




M E M O R A N D U M

**TO:** Governor Gretchen Whitmer  
Sen. Winnie Brinks, Senate Majority Leader  
Sen. Aric Nesbitt, Senate Minority Leader  
Rep. Joe Tate, Speaker of the House  
Rep. Matt Hall, House Minority Leader  
Sen. Sarah Anthony, Senate Appropriations Chairperson  
Rep. Angela Witwer, House Appropriations Chairperson  
Sen. Jeff Irwin, Housing and Human Services  
Rep. Kevin Coleman, Housing Subcommittee - Economic Dev & Small Business  
Kathryn Summers, Senate Fiscal Agency  
Mary Ann Cleary, House Fiscal Agency

**FROM:** Amy Hovey, Executive Director, MSHDA 

**DATE:** 02/24/2023

**RE:** FY 2022 Housing Production Goals Report

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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 2022 production and the Authority's goals for FY 2023. It also addresses the boilerplate reporting requirements in Section 990 of Public Act 166 of 2022. Please note that the Authority's 2022 fiscal year ran from July 1, 2021, through June 30, 2022.

In FY 2022, the Authority financed \$756,336,356 in affordable housing in Michigan, resulting in 6,118 new or rehabilitated apartments and single-family homes. In addition, the Authority administered the federal Housing Choice Voucher Program (formerly known as Section 8), and 32,605 families participated in this program in FY 2022. Please see the full report for further detail.



February 24, 2023

# MSHDA PRODUCTION REPORT

Fiscal Year 2022



Required by P.A. 346 of 1966

# TABLE OF CONTENTS

|   |           |
|---|-----------|
| <b>TABLE OF CONTENTS</b> .....  | <b>2</b>  |
| <b>MSHDA PRODUCTION</b> .....   | <b>4</b>  |
| A. Multifamily Loan Programs.....   | 4         |
| B. Supportive Housing and Homeless Initiatives .....  | 5         |
| C. Pass-Through Short-Term Bond Program.....  | 5         |
| D. Single Family Mortgage Loan Program .....  | 6         |
| E. Michigan Mortgage Credit Certificate Program.....  | 7         |
| F. Property Improvement Loan Program .....  | 7         |
| <b>OTHER REQUIRED INFORMATON</b> .....  | <b>7</b>  |
| A. Social and Economic Benefits.....  | 7         |
| B. Demographic Information.....   | 8         |
| C. Construction Jobs Created, Wages and Taxes Paid .....  | 8         |
| D. Grants to Local Units of Government & Nonprofit Organizations.....                             | 8         |
| E. Mobile Homes, Nonprofit Housing, and Cooperative Programs.....                                 | 9         |
| F. Neighborhood Preservation Program .....  | 9         |
| G. Prepayment of Federally and Authority Assisted Loans .....                                     | 9         |
| H. Low-Income Housing Tax Credit (LIHTC).....   | 10        |
| I. Education and Training Opportunities .....   | 10        |
| J. Refinancings .....   | 10        |
| K. Housing Choice Voucher Program.....  | 10        |
| L. Housing and Community Development Fund .....   | 10        |
| M. Loans to Mortgage Lenders .....  | 11        |
| N. Sec. 44c Pass-Through Reporting Requirement .....  | 11        |
| O. Federal Housing Trust Fund.....  | 11        |
| P. MSHDA MOD.....   | 11        |
| Q. Neighborhood Enhancement Program Grants.....   | 12        |
| <b>EXHIBITS</b> .....   | <b>12</b> |
| Exhibit 1. FY 2022 Production and Goals .....   | 13        |
| Exhibit 2. FY 2022 Single Family Loans.....   | 14        |
| Exhibit 3. FY 2022 Michigan Mortgage Credit Certificates .....                                    | 15        |
| Exhibit 4. FY 2022 Property Improvement Loans.....  | 16        |
| Exhibit 5. FY 2021 Estimated Construction Jobs, Wages, Taxes.....                                 | 16        |
| Exhibit 7. FY 2022 Low Income Housing Tax Credits Allocated.....                                  | 20        |
| <b>Exhibit 7a. FY 2022 Low Income Housing Tax Credits Allocated Additional Credit Round</b><br>22 |           |
| <b>Exhibit 8. FY 2022 Low Income Housing Tax Credits Denied</b> .....                             | 22        |
| Exhibit 9. FY 2022 Changes to the Qualified Allocation Plan (QAP) .....                           | 23        |

# 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 \$756.3 million in new/renovated housing, resulting in 6,118 units. The Authority did exceed its agency-wide production goal for FY 2022 of financing \$743.4 million and did not exceed its goal of producing 6,757 units. (See [Exhibit 1](#).) Supply chain issues related to COVID 19 and increasing building costs were significant factors in the Authority not achieving its unit production goals. However, despite the supply chain issues the Authority was only 639 units short of its FY 2022 goal.

In addition to its production activities, the Authority also distributed \$17.4 million in community development and homelessness prevention grants to local governments and nonprofit organizations in FY 2022. MSHDA also administered \$29.4 million in the Low-Income Housing Tax Credit program, which helped create or preserve 2,040 units of affordable rental housing in 43 developments statewide.

The Authority also oversaw the administration of the Federal Housing Choice Voucher Program (formerly known as Section 8) to 32,605 low-income families. In FY 2022 MSHDA administered the Covid Emergency Rental Assistance (CERA) and Michigan Homeowner Assistance Fund (MIHAF) programs which will distribute roughly \$903.7 million rental and mortgage assistance throughout the state.

# 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 2022 actual production compared to its FY 2022 goals as well as its new goals for FY 2023, 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 2022 with an interest rate between 3.95% and 4.90%, while the Taxable Bond lending programs operated with an interest rate between 5.125% to 5.5%. In addition, the Authority provided Preservation Fund Loans as permanent gap funding sources.

In FY 2022, the multifamily lending program financed \$208.5 million in loans, representing 18 developments containing a total of 1,717 housing units. The program did meet its FY 2022 goal of making \$187.6 million in loans and producing 1,613 units. The FY 2023 goals are based on the proposals within our active pipeline and are \$431.8 million in financing and 3,097 units. The Authority is more than doubling its investment and unit production goals for the multifamily lending program in FY 2023.

### 2. Gap Financing Program

To maintain direct lending production and achieve deeper income targeting, the Authority will make available MSHDA HOME and Housing Trust Fund (HTF) resources (collectively referred to as “Gap Funding”) to be utilized in a competitive funding round. In FY2022, the Gap Financing Program was funded in Round 14. Participation in the Gap Financing Program requires the applicant to also obtain tax-exempt bond funded permanent financing from the Authority. In Round 14, the Authority made available \$13 million of HOME funding. The Authority also updated its program documents to allow for the inclusion of \$17 million of Housing Trust Fund (HTF) dollars.

MSHDA’s Gap Financing Programs work in conjunction with the Authority’s Tax-Exempt Bond Program to competitively distribute \$31 million in gap funding among applicants for multifamily loans; just over \$28.5 million in funds were awarded as part of the \$237 million lending package for Round 14.

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

The Authority did not make any loans under the EBL Program in FY 2022.

## **B. Supportive Housing and Homeless Initiatives**

### **1. Homeless Housing Development Programs**

By FY 2022, the Authority had moved away from direct investments into new construction or acquisition/rehabilitation of projects for supportive housing and had transitioned to using the LIHTC and Project-Based Vouchers (PBV) programs to address the need for permanent supportive housing. Because LIHTC is discussed at a different section of this report, to avoid double counting, the investment amounts and unit production are not included in this section.

### **2. Permanent Supportive Housing**

MSHDA's Project-Based Voucher (PBV), is a component of the Housing Choice Voucher (HCV) Program, and targets extremely low income (30% AMI) populations that have on-going housing needs. The program focuses on 1) homeless (literally homeless, and/or domestic violence survivors), 2) chronically homeless, and 3) individuals with special needs. Project based rental assistance is attached to specific housing unit or development. Project-Based Vouchers are often used in developments that also receive Low-Income Housing Tax Credits. Because PBVs are layered into MSHDA's multi-family loan programs, to avoid double counting, the investment amounts and unit production are not included in this section.

### **3. Homeless Grants**

Under this category \$5,184,332 in MSHDA funding was allocated for FY 2022 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. The Authority made \$588,776 in grants available to the Coordinated Entry System (CES), over \$1.2 million in grants to the Recovery Housing Program (RHP), and over \$2.5 million in Statewide Partnership and Homeless Assistance Grants. ESG funds can be used for shelter operation, essential services, prevention, and rapid re-housing leasing assistance. In FY 2022, 37 ESG grants totaling over \$10 million in federal and MSHDA funds were allocated.

## **C. Pass-Through Short-Term Bond Program**

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

The Authority did and did not meet its FY 2022 Pass-Through Short-Term Bond Program goal of making \$100 million in Pass-Through bond financing available and creating the ability for 1,200 units of affordable housing to be produced under the program. One project closed under this program in FY 2022; additionally, three projects received an inducement resolution and were funded from FY 2022 bond cap. The Authority did not meet its unit production goal of creating 1,200 units, production topped out at 1,025 units, 175 units short of the goal. However, the

Authority did make its financing goal, with funding commitments for \$103.1 million, exceeding the goal of \$100 million.

The FY 2023 goal is to make up to \$150 million in pass-through bonds available and create 1,500 housing units 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 2022, this program financed 3,273 existing single-family units, representing a total investment of over \$430 million. The average purchaser of an existing home was 34 years old, with a household size of 2 and an average income of approximately \$53,729. The average loan amount for the buyer of an existing home was \$135,718. The Authority did meet its goal of lending more than \$418.6 million. However, it did not meet its FY 2022 production goal of financing 3,654 single family homes, the Authority came up 381 units short. The Authority missed its goal because sales prices spiked, this increase in sales price exceeded the Authority's statutory sales price limit. The Authority did not have a financing product available for these sales.

In late 2013, MSHDA began offering a loan program designed specifically for the repeat homebuyer. The MI Next Home program (now called MI Home Loan Flex) allows the repeat homebuyer to purchase a home with an FHA, RD, Conventional or VA mortgage while foregoing some of the more restrictive aspects of the MI Home Loan mortgage. Additionally, MI Home Loan Flex customers can still use our popular down payment assistance with either the FHA, Conventional or RD product. In FY 2022, 1 loan was purchased for a total of \$186,240 and \$5,404 in down payment assistance. Because of increasing interest rates, the Authority has paused this program to avoid originating loans at a loss.

In addition to mortgage lending, the Homeownership Division's Housing Education Program (HEP) partnered with 35 HUD approved agencies to provide counseling and education services that were funded in-part by MSHDA general operating income and HUD Housing Counseling grants.

Counseling and Education was provided in the following areas: Homebuyer Education, Pre-Purchase and Post-Purchase Individual Counseling, Financial Capabilities Education, Foreclosure Prevention Individual Counseling, Rental Housing Education and Counseling, Disaster Relief Housing Counseling and Homeless Individual Counseling.

#### **Federal Stimulus Funding**

MSHDA oversaw the administration of the Help for Hardest Hit Programs from 2010 to end of program on June 30, 2021. The Step Forward Michigan Program used the Hardest Hit federal funds to help homeowners who were at a high risk of default or foreclosure. The program expanded to include blight elimination in 20 cities and a down payment assistance program. As the Step Forward Program ended MSHDA began rolling out its Michigan Homeowner Assistance Fund (MIHAF).

This Homeowner Assistance Fund (MIHAF) was established under section 3206 of the American Rescue Plan Act of 2021 (the ARP) to mitigate hardships associated with the coronavirus pandemic by providing funds to prevent homeowner mortgage delinquencies, defaults, foreclosure, loss of utilities or home energy services and displacements of homeowners experiencing financial hardship on or after January 21, 2020, or for those homeowners who experience a coronavirus pandemic financial hardship that began before January 21, 2020 but continued after that date.

The U.S. Department of the Treasury notified the Authority on April 14, 2021, that it will allocate \$242.8 million to the State of Michigan. This number was based on unemployed individuals and the number of mortgagors with delinquent mortgage payments. As of 2/23/23 MIHAF has received 37,664 applications, completed processing 32,484, approved 16,218 claims, and funded \$118.5 million in assistance. The average assistance was \$7,311 and 15,643 recipients were at, or below, 100% of area median income.

**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 2022, the program assisted the financing of 97 existing single-family homes, resulting in an investment of \$14.2 million. The average age of an MCC recipient purchasing an existing home was 31; the average family size was 2. The Authority did not meet its goal of producing 270 certificates with an investment of \$36.8 million, primarily due to decreased statewide production due to COVID-19 and increasing construction cost due to supply chain issues.

**F. Property Improvement Loan Program**

This program helps preserve older, existing housing by offering loans to homeowners that meet income limits. In FY 2022, this program made 6 loans, totaling \$55,500. The Authority did not meet its FY 2022 goal of providing at least 20 PIP loans due to a decrease in lender participation. The Authority closed the program in April of 2022.

## **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. Furthermore, 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 December 2022: 58.19% of tenants who provided information about race were white and 41.81% were non-white. The average age of the head of household was 55 years, the average family size was 1.7 persons, and the average income was \$18,966. (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 2022, Authority-financed housing resulted in an estimated 6,007 jobs, caused an estimated \$227 million in wages to be paid, and resulted in an estimated \$16.2 million in federal and state taxes being collected. [EXHIBIT 5](#) estimates the number of construction jobs created, wages paid, and federal and state taxes paid in FY 2022. The estimates are based off 30% spend on labor, with an average construction salary of \$37,770. Taxes are based on 12% Federal Income Tax Rate and 4.35% State Income Tax Rate with standard deductions.

## **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 2022, 111 grants were made to local units of government and nonprofit housing and service providers, for a total grant expenditure of \$17.4 million. (See the table below.) [EXHIBIT 6](#) and [EXHIBIT 9](#) 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>\$15,632,568</b> |
| Emergency Solutions Grants (ESG)                             | \$10,368,664        |
| Statewide Partnership and Homeless Assistance Special Grants | \$2,507,175         |
| Homeless Management Information System (HMIS)                | \$966,464           |
| Recovery Housing Program (RHP)                               | \$1,201,489         |
| Coordinated Entry System (CES)                               | \$588,776           |
| <b>Housing Initiatives Grants</b>                            | <b>\$ 1,800,000</b> |
| Neighborhood Enhancement Program Grants                      | \$1,800,000         |
| <b>TOTAL GRANTS</b>  | <b>\$17,432,568</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 2022, 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 2022.

**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 because of prepayment of federally or Authority assisted loans.

Much of the housing stock, which currently serves Michigan’s lowest income citizens was typically built between 1974 and 1985 and needs rehabilitation and preservation. The Authority, however, has preservation requirements to prevent or limit tenants from being displaced, when prepayment, or alteration to the financing, are being considered for both federally assisted and MSHDA-financed rental housing. The goal is to preserve tenancy but balanced with rehabilitating the housing stock.

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 40 years. A MRF loan, HOME loan, or HTF 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 because 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 2022, the Authority allocated approximately \$27.5 million in 9% tax credits to 27 developments helping create or preserve 1,305 rental units. (See [EXHIBIT 7.](#)) The Authority also allocated approximately \$1.9 million in additional 9% tax credits to 16 projects who had previously received an award of credit, but which faced construction costs increases and timing delays due to the pandemic. (See [EXHIBIT 7A.](#)) During the fiscal year, 34 projects were denied credit for various reasons. (See [EXHIBIT 8.](#)) The changes that were made had various levels of impact on the allocations made during FY 2022. (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 2022, the Authority provided technical assistance through a contract for capacity building and indirect technical assistance with Hager Consulting, LLC. 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 \$37,230, of which \$5,665 was expended during the 2022 fiscal year.

**J. Refinancings**

Sec. 32(16)(n) requires MSHDA to report that there were zero refinancings conducted during FY 2022.

**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 2022, a total of 30,835 families participated in this program, which includes Project-Based, Homeownership, Non-Elderly Disabled, Mainstream, Veteran, Family Unification, and Emergency Housing Voucher allocations.

The average age for the head of household was 50 years of age, 48.3% of the voucher holders are disabled, 6% are classified as veterans, and the average household income was \$18,966. The racial breakdown by head of household is as follows: 2% are classified as American Indian/Alaska Native, 0.4% are classified as Asian, 54.9% are classified as Black/African American, 0.3% are classified as Native Hawaiian/Other Pacific Islander, and 42.4% are classified as White. Of the 32,605 participating households, 3.7% 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) in 2012. A competitive grant process was completed in 2013 to distribute the funds according to statutory criteria. Specifically, MSHDA had selected nine applicants to receive awards. As of FY 2018, seven of these grantees expended the grant funds, while two grantees' awards were de-obligated. In FY 2019, almost half of the remaining funds were expended for the Ferguson Apartments project in Grand Rapids, MI (\$239,000). In FY 2020, the remaining \$239,800 in funds were expended for the Shiloh Commons Apartments project in Flint, MI.

In the FY 2022 the HCDF received an appropriation of \$50 million in American Rescue Plan (ARP) funding. The HCDF Program details will be forthcoming in next year's production goals report, as the program was still in the design stage at the end of MSHDA fiscal year.

**M. Loans to Mortgage Lenders**

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

**N. Sec. 44c Pass-Through Reporting Requirement**

Sec. 44c(13) requires owners of certain housing projects financed under the Pass-Through program to submit data to MSHDA. For FY 2022, the Authority completed a total of one pass-through transaction resulting in 193 constructed or rehabbed units.

**O. Federal Housing Trust Fund**

An allocation from the federal Housing Trust Fund (HTF) will facilitate MSHDA efforts to promote rental housing for extremely low-income renters. In FY 2022 the Authority allocated \$17 million in HTF towards gap-funded transactions. Because the HTF funding was used for gap funding, unit production is already accounted for by the underlying project type and not double counted by being reported in this section.

**P. MSHDA MOD**

Upon examination of Michigan's housing needs, it has been determined that there is a critical need in rural Michigan for new affordable housing within areas experiencing current job growth. In FY 2020 MSHDA implemented the MSHDA Mod program within ten pilot communities. MSHDA worked with each pilot area community to identify sites, approve designs, and formulate a modular/building team. The pilot program's intent was to use modular products in these critical need areas, thereby reducing the typical single-family construction timeframe and allowing this housing to be made available at an affordable price point (less than \$200,000) and a reduced delivery time. At the end of FY2020 the MSHDA MOD Program was permanently established. For FY 2022 the MSHDA MOD program was expanded with the addition of \$1.4 million in funding. The average home under the MSHDA MOD program cost \$200,000. It is anticipated that the funds will be recycled and generate funding to build an additional seven homes, which will bring the program total to 14 modular build/modified technology homes.

**Q. Neighborhood Enhancement Program Grants**

In FY 2022, MSHDA awarded nearly \$1.8 million in Neighborhood Enhancement Program (NEP) grants, which help local communities to improve their neighborhoods. Thirty-three grants were made to local governments and nonprofit groups across Michigan to launch projects directly tied to improving and stabilizing communities. Projects focus mainly on housing repairs and upgrades while some also will include neighborhood public amenity enhancements. Michigan communities (listed in Exhibit 10) were chosen to receive this grant, which is intended to create high-impact activities directly tied to enhancing and stabilizing local areas. The grants originally required 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.

# EXHIBITS

Exhibit 1. FY 2022 Production and Goals

| Program  | FY 2022 Goal         |              | FY 2022 Production   |              | FY 2023 Goal           |              |
|--|----------------------|--------------|----------------------|--------------|------------------------|--------------|
|  | \$                   | Units        | \$                   | Units        | \$                     | Units        |
| <b>Multifamily Direct Loans</b>                          | \$187,633,845        | 1,613        | \$208,534,064        | 1,717        | \$431,836,580          | 3,097        |
| <b>Short-Term Pass-Through Loans</b>                     | \$100,000,000        | 1200         | \$103,190,000        | 1,025        | \$150,000,000          | 1500         |
| <b>Single Family Loans</b>                               | \$418,685,520        | 3654         | \$430,276,106        | 3273         | \$502,425,000          | 4019         |
| <b>Michigan Credit Certificate Program</b>               | \$36,830,070         | 270          | \$14,280,686         | 97           | \$36,830,070           | 270          |
| <b>Property Improvement Program (PIP) closed 4-27-22</b> | \$276,760            | 20           | \$55,500             | 6            | 0                      | 0            |
| <b>TOTAL</b>   | <b>\$743,426,195</b> | <b>6,757</b> | <b>\$756,336,356</b> | <b>6,118</b> | <b>\$1,121,091,650</b> | <b>8,886</b> |

Totals may not add due to rounding.

| Exhibit 2. FY 2022 Single Family Loans   |           |                |
|--|-----------|----------------|
|  | New Homes | Existing Homes |
| # Loans  | 25        | 3248           |
| \$ Volume  | 3,270,098 | 476,401,096    |
| Average Loan   | 131,462   | 131,462        |
| Average Home Sale Price  | 135,718   | 135,718        |
| Average Income of Borrower   | 53,729    | 53,729         |
| Average Age of Borrower  | 34        | 34             |
| Average Family Size  | 2         | 2              |
| % Minority Buyers  | 34        | 34             |
| % Female Headed Household  | 55        | 55             |
| % Below 55% of Median Income   | 46%       | 46%            |
| 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 2022 Michigan Mortgage Credit Certificates</b>                                |                  |                       |
|--|------------------|-----------------------|
|  | <b>New Homes</b> | <b>Existing Homes</b> |
| <b># Loans</b>   | 0                | 97                    |
| <b>\$ Volume</b>   | 0                | 14,280,686            |
| <b>Average Loan</b>  | 0                | 147,224               |
| <b>Average Home Sale Price</b>   | 0                | 155,741               |
| <b>Average Income of Borrower</b>  | 0                | 52,013                |
| <b>Average Age of Borrower</b>   | 0                | 30                    |
| <b>Average Family Size</b>   | 0                | 2                     |
| <b>% Minority Buyers</b>   | 0                | 19.6                  |
| <b>% Female Headed Household</b>   | 0                | 37%                   |
| <b>% Below 55% of Median Income</b>  | 0                | 48.5%                 |
| <b># Loans</b>   | 0                | 97                    |
| <b>NOTE: Only loans for which demographic data was reported are reflected in this exhibit.</b> |                  |                       |



| Exhibit 4. FY 2022 Property Improvement Loans   |        |
|---|--------|
| # Loans   | 6      |
| \$ Volume   | 55,500 |
| Average Loan Amount   | 9,250  |
| Average Income of Borrower  | 49,948 |
| Average Interest Rate   | 4%     |
| Average Age of Borrower   | 52     |
| Average Family Size   | 3      |
| % Female Borrowers  | 100%   |
| % Borrowers Over Age 55   | 50%    |
| % Minority Borrowers  | 67.6%  |
| % Homes 40+ Years Old   | 100%   |
| NOTE: Only loans for which demographic data was reported are reflected in this exhibit. |        |

| Exhibit 5. FY 2021 Estimated Construction Jobs, Wages, Taxes  |                |                      |                     |
|---|----------------|----------------------|---------------------|
| Program/Project   | Estimated Jobs | Estimated Wages      | Estimated Taxes     |
| Multifamily Loan Subtotal   | 1,656.4        | \$62,560,219         | \$4,490,514         |
| **Single Family Loans   | 3,417.6        | \$129,082,832        | \$9,265,444         |
| Short-Term Pass-Through Loans   | 819            | \$30,957,000         | \$2,222,064         |
| Property Improvement Loans  | .4             | \$16,650             | \$1,195             |
| Credit Certificate  | 113.4          | \$4,284,206          | \$307,516           |
| <b>TOTAL</b>  | <b>6007.4</b>  | <b>\$226,900,907</b> | <b>\$16,286,733</b> |
| **Only loans for newly constructed homes are included. Please note that totals may not add due to rounding. |                |                      |                     |

**Exhibit 6. FY 2022 Grants to Nonprofit Organizations & Local Governments**

**GRANTS TO PREVENT HOMELESSNESS**

(Total=\$15,632,568)

**Emergency Solutions Grants**

| <b>Grantee Name</b>   | <b>City</b>      | <b>County</b> | <b>Grant Amount</b> |
|---|------------------|---------------|---------------------|
| <b>Alger-Marquette Community Action Board</b>                           | Marquette        | Marquette     | \$446,481           |
| <b>Allegan Co. Community Mental Health Services</b>                     | Allegan          | Allegan       | \$113,162           |
| <b>Alliance for Housing Oakland County CoC</b>                          | Waterford        | Oakland       | \$619,630           |
| <b>Barry County United Way</b>  | Hastings         | Barry         | \$42,288            |
| <b>Battle Creek Community Foundation</b>                                | Battle Creek     | Calhoun       | \$192,044           |
| <b>Bethany Housing Ministries, Inc.</b>                                 | Muskegon         | Muskegon      | \$314,459           |
| <b>Blue Water Community Action Agency</b>                               | Port Huron       | St. Clair     | \$212,528           |
| <b>Capital Area Community Services, Incorporated</b>                    | Lansing          | Ingham        | \$98,569            |
| <b>Catholic Charities of Shiawassee and Genesee Counties</b>            | Flint            | Genesee       | \$272,669           |
| <b>Chippewa-Luce-Mackinac Community Action Human Resource Authority</b> | Sault Ste. Marie | Chippewa      | \$96,700            |
| <b>City of Lansing</b>  | Lansing          | Ingham        | \$548,837           |
| <b>Community Action Agency</b>  | Jackson          | Jackson       | \$355,539           |
| <b>Department of Health and Human Services</b>                          | Lansing          | Ingham        | \$225,000           |
| <b>EightCap, Inc.</b>   | Greenville       | Montcalm      | \$369,103           |
| <b>Emergency Shelter Services, Inc.</b>                                 | Benton Harbor    | Berrien       | \$244,855           |
| <b>Gogebic-Ontonagon Community Action Agency</b>                        | Bessemer         | Gogebic       | \$47,089            |
| <b>Heart of West Michigan United Way</b>                                | Grand Rapids     | Kent          | \$465,049           |
| <b>Homeless Action Network of Detroit</b>                               | Detroit          | Wayne         | \$252,609           |
| <b>Housing Resources, Inc., of Kalamazoo County</b>                     | Kalamazoo        | Kalamazoo     | \$506,063           |
| <b>Housing Services Mid Michigan</b>                                    | Charlotte        | Eaton         | \$245,012           |
| <b>KeyStone Place, Inc.</b>   | Centreville      | St. Joseph    | \$211,619           |
| <b>Lenawee Emergency &amp; Affordable Housing Corporation</b>           | Adrian           | Lenawee       | \$135,881           |
| <b>MCREST</b>   | Mt. Clemens      | Macomb        | \$544,314           |
| <b>Mid Michigan Community Action Agency, Inc.</b>                       | Farwell          | Clare         | \$414,098           |
| <b>Midland Area Homes, Inc.</b>   | Midland          | Midland       | \$77,424            |
| <b>Monroe County Opportunity Program</b>                                | Monroe           | Monroe        | \$207,549           |

|   |               |                |                     |
|---|---------------|----------------|---------------------|
| <b>Northeast Michigan Community Service Agency</b>      | Alpena        | Alpena         | \$327,389           |
| <b>Northwest Michigan Community Action Agency, Inc.</b> | Traverse City | Grand Traverse | \$423,513           |
| <b>Oakland Livingston Human Service Agency</b>          | Howell        | Oakland        | \$122,028           |
| <b>Ottawa County</b>                                    | Holland       | Ottawa         | \$270,359           |
| <b>Pines Behavioral Health</b>                          | Coldwater     | Branch         | \$90,488            |
| <b>Southwest MI Community Action Agency</b>             | Benton Harbor | Berrien        | \$100,808           |
| <b>TrueNorth Community Services</b>                     | Freemont      | Newaygo        | \$282,569           |
| <b>United Way of Lapeer County</b>                      | Lapeer        | Lapeer         | \$260,480           |
| <b>United Way of Saginaw County</b>                     | Saginaw       | Saginaw        | \$196,605           |
| <b>Washtenaw County</b>                                 | Ann Arbor     | Washtenaw      | \$491,569           |
| <b>Wayne-Metro Community Action Agency</b>              | Wyandotte     | Wayne          | \$534,282           |
| <b>TOTAL ESG GRANTS</b>                                 |               |                | <b>\$10,368,664</b> |

| <b>Statewide Partnership (SP) and Homeless Assistance (HA) Special Grants</b> |                     |
|---|---------------------|
| <b>Grantee Name</b>   | <b>Grant Amount</b> |
| Downriver Community Conference  | \$50,000            |
| LISC  | \$160,000           |
| Fair Housing Center of Southwest Michigan                                     | \$100,000           |
| Michigan Municipal League (MML)   | \$169,000           |
| Northwest Michigan Community Action Agency (NMCAA)                            | \$19,000            |
| CEDAM   | \$340,000           |
| Corporation for Supportive Housing (CSH)                                      | \$106,000           |
| HFHM - DPA, Priority Home Repair, and Prison Build                            | \$1,175,000         |
| Department of Health and Human Services                                       | \$150,000           |
| Michigan Coalition Against Homelessness (MCAH)                                | \$238,175           |
| <b>TOTAL</b>  | <b>\$2,507,175</b>  |

| <b>Homeless Management Information System (HMIS)</b> |             |               |                     |
|--|-------------|---------------|---------------------|
| <b>Grantee Name</b>                                  | <b>City</b> | <b>County</b> | <b>Grant Amount</b> |
| Department of Health and Human Services              | Lansing     | Ingham        | \$163,764           |
| Michigan Coalition Against Homelessness              | Lansing     | Ingham        | \$802,700           |
| <b>TOTAL HMIS GRANTS</b>                             |             |               | <b>\$966,464</b>    |

| <b>Recovery Housing Program (RHP)</b>                         |              |               |                     |
|---|--------------|---------------|---------------------|
| <b>Grantee Name</b>   | <b>City</b>  | <b>County</b> | <b>Grant Amount</b> |
| <b>Battle Creek Community Foundation</b>                      | Battle Creek | Calhoun       | \$102,816           |
| <b>Catholic Social Services of the Upper Peninsula</b>        | Marquette    | Marquette     | \$77,458            |
| <b>Detroit Association of Black Organizations, DABO, Inc.</b> | Detroit      | Wayne         | \$273,889           |
| <b>Fresh Coast Alliance</b>                                   | Muskegon     | Muskegon      | \$68,728            |
| <b>Great Lakes Recovery Centers, Inc</b>                      | Ishpeming    | Marquette     | \$418,022           |
| <b>Harbor Hall, Inc.</b>                                      | Petoskey     | Emmet         | \$203,876           |
| <b>Lakeridge Village, Inc.</b>                                | Detroit      | Wayne         | \$56,700            |
| <b>TOTAL RHP GRANTS</b>                                       |              |               | <b>\$1,201,489</b>  |

| <b>Coordinated Entry System (CES)</b>                                   |                  |                |                     |
|---|------------------|----------------|---------------------|
| <b>Grantee Name</b>   | <b>City</b>      | <b>County</b>  | <b>Grant Amount</b> |
| <b>Alger-Marquette Community Action Board</b>                           | Marquette        | Marquette      | \$55,503            |
| <b>Allegan Co. Community Mental Health Services</b>                     | Allegan          | Allegan        | \$25,140            |
| <b>Barry County United Way</b>  | Hastings         | Barry          | \$12,065            |
| <b>Blue Water Community Action Agency</b>                               | Port Huron       | St. Clair      | \$8,642             |
| <b>Capital Area Community Services, Incorporated</b>                    | Lansing          | Ingham         | \$14,478            |
| <b>Chippewa-Luce-Mackinac Community Action Human Resource Authority</b> | Sault Ste. Marie | Chippewa       | \$33,782            |
| <b>Community Action Agency</b>  | Jackson          | Jackson        | \$19,304            |
| <b>EightCap, Inc.</b>   | Greenville       | Montcalm       | \$38,608            |
| <b>Emergency Shelter Services, Inc.</b>                                 | Benton Harbor    | Berrien        | \$16,891            |
| <b>Gogebic-Ontonagon Community Action Agency</b>                        | Bessemer         | Gogebic        | \$24,130            |
| <b>Housing Services Mid Michigan</b>                                    | Charlotte        | Eaton          | \$24,130            |
| <b>Human Development Commission</b>                                     | Caro             | Tuscola        | \$24,130            |
| <b>KeyStone Place, Inc.</b>   | Centreville      | St. Joseph     | \$21,717            |
| <b>Menominee-Delta-Schoolcraft Community Action Agency</b>              | Menominee        | Menominee      | \$16,891            |
| <b>Mid Michigan Community Action Agency, Inc.</b>                       | Farwell          | Clare          | \$41,021            |
| <b>Midland Area Homes, Inc.</b>   | Midland          | Midland        | \$12,065            |
| <b>Northeast Michigan Community Service Agency</b>                      | Alpena           | Alpena         | \$65,151            |
| <b>Northwest Michigan Community Action Agency, Inc.</b>                 | Traverse City    | Grand Traverse | \$72,390            |
| <b>Pines Behavioral Health</b>  | Coldwater        | Branch         | \$12,065            |
| <b>Southwest MI Community Action Agency</b>                             | Benton Harbor    | Berrien        | \$12,065            |
| <b>TrueNorth Community Services</b>                                     | Freemont         | Newaygo        | \$38,608            |
| <b>TOTAL CES GRANTS</b>   |                  |                | <b>\$588,776</b>    |

**Exhibit 7. FY 2022 Low Income Housing Tax Credits Allocated**

| <b>Project Name</b>                             | <b>Location</b>       | <b>Type</b>       | <b>Units</b> | <b>LIHTC Underwritten</b> |
|---|-----------------------|-------------------|--------------|---------------------------|
| <b>4401 Rosa Parks</b>                          | Detroit               | New Construction  | 60           | \$986,435                 |
| <b>700 E Court Street Village</b>               | Flint                 | Acquisition/Rehab | 119          | \$1,500,000               |
| <b>Annika Place</b>                             | Traverse City         | New Construction  | 53           | \$1,114,200               |
| <b>Boston Square Together II</b>                | Grand Rapids          | New Construction  | 57           | \$1,500,000               |
| <b>Bramblewood Apartments</b>                   | New Haven             | Acquisition/Rehab | 32           | \$298,676                 |
| <b>Breton Grove</b>                             | Grand Rapids          | New Construction  | 55           | \$1,316,000               |
| <b>CCSEM St. Matthew</b>                        | Detroit               | Adaptive Reuse    | 46           | \$1,084,000               |
| <b>Center City Lofts</b>                        | Midland               | New Construction  | 55           | \$1,138,000               |
| <b>Greystone Senior Living</b>                  | Detroit               | New Construction  | 49           | \$918,051                 |
| <b>GTB LIHTC #1</b>                             | Traverse City         | New Construction  | 36           | \$638,539                 |
| <b>Lake Huron Woods Phase 2 Apartments</b>      | Fort Gratiot Township | New Construction  | 45           | \$1,181,252               |
| <b>Lee Plaza</b>                                | Detroit               | Adaptive Reuse    | 52           | \$1,500,000               |
| <b>Lexington School Apartments</b>              | Grand Rapids          | Adaptive Reuse    | 39           | \$874,283                 |
| <b>Lincoln Park Residences</b>                  | Midland               | New Construction  | 50           | \$876,938                 |
| <b>MoTown Square Affordable Assisted Living</b> | Grand Rapids          | New Construction  | 54           | \$1,337,120               |
| <b>Orchard Manor Apartments</b>                 | Flint                 | New Construction  | 34           | \$779,625                 |
| <b>Orchard Village Apartments</b>               | Detroit               | New Construction  | 48           | \$1,197,000               |
| <b>Parkview Apartments</b>                      | Traverse City         | New Construction  | 23           | \$993,861                 |
| <b>Perry Acres</b>                              | New Haven             | Acquisition/Rehab | 24           | \$250,118                 |
| <b>Remus Apartments</b>                         | Remus                 | Acquisition/Rehab | 48           | \$397,892                 |
| <b>The Blackstone</b>                           | Jackson               | New Construction  | 53           | \$1,192,000               |
| <b>The Greenwood</b>                            | Jackson               | New Construction  | 51           | \$1,426,380               |
| <b>The Grove at Veridian</b>                    | Ann Arbor             | New Construction  | 50           | \$1,500,000               |
| <b>The Village Flats</b>                        | Nashville             | Adaptive Reuse    | 20           | \$688,000                 |
| <b>Union Suites at Michael II</b>               | Wyoming               | New Construction  | 52           | \$905,100                 |
| <b>Walter French</b>                            | Lansing               | Adaptive Reuse    | 52           | \$1,500,000               |
| <b>West Belding</b>                             | Belding               | Acquisition/Rehab | 48           | \$444,584                 |
| <b>Total: 27</b>                                |                       |                   | <b>1,305</b> | <b>\$27,538,054</b>       |



**Exhibit 7a. FY 2022 Low Income Housing Tax Credits Allocated Additional Credit Round**

| <b>Project Name</b>               | <b>Location</b>   | <b>Units</b> | <b>Additional LIHTC Underwritten</b> |
|-----------------------------------|-------------------|--------------|--------------------------------------|
| <b>7850 E Jefferson Phase II</b>  | Detroit           | 51           | \$106,724                            |
| <b>7850 E Jefferson Phase IV</b>  | Detroit           | 51           | \$106,724                            |
| <b>Beaubien</b>                   | Detroit           | 60           | \$192,454                            |
| <b>Belknap Place</b>              | Grand Rapids      | 50           | \$45,303                             |
| <b>Brush</b>                      | Detroit           | 64           | \$210,005                            |
| <b>Edison Crossing</b>            | Mt. Clemens       | 30           | \$97,161                             |
| <b>Georgia Manor Apartments</b>   | Flint Township    | 26           | \$16,962                             |
| <b>Jasperlite Senior Housing</b>  | Ishpeming         | 36           | \$33,540                             |
| <b>La Joya Gardens</b>            | Detroit           | 25           | \$97,386                             |
| <b>Left Field</b>                 | Detroit           | 60           | \$357,390                            |
| <b>REC Center</b>                 | Detroit           | 43           | \$74,000                             |
| <b>Ruth Park</b>                  | Traverse City     | 58           | \$142,000                            |
| <b>The Anchor at Mariners Inn</b> | Detroit           | 30           | \$156,000                            |
| <b>The Grand on University</b>    | Flint             | 48           | \$144,224                            |
| <b>Winston Commons</b>            | Pontiac           | 54           | \$105,000                            |
| <b>Woodward Way</b>               | Meridian Township | 49           | \$60,000                             |
| <b>Total: 16</b>                  |                   | <b>735</b>   | <b>\$1,944,873</b>                   |

**Exhibit 8. FY 2022 Low Income Housing Tax Credits Denied**

| <b>Project Name</b>                | <b>City</b>        | <b>Reason</b>                    |
|------------------------------------|--------------------|----------------------------------|
| <b>901 Flats</b>                   | Flint              | Low Score                        |
| <b>Andy's Place II</b>             | Jackson            | Did Not Meet Threshold/Low Score |
| <b>Bay Park Towers</b>             | East Tawas         | Low Score                        |
| <b>Boston Square Together II</b>   | Grand Rapids       | Low Score                        |
| <b>CCSEM St. Matthew</b>           | Detroit            | Low Score                        |
| <b>Cedar Place Apartments</b>      | Lansing            | Low Score                        |
| <b>Cherry Hill Loft Apartments</b> | Lansing            | Low Score                        |
| <b>Churchill School Apartments</b> | Lansing            | Low Score                        |
| <b>Clark Commons 3A</b>            | Flint              | Low Score                        |
| <b>Eastside Elderly</b>            | Detroit            | Low Score                        |
| <b>Flushing Place</b>              | Flint              | Low Score                        |
| <b>Forest Grove I</b>              | Royal Oak Township | Low Score                        |
| <b>Gobles Greene</b>               | Gobles             | Low Score                        |
| <b>Greystone Senior Living</b>     | Detroit            | Low Score                        |
| <b>Hillsdale Place Apartments</b>  | Lansing            | Did Not Meet Threshold           |
| <b>Horizon Pointe Phase II</b>     | Manistee           | Low Score                        |
| <b>John Grace Arms</b>             | Southfield         | Low Score                        |
| <b>Leonard Street Apartments</b>   | Grand Rapids       | Low Score                        |
| <b>Lincoln Park Residences</b>     | Midland            | Did Not Meet Threshold/Low Score |
| <b>LVD LIHTC Rehab I</b>           | Watersmeet         | Low Score                        |

|   |                      |                                  |
|---|----------------------|----------------------------------|
| <b>Mary Crapo</b>                                 | Swartz Creek         | Low Score                        |
| <b>Park Woods Apartments</b>                      | Muskegon Township    | Low Score                        |
| <b>Samaritas Affordable Living of Spring Lake</b> | Spring Lake Township | Did Not Meet Threshold/Low Score |
| <b>Stockbridge Landing</b>                        | Grand Rapids         | Low Score                        |
| <b>The Flats at Carriage Commons Phase I</b>      | Garfield Township    | Low Score                        |
| <b>The Flats at Carriage Commons Phase II</b>     | Garfield Township    | Low Score                        |
| <b>The Grove at Veridian</b>                      | Ann Arbor            | Low Score                        |
| <b>The Hive on Russell</b>                        | Detroit, MI          | Low Score                        |
| <b>The Monarch</b>                                | Ecorse               | Did Not Meet Threshold/Low Score |
| <b>The Savarine</b>                               | Detroit              | Low Score                        |
| <b>The Savarine</b>                               | Detroit              | Low Score                        |
| <b>Walnut Acres Apartments</b>                    | Corunna              | Low Score                        |
| <b>Warren + Trumbull</b>                          | Detroit              | Did Not Meet Threshold/Low Score |
| <b>Whisper Pines</b>                              | Pinconning           | Did Not Meet Threshold           |
| <b>Total: 34</b>                                  |                      |                                  |

### Exhibit 9. FY 2022 Changes to the Qualified Allocation Plan (QAP)

There were focused changes made to MSHDA’s QAP during FY 2022. The 2022-2023 QAP was approved by the Governor in July 2021. This QAP included a focus on the production of new affordable housing units, continued alignment of location priorities to focus on nearby amenities, further incentivizing green building and health living systems, and a commitment to analyzing how the LIHTC program fulfills goals of diversity, equity, and inclusion. All the allocations made during FY 2022 were impacted by these changes. A link to the 2022-2023 QAP, which incorporates the changes, is below:

#### [Qualified Allocation Plan](#)

Following that, in January and May 2022, there were amendments made to the QAP, creating two additional credit funding rounds. These rounds were intended to allow previously awarded projects the opportunity to request additional credit to address funding gaps caused by rising construction costs and timing delays related to the covid pandemic. These amendments can be found on the QAP website, linked above. The credit allocations made during the first additional credit round are included in [Exhibit 7a](#) - FY 2022 Low Income Housing Tax Credits Allocated in Additional Credit Round.

| <b>Exhibit 10. FY 2022 NEP Awarded Communities</b> |               |                     |
|--|---------------|---------------------|
| <b>Grant Awardee</b>                               | <b>County</b> | <b>Grant Amount</b> |
| <b>Alcona County</b>                               | Alcona        | \$75,000            |
| <b>Allen Neighborhood Center</b>                   | Ingham        | \$60,000            |
| <b>Bridging Communities, Inc.</b>                  | Wayne         | \$25,000            |



|  |            |          |
|--|------------|----------|
| <b>Capital Area Housing Partnership</b>                    | Ingham     | \$50,000 |
| <b>Central Detroit Christian CDC</b>                       | Wayne      | \$70,000 |
| <b>City of Beaverton</b>                                   | Gladwin    | \$40,000 |
| <b>City of Dowagiac</b>                                    | Cass       | \$75,000 |
| <b>City of Eaton Rapids</b>                                | Eaton      | \$75,000 |
| <b>City of Hastings</b>                                    | Barry      | \$75,000 |
| <b>City of Ironwood</b>                                    | Gogebic    | \$45,000 |
| <b>City of Lapeer</b>                                      | Lapeer     | \$49,493 |
| <b>City of Three Rivers</b>                                | St. Joseph | \$50,000 |
| <b>City of Vassar</b>                                      | Tuscola    | \$50,000 |
| <b>Court Street Village Non-Profit Housing Corp.</b>       | Genesee    | \$50,000 |
| <b>Gogebic-Ontonagon Community Action Agency</b>           | Gogebic    | \$30,000 |
| <b>Grandmont/Rosedale Development Corporation</b>          | Wayne      | \$37,500 |
| <b>Habitat for Humanity of Huron Valley</b>                | Washtenaw  | \$25,000 |
| <b>Hope Village Revitalization</b>                         | Wayne      | \$50,000 |
| <b>Jefferson East Incorporated</b>                         | Wayne      | \$75,000 |
| <b>LifeBUILDERS</b>  | Wayne      | \$75,000 |
| <b>Metro Community Development Inc.</b>                    | Genesee    | \$75,000 |
| <b>NCCS Center for Nonprofit Housing</b>                   | Newaygo    | \$25,000 |
| <b>Neighborhoods Incorporated of Battle Creek</b>          | Calhoun    | \$75,000 |
| <b>New Development Corporation</b>                         | Kent       | \$50,000 |
| <b>New Hope CD Nonprofit Hsg Corp</b>                      | Wayne      | \$75,000 |
| <b>Sinai-Grace Guild Community Development Corporation</b> | Wayne      | \$25,000 |
| <b>Southwestern Michigan Urban League</b>                  | Calhoun    | \$75,000 |
| <b>Venture, Inc.</b>                                       | Oakland    | \$22,500 |
| <b>Village of Cassopolis</b>                               | Cass       | \$75,000 |
| <b>Village of Mancelona</b>                                | Antrim     | \$30,000 |
| <b>Wayne County Land Bank Corporation</b>                  | Wayne      | \$50,000 |
| <b>Wayne Metropolitan Community Action Agency</b>          | Wayne      | \$50,000 |
| <b>Woodbridge Neighborhood Development Corporation</b>     | Wayne      | \$60,000 |