



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 *Amy Hovey*

DATE: 10/19/2023

RE: FY 2023 Housing Production Goals Report

Section 32(14) of P.A. 346 of 1966 requires the Michigan State Housing Development Authority (MSHDA) to provide the Governor and the appropriate legislative committees with an annual report for housing projects financed by the Authority. The attached document represents an assessment of FY 2023 production and the Authority's goals for FY 2024. It also addresses the boilerplate reporting requirements in Section 401 of Public Act 119 of 2023. Please note that the Authority's 2023 fiscal year ran from July 1, 2022, through June 30, 2023.

In FY 2023, the Authority financed \$1.23 billion in affordable housing in Michigan, resulting in 8,944 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 33,303 families participated in this program in FY 2023. Please see the full report for further detail.



10/19/2023

MSHDA PRODUCTION REPORT

Fiscal Year 2023



Required by P.A. 346 of 1966

TABLE OF CONTENTS

TABLE OF CONTENTS	2
MSHDA PRODUCTION	4
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.....	5
E. Michigan Homeowner Assistance Fund (MIHAF)	6
F. Michigan Mortgage Credit Certificate Program.....	8
G. Covid Emergency Rental Assistance (CERA).....	8
OTHER REQUIRED INFORMATON	9
A. Social and Economic Benefits	10
B. Demographic Information.....	10
C. Construction Jobs Created, Wages and Taxes Paid.....	11
D. Grants to Local Units of Government & Nonprofit Organizations	11
E. Mobile Homes and Cooperative Programs.....	11
F. Neighborhood Preservation Program	12
G. Prepayment of Federally and Authority Assisted Loans.....	12
H. Low-Income Housing Tax Credit (LIHTC)	12
I. Education and Training Opportunities.....	13
J. Refinancings	13
K. Housing Choice Voucher Program	13
L. Housing and Community Development Fund.....	13
M. Loans to Mortgage Lenders	15
N. Sec. 44c Pass-Through Reporting Requirement	15
O. Federal Housing Trust Fund.....	16
P. MSHDA MOD.....	16
Q. Neighborhood Enhancement Program Grants	16
EXHIBITS	17
Exhibit 1. FY 2022 Production and Goals.....	18
Exhibit 2. FY 2023 Single Family Loans	18
Exhibit 5. FY 2021 Estimated Construction Jobs, Wages, Taxes.....	19
Exhibit 3. FY 2023 Michigan Mortgage Credit Certificates.....	19
Exhibit 4. FY 2023 Property Improvement Loans.....	19
Exhibit 7. FY 2023 Low Income Housing Tax Credits Allocated.....	24
Exhibit 7a. FY 2022 Low Income Housing Tax Credits Allocated Additional Credit Round 26	
Exhibit 8. FY 2023 Low Income Housing Tax Credits Denied	27
Exhibit 9. FY 2022 Changes to the Qualified Allocation Plan (QAP)	27

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 \$1.23 billion in new/renovated housing, resulting in 8,944 units. The Authority did exceed its agency-wide production goal for FY 2023 of financing \$1.121 billion and did exceed its goal of producing 8,887 units. (See [Exhibit 1](#).)

In addition to its production activities, the Authority also distributed \$26.5 million in community development and homelessness prevention grants to local governments and nonprofit organizations in FY 2023. MSHDA also administered \$14.2 million in the Low-Income Housing Tax Credit program, which helped create or preserve 683 units of affordable rental housing in 17 developments statewide.

The Authority also oversaw the administration of the Federal Housing Choice Voucher Program (formerly known as Section 8) to 33,303 low-income families. In FY 2023 MSHDA administered the Covid Emergency Rental Assistance (CERA) and Michigan Homeowner Assistance Fund (MIHAF) programs which distributed roughly \$1.1 billion in 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 2023 actual production compared to its FY 2023 goals as well as its new goals for FY 2024, can be found in [EXHIBIT 1](#). For more information on MSHDA’s programs and activities, please see our website at the following link: www.michigan.gov/mshda.

A. Multifamily Loan Programs

1. Taxable and Tax-Exempt Direct Lending Programs

These programs represent the Authority’s response to localized housing and reinvestment needs by financing rental housing. Funding comes from the issuance of taxable and tax-exempt bonds to investors, the proceeds of which are then loaned for the acquisition, construction or rehabilitation, and long-term financing of affordable rental housing units. Typically, at least 40% of the units in each development must be occupied by households with low incomes, defined as less than or equal to 60% of the Area Median Income. The tax-exempt lending programs operated in FY 2023 with an interest rate between 3.9% and 4.35%, while the Taxable Bond lending programs operated with an interest rate 4.95%. In addition, the Authority did use Mortgage Resource Funds (formerly known as Preservation Fund Loans) to provide a permanent gap funding source.

In FY 2023, the multifamily lending program financed \$443 million in loans, representing 24 developments containing a total of 2,879 housing units. The program did and did not meet its FY 2023 goal of making \$431.8 million in loans and producing 3,097 units, the program made the lending goal, but unit production came up short. Increase costs for both labor and materials played a significant role in MSHDA missing this unit production goal. The FY 2024 goals are based on the proposals within our active pipeline and are \$500.7 million in financing and 2,702 units.

2. Gap Financing Program

To maintain direct lending production and achieve deeper income targeting, the Authority made available MSHDA Mortgage Resource Funds (MRF), TCAP, HOME, and Housing Trust Fund (HTF) resources (collectively referred to as “Gap Funding”) which were utilized in a competitive funding round. In FY2023, the Gap Financing Program funded projects from Round 8-14. Participation in the Gap Financing Program requires the applicant to also obtain tax-exempt bond funded permanent financing from the Authority.

MSHDA’s Gap Financing Programs work in conjunction with the Authority’s Tax-Exempt Bond Program to competitively distribute gap funding among applicants for multifamily loans; just over \$46.9 million in funds were in distributed in FY 2023.

3. Equity Bridge Loan (EBL) Program

The Authority did not make any loans under the EBL Program in FY 2023.

B. Supportive Housing and Homeless Initiatives

1. 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.

2. Homeless Grants

Under this category \$5,321,125 in MSHDA funding was allocated for FY 2023 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 2023, 47 ESG grants totaling over \$10 million in federal and MSHDA funds were allocated. The Authority made \$795,745 in grants available to the Coordinated Entry System (CES), over \$1.2 million in grants to the Recovery Housing Program (RHP), over \$7.8 million in HOME-ARP grants, \$2.5 million in Housing and Community Development Funds (HCDF) grants for the Shelter Diversion Program, and over \$2.5 million in Statewide Partnership and Homeless Assistance Grants.

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 2023 Pass-Through Short-Term Bond Program goal of making \$150 million in Pass-Through bond financing available and creating the ability for 1,500 units of affordable housing to be produced under the program. One project closed under this program in FY 2023; additionally, nine other projects received an inducement resolution and were funded from FY 2023 bond cap. Production was 1,553 units, 53 units above the goal. Moreover, the Authority did make its financing goal, with funding commitments for \$165.8 million, exceeding the goal of \$150 million.

The FY 2024 goal is to make up to \$300 million in pass-through bonds available and create 2,500 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 2023, this program financed 4,402 existing single-family units, representing a total investment of over \$608 million. The average purchaser of an existing home was 37 years old, with a household size of 2 and an average income of approximately \$60,559. The average loan amount for the buyer of an existing home was \$143,048. The Authority did meet its goal of lending more than \$502.4 million and FY 2023 production goal of financing more than 4,020 single family homes.

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 2023, 19 loans were purchased for a total of \$2,472,415 and \$132,142 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 for 6,500 clients. These services were funded in-part by MSHDA general operating income, HUD Housing Counseling grants, Michigan Homeowner Assistance Fund (MIHAF) grant, and NeighborWorks, Housing Stability Counseling Program (HSCP) grant.

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

E. Michigan Homeowner Assistance Fund (MIHAF)

The Michigan 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 6/30/23 MIHAF has received 44,913 applications, completed processing 44,105, approved 23,746 claims, and funded \$180.4 million in assistance. The average assistance was \$7,618 and 22,894 recipients were at, or below, 100% of area median income.

The MIHAF program went public on February 14, 2022. Below is a snapshot of the MIHAF assistance provided as of 9/27/2023, this snapshot includes assistance outside the fiscal year.

Applications Received
49,312

In Process
2,575

Under Review 2,141	Conditionally Approved 434
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Completed
46,736

Approved 25,405	Denied 19,402	Canceled 1,929
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Total Funded:
\$194,012,968

Total Reserved not Funded:
\$15,625,352

Remaining Funds Available:
\$7,447,958


Average Assistance:
\$7,637


Below 100% AMI:
24,365

AMI 101-150%:
1,023

Socially Disadvantaged %:
93 %

Dollars Approved by Assistance Type


Mortgage
\$95,077,589



Mobile Home Loan
\$773,162


Mobile Home Park
\$256,666



Land Contract
\$5,796,049


Property Taxes
\$61,018,889


Condo Fees
\$909,238


Home Insurance
\$2,338


Utilities
\$30,178,844


Internet
\$193

F. 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 2023, the program assisted the financing of 110 existing single-family homes, resulting in an investment of \$16.6 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 increasing interest rates and construction costs.

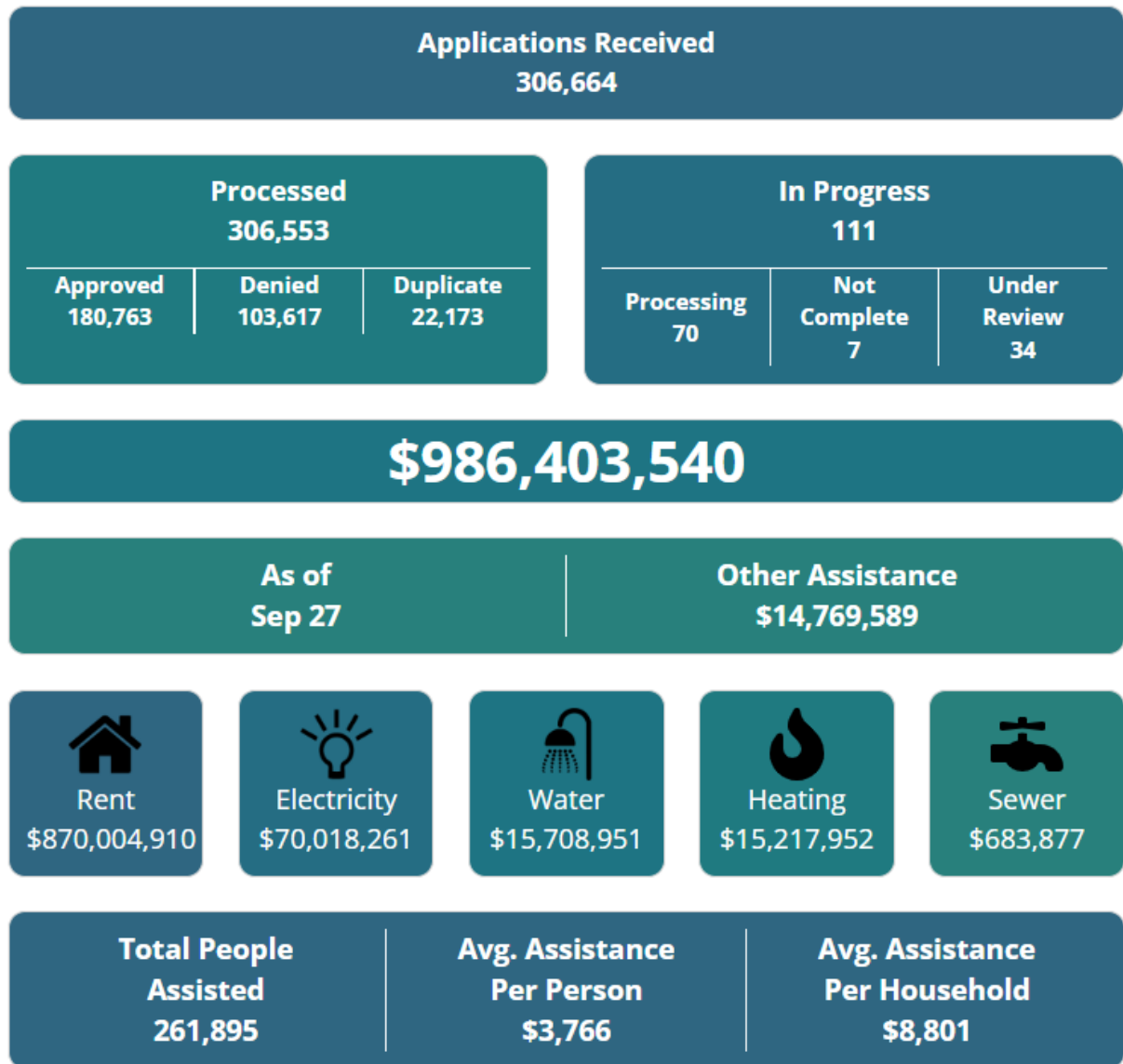
G. Covid Emergency Rental Assistance (CERA)

MSHDA administered the COVID Emergency Rental Assistance (CERA) program utilizing United States Department of the Treasury American Rescue Plan (ARP) Coronavirus State and Local Fiscal Recovery Funds (SLFRF), through its network of local nonprofit agencies starting March 15, 2021.

CERA provided rental and utility assistance for eligible renter households to maintain their housing stability. CERA served renting households that had an income less than 80% of Area Median Income (AMI) who met the following conditions:

1. Individual(s) in the household had qualified for unemployment benefits or had experienced a reduction in household income, incurred significant costs, or had experienced other financial hardship due directly or indirectly to the coronavirus outbreak; and
2. Individual(s) in the household can demonstrate a risk of experiencing homelessness or housing instability by being past due on utilities or rent.

The CERA program closed to new applications on June 30, 2022. Below is a snapshot of the CERA dashboard providing an overview of the assistance provided.



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. In addition, MSHDA and the Michigan Department of Health and Human Services (MDHHS) have coordinated on Housing Stability as a Phase I priority within the Social Determinants of Health (SDOH) Strategy. MDHHS has concluded that families with few financial resources are most likely to experience unhealthy housing and typically least able to remedy them, contributing to disparities in health outcomes across socioeconomic groups. MDHHS has identified areas of alignment between the strategies identified in the Statewide Housing Plan and are incorporating them into their objectives for their SDOH Housing Stability initiatives.

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 2023, Authority-financed housing resulted in an estimated 6007 jobs, caused an estimated \$226.9 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 2023. 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 2023, 155 grants were made to local units of government and nonprofit housing and service providers, for a total grant expenditure of \$26.5 million. (See the table below.) [EXHIBIT 6](#) and [EXHIBIT 10](#) details each grant made to local units of government and nonprofit housing and service providers.

Type of Grant	Dollars Granted
Grants to Prevent Homelessness	
Emergency Solutions Grants (ESG)	\$10,566,274
Statewide Partnership and Homeless Assistance Special Grants	\$388,175
Homeless Management Information System (HMIS)	\$1,230,633
Recovery Housing Program (RHP)	\$1,201,489
Coordinated Entry System (CES)	\$795,745
Home ARP (HNP and HPP)	\$7,891,663
Housing and Community Development Grants (SDP)	\$2,500,000
Housing Initiatives Grants	
Neighborhood Enhancement Program Grants	\$2,000,000
TOTAL GRANTS	\$26,573,979

E. Mobile Homes 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. In FY 2023, 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 2023.

In Section 1 of the Authority’s Act the Legislature determined “that there exists in the state a seriously inadequate supply of, and a pressing need for, safe and sanitary dwelling accommodations within the financial means of low income or moderate income families or persons...that it is a valid public purpose to finance safe, sanitary, and adequate mobile homes, mobile home parks, and mobile home condominium projects for persons and families of low and moderate income. This provision calls for the Authority to support manufactured housing. However, in Section 32 (11) the act provides that “[t]he authority shall implement a program of

loans for mobile homes as soon as is reasonably feasible ... subject to a determination of feasibility by the authority and the authority's ability to sell bonds." MSHDA has determined that it is not feasible to implement a program to make loans for manufactured housing, as the Authority has been unable to sell the bonds required to fund such a program.

Explanation of Support for Manufactured Housing.

Where the manufactured housing is considered real property, the Authority does have financing available to qualified purchasers. If the home and the lot are both owned by the borrower MSHDA has financing options. If the home and the lot are both rentals, MSHDA also has programs available to support these rentals. The problem for the Authority is where there is a split between the ownership of the home and the lot is a rental.

The Authority's concern is that the lot rents will escalate, and the housing will no longer be affordable. MSHDA does not have sufficient tools to guarantee long-term affordability. It is worth mentioning that in the Authority's other programs, considerable effort is spent to ensure long-term compliance with the affordability requirement. For example, there are covenants and deed restrictions running out 30 to 50 years on multi-family developments to make sure they remain affordable to the target household. Where there is a bifurcated ownership structure the Authority is concerned that without these compliance agreements, that MSHDA financed manufactured homes will not have sufficient consumer protections in place to guarantee affordability.

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 2023, the Authority allocated approximately \$14.2 million in 9% tax credits to 17 developments helping create or preserve 683 rental units. (See [EXHIBIT 7.](#)) Of note, this represents only half of the Authority's allocations for the 2023 credit year. The remaining 2023 credit allocations, approximately \$13.1 million, were made in FY 2024 and will be included in the next report. The Authority also allocated approximately \$4.2 million in additional 9% tax credits to 38 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, 16 projects were denied credit for various reasons. Again, this represents only one of the two funding rounds typically held each year. (See [EXHIBIT 8.](#)) The changes that were made had various levels of impact on the allocations made during FY 2023. (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 2023, the Authority provided technical assistance and financial support to the Building Michigan Communities Conference, Michigan's Statewide Housing Partnership, CEDAM's Real Estate Development Bootcamp (a multi-part training program designed to give new developers the tools needed to develop affordable housing in their community), and Michigan's Regional Housing Partnerships, in an effort to educate and train the housing community about the goals and strategies identified in the First Statewide Housing Plan.

J. Refinancings

Sec. 32(16)(n) requires MSHDA to report that there were zero refinancings conducted during FY 2023.

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 2023, 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, 48.5% of the voucher holders are disabled, 6% are classified as veterans, and the average household income was \$12,278. The racial breakdown by head of household is as follows: 2% are classified as American Indian/Alaska Native, 0.4% are classified as Asian, 55% are classified as Black/African American, 0.3% are classified as Native Hawaiian/Other Pacific Islander, and 42% are classified as White. Of the 33,303 participating households, 3.8% 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.

For the FY 2023-24 the Legislature passed Public Act 4 of 2023, which creates a permanent funding source for the HCDF. The statutory change to the Corporate Income Tax (CIT) provides funding to the HCDF so long as that for FY 22-23, FY 23-24, and FY 24-25 the CIT collections exceed \$1.2 billion then the next \$50 million go to the HCDF. Beginning in FY 25-26 the HCDF \$50 million carve-out remains, and the \$1.2 billion trigger is removed.

For FY 2023 the HCDF received an appropriation of \$50 million in American Rescue Plan (ARP) funding. Below is the initial allocation for the HCDF.

Program	Budget	ARP-SLFRF Targets
1. Contractor Assistance Program	\$1.7 million	Category 4
2. Shelter Diversion Program	\$3 million	Category 1 & 3
3. Housing Choice Voucher Key to Own Homeownership Program	\$650 thousand	Category 1 & 3
4. Housing Choice Voucher Mobility Program	\$1.5 million	Category 1
5. Permanent Supportive Housing Gap Financing Program	\$11 million	Category 1 & 2
6. MSHDA Investing in Community Housing <ul style="list-style-type: none"> • \$2 million for downpayment assistance • \$6.5 million for Small-Scale Home Accessibility/Visit-ability Retrofitting (SHARE) program • \$6.5 million for New Infill Construction Encouragement (NICE) program 	\$15 million	Category 3
7. Tribal Nations Housing Development Program	\$1 million	Category 4
8. Riverview Terrace Project	\$600 thousand	Category 2
9. Available Funding for projects	\$11.9 million	
MSHDA Administrative Costs (direct and indirect expenses)	\$3.65 million	
Total	\$50 million	

HCDF funding must be used for the following targeted populations as follows:

Category 1 – 30% of Fund	Category 2 – 25% of Fund	Category 3	Category 4
<p>Not less than 30% must be for projects targeted to extremely low income (at or below 30% of the AMI for its county and size of household based on data published by HUD) and include at a minimum developing housing for the homeless, supportive housing, transitional housing, and permanent housing.</p>	<p>Not less than 25% must be for rental housing projects that are for a disproportionately impacted population but do NOT qualify as persons with mental or physical disability and persons living in an eligible distressed area.</p>	<p>Portion of fund must be used for housing for persons that are either:</p> <p>(1) disproportionately impacted population with a mental or physical disability, OR</p> <p>(2) disproportionately impacted population living in an eligible distressed area.</p>	<p>Fund must be used for disproportionately impacted population.</p>

Disproportionately impacted population are any of the following populations:

- (1) Low-income households and communities with an income at or below 185% of the Federal Poverty Guidelines (FPG) for the size and household or income at or below 40% of the AMI for its county and size of household based on data published by HUD.
- (2) Households residing in Qualified Census Tracts (QCTs) and qualifying income at or below 60% AMI or a project located in a downtown or adjacent neighborhood with at least 20% of the rental or housing units set aside for at or below 60% AMI households.
- (3) Households that would qualify for any of the following federal benefits and qualifying income at or below 60% AMI or a project located in a downtown or adjacent neighborhood with at least 20% of the rental or housing units set aside for at or below 60% AMI households:
 - Temporary Assistance for Needy Families (TANF)
 - Supplemental Nutrition Assistance Program (SNAP)
 - Free and Reduced-Price Lunch (NSLP) and/or School Breakfast (SBP) programs
 - Medicare Part D Low-income Subsidies
 - Supplemental Security Income (SSI)
 - Head Start and/or Early Head Start
 - Special Supplemental Nutrition Program for Women
 - Infants, and Children (WIC), Section 8 Vouchers
 - Low-Income Home Energy Assistance Program (LIHEAP)
 - Pell Grants
- (4) Households that receive services provided by Tribal governments and qualifying income at or below 60% AMI or a project located in a downtown or adjacent neighborhood with at least 20% of the rental or housing units set aside for at or below 60% AMI households.

It is possible to go outside of the list of populations as noted above, however, further analysis is required. Please reach out to Legal for additional information.

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 2023, the Authority completed a total of one pass-through transaction resulting in 149 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 2023 the Authority allocated its 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. In FY 2023 MSHDA expanded the program by adding a \$210,000 grant to the Ingham County Land Bank Fast Track Authority. The repayable loan will be used to construct a 3 bedroom, 2.5 bath home on Lansing's east side.

Q. Neighborhood Enhancement Program Grants

In FY 2023, MSHDA awarded nearly \$2 million in Neighborhood Enhancement Program (NEP) grants, which is expected to reach its 1,000th family with this eighth funding round. The NEP program helps local communities to improve their neighborhoods. Thirty-one 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 2023 Goal		FY 2023 Production		FY 2024 Goal	
	\$	Units	\$	Units	\$	Units
Multifamily Direct Loans	\$431,836,580	3,097	\$443,000,000	2,879	\$500,700,000	2,702
Short-Term Pass-Through Loans	\$150,000,000	1,500	\$165,778,880	1,553	\$300,000,000	2500
Single Family Loans	\$502,425,000	4020	\$605,395,355	4402	\$526,350,000	4212
Michigan Credit Certificate Program	\$36,830,070	270	\$16,621,295	110	\$36,830,070	270
TOTAL	\$1,121,091,650	8,887	\$1,230,795,530	8,944	\$1,363,880,070	9,684
Totals may not add due to rounding.						

Exhibit 2. FY 2023 Single Family Loans		
	New Homes	Existing Homes
# Loans	34	4368
\$ Volume	4,695,026	603,173,744
Average Loan	138089	138089
Average Home Sale Price	143048	143048
Average Income of Borrower	60559	60559
Average Age of Borrower	33	37
Average Family Size	2	2
% Minority Buyers	32	32
% Female Headed Household	52	52
% Below 55% of Median Income	40%	40%
NOTES: The Average Family Size reflects the average for both new and existing loans. Only loans for which demographic data was reported are reflected in this exhibit.		

Exhibit 3. FY 2023 Michigan Mortgage Credit Certificates		
	New Homes	Existing Homes
# Loans	0	110
\$ Volume	0	16,621,295
Average Loan	0	154,393
Average Home Sale Price	0	161,876
Average Income of Borrower	0	55,973
Average Age of Borrower	0	31
Average Family Size	0	2
% Minority Buyers	0	23
% Female Headed Household	0	43%
% Below 55% of Median Income	0	48.546%
# Loans	0	127
NOTE: Only loans for which demographic data was reported are reflected in this exhibit.		

Exhibit 4. FY 2023 Property Improvement Loans
The Authority closed the program in April of 2022.

Exhibit 5. FY 2021 Estimated Construction Jobs, Wages, Taxes			
Program/Project	Estimated Jobs	Estimated Wages	Estimated Taxes
Multifamily Loan Subtotal	1656	\$62,560,219	\$4,490,513
**Single Family Loans	3418	\$129,082,832	\$9,265,444
Short-Term Pass-Through Loans	820	\$30,957,000	\$2,222,064
Credit Certificate	113	\$4,284,206	\$307,516
TOTAL	6,007	\$226,900,907	\$16,286,733
**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

Emergency Solutions Grants

Grantee Name	City	County	Grant Amount
Alger-Marquette Community Action Board	Marquette	Marquette	\$428,622
Allegan Co. Community Mental Health Services	Allegan	Allegan	\$108,636
Alliance for Housing Oakland County CoC	Waterford	Oakland	\$602,805
Barry County United Way	Hastings	Barry	\$40,596
Bethany Housing Ministries, Inc.	Muskegon	Muskegon	\$294,716
Blue Water Community Action Agency	Port Huron	St. Clair	\$204,027
Catholic Charities of Shiawassee and Genesee Counties	Flint	Genesee	\$356,388
Chippewa-Luce-Mackinac Community Action Human Resource Authority	Sault Ste. Marie	Chippewa	\$92,832
City of Lansing	Lansing	Ingham	\$532,372
Coldwater Housing Commission, a Non-Profit Corporation	Coldwater	Branch	\$86,868
Community Action Agency	Jackson	Jackson	\$347,443
Department of Health and Human Services	Lansing	Ingham	\$700,000
EightCap, Inc.	Greenville	Montcalm	\$354,339
Emergency Shelter Services, Inc.	Benton Harbor	Berrien	\$235,061
Gogebic-Ontonagon Community Action Agency	Bessemer	Gogebic	\$45,205
Heart of West Michigan United Way	Grand Rapids	Kent	\$442,368
Homeless Action Network of Detroit	Detroit	Wayne	\$245,427
Housing Resources, Inc., of Kalamazoo County	Kalamazoo	Kalamazoo	\$485,820
Housing Services Mid Michigan	Charlotte	Eaton	\$236,198
KeyStone Place, Inc.	Centreville	St. Joseph	\$138,154
Lenawee Emergency & Affordable Housing Corporation	Adrian	Lenawee	\$130,446
MCREST	Mt. Clemens	Macomb	\$727,250
Mid Michigan Community Action Agency, Inc.	Farwell	Clare	\$397,534
Midland Area Homes, Inc.	Midland	Midland	\$74,327
Monroe County Opportunity Program	Monroe	Monroe	\$189,647
Neighborhoods Incorporated of Battle Creek	Battle Creek	Calhoun	\$184,362
Northeast Michigan Community Service Agency	Alpena	Alpena	\$314,293

Northwest Michigan Community Action Agency, Inc.	Traverse City	Grand Traverse	\$396,972
Oakland Livingston Human Service Agency	Howell	Oakland	\$117,147
Ottawa County	Holland	Ottawa	\$259,545
Southwest MI Community Action Agency	Benton Harbor	Berrien	\$96,776
TrueNorth Community Services	Freemont	Newaygo	\$271,266
United Way of Lapeer County	Lapeer	Lapeer	\$249,931
United Way of Saginaw County	Saginaw	Saginaw	\$188,741
Washtenaw County	Ann Arbor	Washtenaw	\$471,906
Wayne-Metro Community Action Agency	Wyandotte	Wayne	\$518,254
TOTAL ESG GRANTS			\$10,566,274

Homeless Management Information System (HMIS)			
Grantee Name	City	County	Grant Amount
Department of Health and Human Services	Lansing	Ingham	\$136,764
Michigan Coalition Against Homelessness	Lansing	Ingham	\$1,093,869
TOTAL HMIS GRANTS			\$1,230,633

Statewide Partnership (SP) and Homeless Assistance (HA) Special Grants			
Grantee Name	City	County	Grant Amount
Department of Health and Human Services	Lansing	Ingham	\$150,000
Michigan Coalition Against Homelessness	Lansing	Ingham	\$238,175
TOTAL SP AND HA GRANTS			\$388,175

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

Coordinated Entry System (CES)			
Grantee Name	City	County	Grant Amount
Alger-Marquette Community Action Board	Marquette	Marquette	\$83,237
Allegan Co. Community Mental Health Services	Allegan	Allegan	\$43,184
Barry County United Way	Hastings	Barry	\$12,471
Blue Water Community Action Agency	Port Huron	St. Clair	\$14,478
Capital Area Community Services, Incorporated	Lansing	Ingham	\$14,478
Chippewa-Luce-Mackinac Community Action Human Resource Authority	Sault Ste. Marie	Chippewa	\$33,782
Coldwater Housing Commission, a Non-Profit Corporation	Coldwater	Branch	\$12,065
Community Action Agency	Jackson	Jackson	\$21,259
EightCap, Inc.	Greenville	Montcalm	\$49,358
Emergency Shelter Services, Inc.	Benton Harbor	Berrien	\$16,891
Gogebic-Ontonagon Community Action Agency	Bessemer	Gogebic	\$25,129
Housing Services Mid Michigan	Charlotte	Eaton	\$24,130
Human Development Commission	Caro	Tuscola	\$24,130
KeyStone Place, Inc.	Centreville	St. Joseph	\$21,717
Menominee-Delta-Schoolcraft Community Action Agency	Escanaba	Delta	\$16,891
Mid Michigan Community Action Agency, Inc.	Farwell	Clare	\$58,658
Midland Area Homes, Inc.	Midland	Midland	\$12,065
Northeast Michigan Community Service Agency	Alpena	Alpena	\$183,207
Northwest Michigan Community Action Agency, Inc.	Traverse City	Grand Traverse	\$74,943
Southwest MI Community Action Agency	Benton Harbor	Berrien	\$12,065
TrueNorth Community Services	Freemont	Newaygo	\$41,607
TOTAL CES GRANTS			\$795,745

HOME-ARP Grants: Housing Navigation Program (HNP)			
Grantee Name	City	County	Grant Amount
Advent House Ministries, Inc.	Lansing	Ingham	\$150,000
Alger-Marquette Community Action Board	Marquette	Marquette	\$150,000
Alliance for Housing Oakland County Continuum of Care	Waterford	Oakland	\$210,000
Catholic Charities of Shiawassee and Genesee Counties	Flint	Genesee	\$150,000
Community Action Agency	Jackson	Jackson	\$90,000
Community AIDS Resource & Education	Kalamazoo	Kalamazoo	\$150,000
Good Samaritan Ministries	Holland	Ottawa	\$90,000
Goodwill Industries of Northern Michigan, Inc.	Traverse City	Grand Traverse	\$150,000
Heart of West Michigan United Way	Grand Rapids	Kent	\$225,000
Homeless Action Network of Detroit	Detroit	Wayne	\$300,000
Housing Services Mid Michigan	Charlotte	Eaton	\$90,000
Lenawee Emergency and Affordable Housing Corporation	Adrian	Lenawee	\$90,000
MCREST	Mt. Clemens	Macomb	\$210,000
Monroe County Opportunity Program	Monroe	Monroe	\$90,000
Neighborhoods Incorporated of Battle Creek	Battle Creek	Calhoun	\$150,000
Oakland Livingston Human Service Agency	Howell	Livingston	\$90,000
United Way of Saginaw County	Saginaw	Saginaw	\$150,000
Washtenaw County	Ann Arbor	Washtenaw	\$150,000
Wayne Metropolitan Community Action Agency	Wyandotte	Wayne	\$225,000
TOTAL HNP GRANTS			\$2,910,000

HOME-ARP Grants: Homelessness Prevention Program (HPP)			
Grantee Name	City	County	Grant Amount
Advent House Ministries, Inc.	Lansing	Ingham	\$349,383
Alger-Marquette Community Action Board	Marquette	Marquette	\$37,613
Allegan County Community Mental Health Services	Allegan	Allegan	\$24,822
Alliance for Housing Oakland County Continuum of Care	Waterford	Oakland	\$440,620
Barry County United Way	Hastings	Barry	\$10,465
Blue Water Community Action	Port Huron	St. Clair	\$31,709
Catholic Charities of Shiawassee and Genesee Counties	Flint	Genesee	\$299,024
Chippewa-Luce-Mackinac Community Action Human Resource Authority, Inc.	Sault Ste. Marie	Chippewa	\$9,347
Community Action Agency	Jackson	Jackson	\$60,645
EightCAP, Inc.	Greenville	Montcalm	\$55,100
Emergency Shelter Services, Inc.	Benton Harbor	Berrien	\$97,498
Gogebic-Ontonagon Community Action Agency	Bessemer	Gogebic	\$9,258
Good Samaritan Ministries	Holland	Ottawa	\$68,562

Heart of West Michigan United Way	Grand Rapids	Kent	\$303,631
Homeless Action Network of Detroit	Detroit	Wayne	\$1,199,060
Housing Resources, Inc., of Kalamazoo County	Kalamazoo	Kalamazoo	\$237,305
Housing Services Mid Michigan	Charlotte	Eaton	\$83,142
Human Development Commission	Caro	Tuscola	\$23,435
Lenawee Emergency and Affordable Housing Corporation	Adrian	Lenawee	\$37,255
MCREST	Mt. Clemens	Macomb	\$343,882
Mid Michigan Community Action Agency, Inc.	Farwell	Clare	\$63,374
Midland Area Homes, Inc.	Midland	Midland	\$26,521
Monroe County Opportunity Program	Monroe	Monroe	\$65,744
Neighborhoods Incorporated of Battle Creek	Battle Creek	Calhoun	\$99,377
Northeast Michigan Community Service Agency, Inc.	Alpena	Alpena	\$39,044
Northwest Michigan Community Action Agency, Inc.	Traverse City	Grand Traverse	\$58,812
Oakland Livingston Human Service Agency	Howell	Livingston	\$26,342
Southwest Michigan Community Action Agency	Benton Harbor	Berrien	\$30,412
TrueNorth Community Services	Fremont	Newaygo	\$174,379
United Way of Saginaw County	Saginaw	Saginaw	\$136,542
Washtenaw County	Ann Arbor	Washtenaw	\$139,673
Wayne Metropolitan Community Action Agency	Wyandotte	Wayne	\$399,687
TOTAL HPP GRANTS			\$4,981,663

HCDF Grants: Shelter Diversion Program (SDP)			
Grantee Name	City	County	Grant Amount
City of Lansing	Lansing	Inghamn	\$500,000
Good Samaritan Ministries	Holland	Ottawa	\$500,000
Neighborhoods Incorporated of Battle Creek	Battle Creek	Calhoun	\$500,000
Northwest Michigan Community Action Agency, Inc.	Traverse City	Grand Traverse	\$500,000
Wayne Metropolitan Community Action Agency	Wyandotte	Wayne	\$500,000
TOTAL SDP GRANTS			\$2,500,000

Exhibit 7. FY 2023 Low Income Housing Tax Credits Allocated				
Project Name	Location	Type	Units	LIHTC Underwritten
21 Weston 9%	Grand Rapids	Acquistion/Rehab	32	\$ 748,719
60 Harper Apartments	Detroit	New Construction	49	\$ 1,318,935
730 N Burdick Street	Kalamazoo	New Construction	36	\$ 1,259,500
Andy's Place II	Jackson	New Construction	26	\$ 836,500

Bagley Townhomes & 10th Street Flats	Detroit	New Construction	54	\$ 1,500,000
Bellevue Place & Rivervue Apartments	Bellevue	Acquistion/Rehab	60	\$ 476,777
Breton Grove II	Grand Rapids	New Construction	35	\$ 1,121,240
GTB LIHTC #2	Garfield Township	New Construction	36	\$ 1,118,121
Hillsdale Place	Lansing	New Construction	40	\$ 865,000
Mainville Apartments	Stanton	Acquistion/Rehab	24	\$ 199,667
Old Mill Race Apartments	Coldwater	Acquistion/Rehab	48	\$ 434,564
PVM 9% Westland	Westland	New Construction	57	\$ 1,162,384
Rivertown Housing	Cheboygan	Acquistion/Rehab	38	\$ 461,120
Samaritas Affordable Living of Spring Lake	Spring Lake	New Construction	53	\$ 1,480,000
Unity Park Rentals VI	Pontiac	New Construction	15	\$ 564,538
Whisper Pines Limited Dividend Housing Association LP	Pinconning	Acquistion/Rehab	48	\$ 321,751
Woodbrook Apartments	Three Rivers	Acquistion/Rehab	32	\$ 364,219
Total: 17			683	\$ 14,233,035

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

Project Name	Location	Units	Additional LIHTC Underwritten
530 Rose	Kalamazoo	64	\$ 123,270
700 E Court Street Village	Flint	119	\$ 117,751
Academy Manor (fka Marywood Motherhouse)	Grand Rapids	52	\$ 143,633
AFG Miller Grove Center	Detroit	45	\$ 71,119
Annika Place	Traverse City	53	\$ 89,135
Avenue II Apartments	Grand Rapids	20	\$ 41,590
Benjamin O. Davis Veterans Village	Detroit	50	\$ 94,278
Bridgeview Senior	Eaton Rapids	36	\$ 106,956
Brush Park	Detroit	53	\$ 128,400
Center City Lofts	Midland	55	\$ 91,040
Century Terrace and Harborview Apartments	Manistee	167	\$ 72,226
Clinton Place	Mt Clemens	283	\$ 179,040
Coldwater Senior Villas	Coldwater	48	\$ 115,751
Dunn Family Senior Co-op Apartments	Center Line	157	\$ 180,000
Eastpointe Commons I Project L21012	Grand Rapids	56	\$ 72,988
Eastpointe Commons II Project L21013	Grand Rapids	62	\$ 75,000
Garfield Landing	Sault Ste Marie	36	\$ 43,083
GTB LIHTC 1	Traverse City	36	\$ 51,083
Hartford Terrace	Muskegon	160	\$ 68,932
Henry Street Redevelopment	Detroit	40	\$ 57,323
Lake Huron Woods Phase 2 Apartments	Fort Gratiot Twp	45	\$ 94,500
Lee Plaza	Detroit	52	\$ 120,000
Lexington School Apartments	Grand Rapids	39	\$ 69,943
Meyers Senior Apartments	Detroit	32	\$ 84,000
MLK on 2nd	Detroit	33	\$ 80,520
MoTown Square AAL	Grand Rapids	54	\$ 106,790
Nisbett Fairman Residences	Big Rapids	47	\$ 44,057
Orchard Grove	Flint Twp	40	\$ 78,146
Orchard Manor	Flint	34	\$ 62,370
Raymond E Shepherd House	Detroit	69	\$ 179,988
Stadium North Lofts	Ferndale	53	\$ 173,626
Stadium North Senior Lofts	Lansing	66	\$ 170,261
The Blackstone	Jackson	53	\$ 95,360
The Preserve on Ash I	Lansing	66	\$ 480,000
Tyden Lofts (fka Royal Coach)	Hastings	60	\$ 177,420
Union Suites on Coit	Grand Rapids	52	\$ 55,176
Walter French	Lansing	52	\$ 120,000
Woodward Ave	Detroit	26	\$ 109,347

Total: 38		2465	\$	4,224,102
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Exhibit 8. FY 2023 Low Income Housing Tax Credits Denied		
Project Name	City	Reason
901 Flats	Flint	Low Score
Blue Light 9	Battle Creek	Did Not Meet Threshold/Low Score
Bradley Commons	Traverse City	Low Score
Cabot Apartments	Detroit	Did Not Meet Threshold/Low Score
First Hope at 10th Apartments	Holland	Low Score
John Grace Arms	Southfield	Low Score
KalRecovery I	Kalamazoo	Did Not Meet Threshold
New Alqosh Apartments	Sterling Heights	Did Not Meet Threshold/Low Score
Park Meadows Village - Phase I	Detroit	Low Score
Park Meadows Village - Phase II	Detroit	Low Score
Peterboro Place Apartments	Detroit	Low Score
Project T - Benton Harbor	Benton Harbor	Low Score
Riverview Flats	Owosso	Low Score
Russell Woods Senior Living Community	Detroit	Low Score
So Haven	South Haven	Low Score
The Flats at Carriage Commons Phase II	Garfield Township	Low Score
The Preserve on Ash II	Detroit	Low Score
Total: 16		

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

There were focused amendments made to MSHDA’s QAP during FY 2023. 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, May, and December 2022, there were amendments made to the QAP, creating three 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 second and third additional credit round are included in [Exhibit 7a](#) - FY 2022 Low Income Housing Tax Credits Allocated in Additional Credit Round.

Exhibit 10. FY 2023 NEP Awarded Communities	
Grant Awardee	Grant Amount
City of Hastings, Barry	\$75,000
Neighborhoods Incorporated of Battle Creek, Calhoun	\$75,000
City of Dowagiac, Cass	\$75,000
Village of Cassopolis, Cass	\$75,000
City of Montrose, Genesee	\$49,500
Metro Community Development Inc., Genesee	\$75,000
City of Ironwood, Gogebic	\$30,000
Gogebic-Ontonagon Community Action Agency, Gogebic	\$30,000
Allen Neighborhood Center, Ingham	\$44,500
Capital Area Housing Partnership, Ingham	\$75,000
City of Mt. Pleasant, Isabelle	\$75,000
New Development Corporation, Kent	\$75,000
City of Lapeer, Lapeer	\$75,000
NCCS Center for Nonprofit Housing, Newaygo	\$38,500
City of Madison Heights, Oakland	\$75,000
Habitat for Humanity of Oakland County, Inc., Oakland	\$75,000
Venture, Inc., Oakland	\$45,000
City of Owosso, Shiawassee	\$75,000
City of Vassar, Tuscola	\$37,500
Bridging Communities Inc., Wayne	\$75,000
City of Highland Park, Wayne	\$75,000
Grandmont Rosedale Development Corporation, Wayne	\$75,000
Hope Village Revitalization, Wayne	\$50,000
Jefferson East, Inc., Wayne	\$75,000
LifeBUILDERS, Wayne	\$75,000
New Hope Community Development, Wayne	\$75,000
Rebuilding Together for Southeast Michigan, Wayne	\$75,000
Sinai Grace Guild Community Development Corporation, Wayne	\$50,000
Wayne County Land Bank Corporation, Wayne	\$75,000
Wayne Metropolitan Community Action Agency, Wayne (pending agency board approval)	\$50,000
Woodbridge Neighborhood Development Corporation, Wayne	\$75,000