Purchase Individual Counseling – 469; Financial Capability Counseling – 636; Family Self-Sufficiency – 230 households and Key to Own – 40 households. Taken together, more than 5,000 Michigan households received counseling under these programs.

### **Federal Stimulus Funding**

MSHDA oversees 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. These programs include MSHDA's newest program, which provided funds for blight elimination in 20 cities. In FY 2018, MSHDA oversaw the disbursement of \$10.9 million to assist 2,054 households under the Help for Hardest Hit Program. The Authority oversaw the disbursement of \$50.1 million for 3,109 units under the Blight Elimination program.

### **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 must turn in a portion of its allocated mortgage revenue bond authority to the U.S. Treasury to utilize the Mortgage Credit Certificates.

In FY 2018, the program assisted the financing of 281 existing single-family homes, resulting in an investment of \$34.8 million. The average age of an MCC recipient purchasing an existing home was 31; the average family size was 2. The Authority exceeded its goal of producing 275 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 2018, this program made 26 loans, totaling \$258,851. Of these loans, 50% were made to borrowers over 55 years of age. Approximately 78% of the loans went to improve homes that were 40 years of age or older. The Authority met its FY 2018 goal of providing at least 25 PIP loans, however we did not meet our funding goal of \$298,600. Additional efforts will be made in 2019 to expand Lender participation.

# 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 low-income tenants in MSHDA's multifamily developments: As of August 2018: 52.1% of tenants who provided information about race were white and 47.9% were non-white. The average age of the head of household was 58 years, the average family size was 1.7 persons, and the average income was \$15,446. (This data includes units in properties funded both under MSHDA's Direct Lending program and the federal Low-income Housing Tax Credit program.)

**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 2018, Authority-financed housing resulted in an estimated 1,555 jobs, caused an estimated \$48.5 million in wages to be paid, and resulted in an estimated \$15.6 million in federal and state taxes being collected. Approximately eight MSHDA-financed properties received payments in lieu of taxes in FY 2018. [EXHIBIT 5](#) estimates the number of construction jobs created, wages paid, and federal and state taxes paid in FY 2018.

**D. Grants to Local Units of Government & Nonprofit Organizations**

MSHDA makes grants to local units of government and nonprofit housing organizations for community development and the prevention of homelessness. In FY 2018, 84 grants were made to local units of government and nonprofit housing and service providers, for a total grant expenditure of \$13.4 million. (See the table below.) [EXHIBIT 6](#) details each grant made to local units of government and nonprofit housing and service providers.

Type of Grant	Dollars Granted
<b>Grants to Prevent Homelessness</b>	<b>\$11,183,235</b>
Emergency Solutions Grants (ESG)	\$9,975,596
Statewide Partnership and Homeless Assistance Special Grants	\$255,000
Homeless Management Information System (HMIS)	\$952,639
<b>Housing Initiatives Grants</b>	<b>\$ 2,215,550</b>
HOME Funds	\$1,539,625
Neighborhood Enhancement Program Grants	\$675,925
<b>TOTAL GRANTS</b>	<b>\$13,398,785</b>

**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 nonprofit housing projects.

In FY 2018, 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 2018. In FY 2018, the Authority financed 1,779 units of housing in nonprofit housing projects, investing a total of \$63.9 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 2018, the Authority allocated approximately \$27.3 million in 9% tax credits to 38 developments helping create or preserve 2,219 rental units. (See EXHIBIT 7.) Please note that this number includes \$657,891 of additional credit that was allocated to 11 developments representing 518 rental units that had received an allocation of credit in prior years. Therefore, the unit total presented above is higher than in previous years partially because of the additional credit that was allocated to previously funded developments. During the fiscal year, 43 projects were denied credit for various reasons. (See EXHIBIT 8.) There were no changes to the QAP during FY 2018. (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 2018, 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 \$834 was expended during the 2018 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. No refinancings were conducted during FY 2018.

**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 2018, a total of 31,583 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, 45.4 percent of the voucher holders are disabled, 5.4 percent are classified as veterans, and the average adjusted household income was \$10,872. 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, 54.2 percent are classified as Black/African American, 0.3 percent are classified as Native Hawaiian/Other Pacific Islander, and 44.6 percent are classified as White. Of the 31,583 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 had 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 awards have been de-obligated. Public hearings to receive input on a new plan will be scheduled next fiscal year, beginning in September. The goal will be to award remaining funds in early 2019.

**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 2018, no data was received under this section.

**O. 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. No funding awards were made under this program during FY 2018, as the first competitive funding round did not start until June 15, 2018 (which is part of MSHDA's 2017 fiscal year). The awards are not expected be committed until FY 2019.

**P. Neighborhood Enhancement Program Grants**

In FY 2018, MSHDA awarded \$275,000 in Neighborhood Enhancement Program (NEP) grants, which help local communities to improve their neighborhoods. Ten Michigan communities were chosen to receive this 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.

**Q. 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 ensures 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. 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**

**Certified Local Government Grants**

During FY 2018, SHPO announced \$133,500 in Certified Local Government (CLG) grants. As required by the National Park Service, SHPO awards 10 percent of its Historic Preservation Fund grant to CLGs. The two grants were:

<b>Certified Local Government/Partner Organization</b>	<b>Amount of Grant</b>	<b>Amount of Match</b>	<b>Historic Resource</b>
City of Detroit/Model T Automotive Heritage Complex Inc.	\$58,500	\$61,500	Ford Piquette Avenue Plant
Washtenaw County/Dexter Historical Society	\$75,000	\$50,000	Gordon Hall
<b>TOTAL</b>	<b>\$133,500</b>	<b>\$111,500</b>	

### Michigan Lighthouse Assistance Program Grants

The sale of the Save Our Lights specialty license plate funds the Michigan Lighthouse Assistance Program (MLAP). SHPO awards grants through the MLAP for the preservation of historic lighthouses. During MSHDA FY 2018 the SHPO announced \$112,800 in Michigan Lighthouse Assistance Program grants. (See table below.)

Certified Local Government/Partner Organization	Amount of Grant	Amount of Match	Historic Resource
Keweenaw Waterway Lighthouse Conservancy, Inc.	\$7,500	\$3,750	Keweenaw Waterway Lower Entrance Light
DeTour Reef Light Preservation Society	\$60,000	\$30,000	DeTour Reef Light Station
Thunder Bay Island Preservation Society	\$45,300	\$22,700	Thunder Bay Island Fog Signal Building
<b>TOTAL</b>	<b>\$112,800</b>	<b>\$56,450</b>	

### Funds Received

In FY 2018, SHPO received its annual Historic Preservation Fund allocation from the National Park Service (NPS), U.S. Department of the Interior, in the amount of \$1,170,481.

### 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 FY 2018, 10 historic rehabilitations were completed using Federal Historic Preservation Tax Credits. These 10 projects represent direct investment of more than \$136.6 million.

Project Name	City	County	Total Investment	Est. Fed. Credit
Casa Mira Apartments	Detroit	Wayne	\$9,893,683	\$1,692,662
Chelsea Post Office	Chelsea	Washtenaw	\$1,500,000	\$290,000
Detroit News Complex	Detroit	Wayne	\$64,846,234	\$11,426,199
Detroit Savings Bank	Detroit	Wayne	\$780,000	\$150,000
GAR Building	Detroit	Wayne	\$4,414,481	\$563,742
Hazeltine House	Grand Rapids	Kent	\$1,200,000	\$200,000
Holy Family Orphanage	Marquette	Marquette	\$15,950,710	\$2,923,700
Kaiser-Blair Building	Detroit	Wayne	\$5,538,865	\$729,415
Malcomson Building	Detroit	Wayne	\$11,318,790	\$1,997,571
Professional Plaza	Detroit	Wayne	\$21,171,820	\$2,523,323
<b>TOTAL</b>			<b>\$136,614,583</b>	<b>\$22,496,612</b>

## **B. Designation and Survey**

### **The National Register of Historic Places**

A minimum of three times a year SHPO presents National Register of Historic Places nominations to the governor-appointed State Historic Preservation Review Board. During MSHDA FY 2018, SHPO presented 18 nominations for sites in communities across the state. These nominations included: two historic districts, two shipwrecks, one authentic Dutch windmill, one archaeological site, one national battlefield and nine nominations for potential federal historic preservation tax credit projects. Approval of these forms by the National Park Service brings positive attention to the State of Michigan, supports heritage tourism, and makes available Federal Historic Preservation Tax Credits for projects involving the rehabilitation of former warehouses, schools, skyscrapers, and entire downtown commercial districts.

## **C. Process Improvement, Education and Outreach**

### **MiSHPO – Productivity Tool**

SHPO began the testing of its new web-based productivity tool, *MiSHPO*, which has been under development for the past several years. The new enhanced database of tax credit and environmental review projects, archaeological sites, and historic building records went into internal use by the SHPO staff in June. As it is completed, the system will also include robust GIS capabilities and an online submission portal, increasing staff productivity and reducing reliance on traditional mail. A public component of MiSHPO will be available to researchers as well as state and federal agencies within the next year or two.

### **Archaeology Public and K-12 Education**

SHPO archaeologists collaborated with the Michigan History Center to hold their annual Archaeology Day event in October 2017. More than 100 exhibitors, speakers, and volunteers participated in the event, which drew over 1,000 visitors to the Michigan Historical Museum. SHPO archaeologists also participated in Michigan History Center outreach and education programs including summer Dig Camps, Fayette Heritage Day, Walker Tavern Archaeology Day and the Big History Lesson.

### **Planning and Collaboration with State and Federal Agencies**

The State Historic Preservation Officer continues to participate 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 worked with the Department of Natural Resources (DNR) during development of General Management Plans for Ludington, Fayette, Watkins Lake, North and South Higgins Lake and Muskegon State Parks. SHPO staff also collaborated with the Department of Transportation (MDOT) to create a webinar providing guidance for local agencies in completing the Section 106 review process. The Natural Resources Conservation Service, a federal agency, worked with SHPO staff to develop an updated programmatic agreement to help facilitate the Section 106 review process.

As a continuation of efforts based on receiving Cultural Resources Fund grant money, SHPO archaeologists worked with the DNR, MDOT and the Saginaw Chippewa Indian Tribe of Michigan to create new opportunities to record, preserve and interpret the Sanilac petroglyphs site located in the Sanilac Petroglyphs Historic State Park. In particular, MDOT staff in the Design Survey

Support division applied light detection and ranging (LiDAR) technology along with photogrammetry techniques to record the petroglyphs at a very high degree of accuracy and clarity.

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. A second summit is scheduled for later in 2018.

**Detroit Civil Rights Project**

SHPO received a multi-year underrepresented communities grant from the National Park Service in 2016, which will enable the office to take the lead on an important historic preservation effort to research and identify sites associated with the African American Civil Rights movement in Detroit. Final products will include a survey of sites associated with Civil Rights events and individuals of local, regional or national significance, the research and listing of four sites to the National Register of Historic Places, the creation of a bike trail, and the research and installation of three Michigan Historical Markers.

To date, a consultant has been hired, two public meetings have been held in the city of Detroit, an advisory committee was established, research on the historic context is underway, a database of identified resources has been started, and a first draft of a survey report has been received by SHPO. The project end date is January 30, 2019. These types of special projects happen because of SHPO staff taking the initiative to find additional funding.

**Michigan Modern Project**

The Michigan Modern Project has been ongoing since 2000 when research began on Michigan’s mid-20th-century architecture. The second of two books, Michigan Modern: An Architectural Legacy, was published in February 2018 and has received national attention including write-ups in Architectural Digest, the Detroit News, and the New York Times. This work was funded by grants through the Michigan History Foundation.

**D. 2018 Governor’s Awards for Historic Preservation**

During National Historic Preservation Month in May, SHPO presented the 2018 Governor’s Awards for Historic Preservation in the State Capitol Rotunda.

Recipients	Project	Location
Home Renewal Systems LLC, Community Action Alger Marquette, Barry J Polzin Architects Inc., Wolverine Building Group, North Coast Community Consultants LLC and Scheuren & Associates LLC	The rehabilitation of Holy Family Orphanage (The Grandview)	Marquette
Sable Points Lighthouse Keepers Association	The long-term stewardship of four Lake Michigan light stations: Big Sable Point Light Station, Little Sable Point Light Station, Ludington North Breakwater Light and White River Light Station	Mason, Oceana and Muskegon Counties

Strand Theater Manager LLC, West Construction Services, TDG Architects and Kidorf Preservation Consulting	The rehabilitation of the Strand Theater (Flagstar Strand Theatre for the Performing Arts)	Pontiac
Aparium Hotel Group, 21 Century Holdings LLC, McIntosh Paris Associates, Simeone Deary Design Group, Sachse Construction and Kraemer Design Group PLC	The rehabilitation of the Detroit Fire Department Headquarters Building (Foundation Hotel)	Detroit
4625 Second LLC, Quinn Evans Architects, Lowell Construction Management and McCleer Architetto	The rehabilitation of Forest Arms Apartments	Detroit

# EXHIBITS



### Exhibit 1. FY 2018 Production and Goals

Program	FY 2018 Goal		FY 2018 Production		FY 2019 Goal	
	\$	Units	\$	Units	\$	Units
Multifamily Direct Loans	\$135,000,000	1,782	\$118,165,012	1,507	\$187,721,024	2,326
Short-Term Pass Through Loans	\$30,000,000	500	\$19,700,000	298	\$30,000,000	500
Single Family Loans	\$188,800,000	2,000	\$282,816,324	2,710	\$226,560,000	2,400
Michigan Credit Certificate Program	\$31,200,000	275	\$34,768,717	281	\$37,440,000	330
Property Improvement Program (PIP)	\$298,600	25	\$258,851	26	\$358,320	30
<b>TOTAL</b>	<b>\$385,298,600</b>	<b>4,582</b>	<b>\$455,708,904</b>	<b>4,822</b>	<b>\$482,079,344</b>	<b>5,586</b>

Totals may not add due to rounding.

### Exhibit 2. FY 2018 Single Family Loans

	New Homes	Existing Homes
# Loans	23	2,542
\$ Volume	\$2,904,256	\$266,076,224
Average Loan	\$126,272	\$104,672
Average Home Sale Price	\$130,343	\$107,549
Average Income of Borrower	\$53,539	\$55,053
Average Age of Borrower	30	32
Average Family Size	2	2
% Minority Buyers	30.4%	24.9%
% Female Headed Household	43.5%	46.8%
% Below 55% of Median Income	17.3%	34.8%

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.

<b>Exhibit 3. FY 2018 Michigan Mortgage Credit Certificates</b>		
	<b>New Homes</b>	<b>Existing Homes</b>
# Loans	5	276
\$ Volume	\$737,365	\$34,031,352
Average Loan	\$136,387	\$122,996
Average Home Sale Price	\$163,699	\$128,650
Average Income of Borrower	\$44,597	\$45,982
Average Age of Borrower	27	31
Average Family Size	3	2
% Minority Buyers	0%	13.5%
% Female Headed Household	25%	40%
% Below 55% of Median Income	25%	53%
% First Time Homebuyer	100%	91.5%
NOTE: Only loans for which demographic data was reported are reflected in this exhibit.		

### Exhibit 4. FY 2018 Property Improvement Loans

# Loans	26
\$ Volume	\$258,851
Average Loan Amount	\$10,875
Average Income of Borrower	\$37,464
Average Interest Rate	6.6%
Average Age of Borrower	54
Average Family Size	2
% Female Borrowers	57%
% Borrowers Over Age 55	50%
% Minority Borrowers	25%
% Homes 40+ Years Old	78.5%
NOTE: Only loans for which demographic data was reported are reflected in this exhibit.	

### Exhibit 5. FY 2018 Estimated Construction Jobs, Wages, Taxes

Program/Project	Estimated Jobs	Estimated Wages	Estimated Taxes
Lakeshore Village III	230	\$7,186,200	\$2,236,705
The Village at Rosy Mound	263	\$8,208,800	\$2,554,989
Bethany Villas I & II	218	\$6,812,915	\$2,229,526
Kamper/Industrial Stevens	173	\$5,402,420	\$1,767,942
Westchester Village Apartments East	58	\$1,810,582	\$592,513
Westchester Village Apartments North	83	\$2,583,701	\$845,516
West Highland Apartments	85	\$2,645,432	\$865,717
Burton Place	178	\$5,552,318	\$1,816,996
Village Center I	141	\$4,415,646	\$1,445,020
Village Center II	45	\$1,398,624	\$457,700
Newman Court Apts	9	\$267,158	\$83,153
Renaissance Estates of Ecorse Phase 2	12	\$380,476	\$118,423
<b>Multifamily Loan Subtotal</b>	<b>1,495</b>	<b>\$46,664,272</b>	<b>\$15,014,200</b>
<b>**Single Family Loans</b>	<b>46</b>	<b>\$1,452,128</b>	<b>\$451,975</b>
<b>**Mortgage Credit Certificates</b>	<b>12</b>	<b>\$368,683</b>	<b>\$114,752</b>
<b>Property Improvement Loans</b>	<b>2</b>	<b>\$64,713</b>	<b>\$24,866</b>
<b>TOTAL</b>	<b>1,555</b>	<b>\$48,549,796</b>	<b>\$15,605,793</b>

\*\*Only loans for newly constructed homes are included. Please note that totals may not add due to rounding.

**Exhibit 6. FY 2018 Grants to Nonprofit Organizations & Local Governments**

**GRANTS TO PREVENT HOMELESSNESS**  
(Total=\$11,183,235)

**Emergency Solutions Grants**

<b>Grantee Name</b>	<b>City</b>	<b>County</b>	<b>Grant Amount</b>
Allegan County Community Mental Health Services	Allegan	Allegan	\$112,460
Alliance for Housing Oakland County Continuum of Care	Waterford	Oakland	\$474,814
Alliance for Oakland County Continuum of Care	Waterford	Oakland	\$13,000
Barry County United Way	Hastings	Barry	\$37,308
Bethany Housing Ministries, Inc.	Muskegon	Muskegon	\$8,000
Bethany Housing Ministries, Inc.	Muskegon	Muskegon	\$297,016
Blue Water Center for Independent Living	Caro	Tuscola	\$7,014
Blue Water Center for Independent Living, Inc.	Caro	Tuscola	\$277,787
Blue Water Community Action Agency	Port Huron	St. Clair	\$138,603
Blue Water Safe Horizons	Port Huron	St. Clair	\$55,795
Capital Area Community Services, Incorporated	Lansing	Ingham	\$105,576
Chippewa-Luce-Mackinac Community Action Human Resource Authority, Incorporated	Sault Ste. Marie	Chippewa	\$111,426
City of Lansing	Lansing	Ingham	\$452,978
Community Action Agency	Jackson	Jackson	\$87,839
Community Action Agency	Jackson	Jackson	\$230,278
Department of Health and Human Services	Lansing	Ingham	\$925,000
EightCAP, Inc.	Greenville	Montcalm	\$143,499
Emergency Shelter Services, Inc.	Benton Harbor	Berrien	\$240,805
Gogebic Ontonagon Community Action Agency	Bessemer	Gogebic	\$55,165
Heart of West Michigan United Way	Grand Rapids	Kent	\$132,934
Heart of West Michigan United Way	Grand Rapids	Kent	\$209,622
Homeless Action Network of Detroit	Detroit	Wayne	\$248,120
Housing Resources, Inc., of Kalamazoo County	Kalamazoo	Kalamazoo	\$267,016
Housing Services Inc. of Kalamazoo County	Kalamazoo	Kalamazoo	\$8,000
Housing Services Mid-Michigan	Charlotte	Eaton	\$75,390
Housing Services Mid-Michigan	Charlotte	Eaton	\$141,869
KeyStone Place, Inc.	Centreville	St. Joseph	\$67,512
KeyStone Place, Inc.	Centreville	St. Joseph	\$134,008
Lenawee Emergency and Affordable Housing Corp.	Adrian	Lenawee	\$131,244
Macomb Homeless Coalition	Fraser	Macomb	\$21,042
Macomb Homeless Coalition	Fraser	Macomb	\$451,430
Mid-Michigan Community Action Agency, Inc.	Farwell	Clare	\$100,851
Mid-Michigan Community Action Agency, Inc.	Farwell	Clare	\$422,118
Midland Area Homes, Inc	Midland	Midland	\$69,100
Monroe County Opportunity Program	Monroe	Monroe	\$164,456
Northeast Michigan Community Service Agency, Inc.	Alpena	Alpena	\$47,819
Northeast Michigan Community Service Agency, Inc.	Alpena	Alpena	\$97,292

Northeast Michigan Community Service Agency, Inc.	Alpena	Alpena	\$161,374
Northeast Michigan Community Service Agency, Inc.	Alpena	Alpena	\$79,142
Northeast Michigan Community Service Agency, Inc.	Alpena	Alpena	\$1,400
Northwest Michigan Community Action Agency	Traverse City	Grand Traverse	\$487,808
Northwest Michigan Community Action Agency, Inc.	Traverse City	Grand Traverse	\$10,800
Oakland Livingston Human Service Agency	Howell	Oakland	\$114,172
Ottawa County	Holland	Ottawa	\$246,946
Pines Behavioral Health	Coldwater	Branch	\$115,893
Shelter of Flint, Inc.	Flint	Genesee	\$75,000
Southwest MI Community Action Agency	Benton Harbor	Berrien	\$101,332
Summit Pointe	Battle Creek	Calhoun	\$171,465
TrueNorth Community Services	Fremont	Newaygo	\$310,554
United Way of Saginaw County	Saginaw	Saginaw	\$180,869
Upper Peninsula Community Action Agency	Marquette	Marquette	\$18,000
Upper Peninsula Community Action Network	Marquette	Marquette	\$509,376
Washtenaw County	Ann Arbor	Washtenaw	\$438,182
Wayne Metropolitan Community Action Agency	Wyandotte	Wayne County	\$389,097
<b>TOTAL ESG GRANTS</b>			<b>\$9,975,596</b>

NOTE: These grants also include HUD funding allocated in addition to the \$4.9 million allocated by MSHDA.

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

Grantee Name	City	County	Grant Amount
Corporation for Supportive Housing	Brighton	Lansing	\$90,000
Department of Health and Human Services	Lansing	Ingham	\$150,000
Michigan Coalition Against Homelessness	Lansing	Ingham	\$15,000
<b>TOTAL SP AND HA GRANTS</b>			<b>\$255,000</b>

### 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
<b>TOTAL HMIS GRANTS</b>			<b>\$952,639</b>

**HOUSING INITIATIVES GRANTS**  
(Total=\$2,215,550)

**HOME Funds**

<b>*Grantee Location</b>	<b>City</b>	<b>County</b>	<b>Grant Amount</b>
Battle Creek Area Habitat for Humanity	Battle Creek	Calhoun	\$60,000
Homestretch	Traverse City	Grand Traverse	\$671,125
Habitat for humanity of Michigan	Lansing	Ingham	\$808,500
<b>TOTAL HOME FUNDS GRANTS</b>			<b>\$1,539,625</b>

**Neighborhood Enhancement Program (NEP) Grants**

<b>Grantee Name</b>	<b>City</b>	<b>County</b>	<b>Grant Amount</b>
Neighborhoods Incorporated of Battle Creek	Battle Creek	Calhoun	\$20,334
Northern Homes Community Development Corporation	Boyer City	Charlevoix	\$50,000
MDS-CAA/HRA, Inc.	Escanaba	Delta	\$9,108
Community Action Agency	Jackson	Jackson	\$42,606
Northside Association for Community Development	Kalamazoo	Kalamazoo	\$20,999
Bethany Housing Ministries, Inc.	Muskegon	Muskegon	\$44,588
Venture, Inc.	Pontiac	Oakland	\$67,455
Habitat for Humanity of Huron Valley	Ann Arbor	Washtenaw	\$43,116
Vanguard Community Dev. Corp.	Detroit	Wayne	\$44,143
Jefferson East Incorporated	Detroit	Wayne	\$30,732
Cody Rouge Community Action Alliance	Detroit	Wayne	\$28,086
Bay Area Housing, Inc.	Bay	Bay	\$30,000
Dwelling Place of Grand Rapids	Grand Rapids	Kent	\$24,493
Arab American and Chaldean Council	Detroit	Wayne	\$29,400
Allen neighborhood Center	Lansing	Ingham	\$29,579
Bridging Communities, Inc.	Detroit	Wayne	\$30,000
LifeBUILDERS	Detroit	Wayne	\$30,000
Global Detroit	Detroit	Wayne	\$30,000
Vibrant Kalamazoo	Kalamazoo	Kalamazoo	\$30,000
Gogebic Range Health Foundation	Ironwood	Gogebic	\$30,000
Focus: HOPE	Detroit	Detroit	\$11,286
<b>TOTAL NEP GRANTS</b>			<b>\$675,925</b>



### Exhibit 7. FY 2018 Low-Income Housing Tax Credits Allocated

Project Name	Location	Type	Units	Credit
415 Franklin	Grand Rapids	Adaptive Reuse	40	\$1,085,629
Albert Kahn Apartments	Jackson	New & Adaptive Reuse	73	\$1,497,207
Berkley Place Apartments	Flint	New Construction	33	\$701,985
Bridgeview Senior Apartments	Eaton Rapids	Adaptive Reuse	36	\$896,649
Clark Commons	Flint	New Construction	62	\$1,500,000
Coogan Terrace	Melvindale	Acquisition/Rehab	199	\$1,476,950
Coolidge Place	Oak Park	New Construction	64	\$1,361,400
Cottages At Griswold Senior Living	Hart	New Construction	10	\$283,681
Four Flags Plaza Apartments	Niles	Acquisition/Rehab	88	\$1,259,068
Francis Senior Lofts	Jackson	New Construction	45	\$831,920
Friendship Meadows Apartments	Detroit	Acquisition/Rehab	153	\$1,044,122
Hamilton, The	Pontiac	New Construction	42	\$840,500
Hickory Way Apartments	Ann Arbor	New Construction	34	\$930,000
Jasperlite Senior Housing	Ishpeming	New Construction	36	\$670,801
Lofts At Milnes Plaza, The	Coldwater	New Construction	50	\$990,017
Osborn Commons	Sault Ste. Marie	New Construction	65	\$1,293,456
Pablo Davis II	Detroit	Rehab Only	80	\$451,066
Pine Avenue Apartments	Grand Rapids	New Construction	23	\$716,669
Prestwick Village II Apartments	Holt	New Construction	24	\$477,596
Reed City Apartments	Reed City	Acquisition/Rehab	64	\$468,078
Samaritas Affordable Living	Grand Rapids	Adaptive Reuse	52	\$1,328,438
Sanctuary, The	Detroit	New Construction	42	\$800,000
Selinon Park	Portage	New Construction	75	\$1,406,000
Seven45 Stocking	Grand Rapids	New Construction	50	\$924,000
Summit Park Apartments	Kalamazoo	Acquisition/Rehab	33	\$449,090
Swift Lane	Ann Arbor	New Construction	64	\$1,487,000
Village Of Kalamazoo Apartments	Kalamazoo	Acquisition/Rehab	164	\$1,470,782
<b>Total: 27 Developments</b>			<b>1,701</b>	<b>\$26,642,104</b>
<b>ADDITIONAL CREDIT FOR PROJECTS AWARDED IN PRIOR FUNDING ROUNDS:</b>				
Project Name	Location	Type	Units	Credit
200 Loomis	Ludington	New Construction	30	\$81,309
225 Ludington	Ludington	New Construction	30	\$90,026
310 East Third Street	Flint	New Construction	92	\$82,923
Capitol Park Center	Lansing	New Construction	48	\$146,130
Coolidge Park Apartments	Flint	New & Adaptive Reuse	54	\$27,029
Crosswinds Manor	Belding	Acquisition/Rehab	24	\$11,993
Greenwood Apartments	Owosso	Acquisition/Rehab	48	\$21,991
Himelhoch Apartments	Detroit	Acquisition/Rehab	36	\$33,481
St. James Apartments	Grand Rapids	New Construction	52	\$107,008
Wexford Manor	Onsted	Acquisition/Rehab	24	\$10,360
Woodbridge Estates - Phase IX	Detroit	New Construction	80	\$45,641
<b>Total: 11 Developments</b>			<b>518</b>	<b>\$657,891</b>
<b>GRAND TOTAL: 38 Developments</b>			<b>2,219</b>	<b>\$27,299,995</b>

### Exhibit 8. FY 2018 Low-Income Housing Tax Credits Denied

Project	City	Reason
12 Weston	Grand Rapids	Low Score
Adams Park Apartments	Grand Rapids	Low Score, Did Not Meet Threshold
Alhambra, The	Detroit	Low Score
Arbor Glen Apartments	St. Charles	Low Score
Arborview Village	Pontiac	Low Score
Benjamin O. Davis Veterans Village	Detroit	Low Score
Bronson Senior & Meadow View Senior Apartments	Bronson/Coldwater	Low Score
Brookhaven Senior Housing	Kalamazoo	Low Score
Casa del Rey Apartments	Pontiac	Low Score
Cathedral Tower Apartments	Detroit	Low Score, Did Not Meet Threshold
Cedar Court Commons	Flint	Decided to withdraw from Funding Round
Claire Gardens	Adrian	Low Score
Creston, The	Grand Rapids	Low Score
Depot Commons	Traverse City	Low Score
Eddystone, The	Detroit	Low Score
Erin Park	Eastpointe	Low Score
Franklin Apartments (Plaza Roosevelt)	Grand Rapids	Low Score
Gobles Greene	Gobles	Low Score
Grandville Apartments (Plaza Roosevelt)	Grand Rapids	Low Score
Harvest Hill Apartments	Rockford	Low Score
Hope Community	Grand Rapids	Low Score
House Of Ludington	Escanaba	Low Score
Keeler Flats I	Grand Rapids	Did Not Meet Threshold
Keeler Flats II	Grand Rapids	Did Not Meet Threshold
Lakewood Apartments	Stockbridge	Low Score
Lakewood Square	Detroit	Did Not Meet Threshold
Legacy Senior Residences	Ann Arbor	Decided to withdraw from Funding Round
Little River Band Elder Housing	Manistee	Low Score
Milwaukee Junction Apartments	Detroit	Did Not Meet Threshold
Peterboro Place	Detroit	Did Not Meet Threshold
Porter Senior Apartments	Lansing	Low Score, Did Not Meet Threshold
Remus Apartments	Remus	Low Score
Ridgecrest Village Townhomes	Flint	Low Score
Rivers Edge	Lincoln Park	Low Score
Savarine Square	Detroit	Low Score
Silver Star Apartments (Phase 3)	Battle Creek	Low Score
South Colony I	Saginaw TWP	Low Score
Unity Park Rentals V	Pontiac	Low Score
Unity Square	Detroit	Low Score

Village North II Apartments	Gladwin	Low Score, Did Not Meet Threshold
Washington Square	Pontiac	Low Score
White River Apartments	Hesperia	Low Score
Whitehall II Apartments	Whitehall	Low Score
<b>Total: 43 Developments</b>		

## **Exhibit 9. Changes to the Qualified Allocation Plan (QAP) in FY 2018**

There were no changes made to MSHDA's QAP during FY 2018. A QAP Amendment process was undertaken during FY 2018; however, no changes were actually enacted until FY 2019 and none of the allocations made during FY 2018 were impacted by these changes.