



MEMORANDUM

DATE: July 23, 2024

TO: All Interested Stakeholders and Partners

FROM: Tony Lentych, Chief Housing Investment Officer
Chad Benson, Director of Development

SUBJECT: Changes to MSHDA's Standards of Design

MESSAGE:

The MSHDA Standards of Design, which are used in conjunction with the MSHDA Direct Lending Program, have been updated to reflect advancements in multifamily housing design and the rental housing market in Michigan. The purpose of this memorandum is to alert partners and stakeholders to the key changes that they should be aware of.

Key Change #1: Patios and Balconies

Under the previous MSHDA Standards of Design, all units were required to incorporate a patio or a balcony, as applicable. The new MSHDA Standards of Design change this requirement to allow for greater flexibility in this area to align with market needs. The incorporation of patios and balconies will be determined on an as-needed basis in order to ensure the marketability of the units. The quality of tenant amenities within the development or in close proximity to the development will be considered as part of this review as well to recognize that planned project amenities may lessen or eliminate the need to incorporate patios and/or balconies.

Key Change #2: Parking

Under the previous MSHDA Standards of Design, parking was required to be included at a minimum ratio of 2:1 for family developments and 0.8:1 for senior developments. The new MSHDA Standards of Design change this requirement by reducing the parking ratio.

Going forward, parking shall be required to meet the lesser of the following:

- Local Parking Code Requirements
- For developments that are located in vehicle-dependent areas or that lack sufficient public/alternative transportation:
 - 0.8:1 parking ratio for senior developments
 - Minimum 1:1 parking ratio for non-senior developments

- For non-senior projects with an average of at least 1.5 bedrooms per unit = 1.25:1 parking ratio
- For non-senior projects with an average of at least 2 bedrooms per unit = 1.5:1 parking ratio

Key Change #3: Efficiency Units

Under the previous MSHDA Standards of Design, efficiency units were not allowed to be included. The new MSHDA Standards of Design allow efficiency units that are strategically designed to incorporate best practices in design and where there is a projected market need. Efficiency units must demonstrate sufficient size, layout, and/or furnishings to meet livability requirements for the local rental market. There must be sufficient anticipated demand as detailed in the market study to warrant this unit type. Efficiency units must include a full kitchen (including full-sized refrigerators, stovetops, and ovens), have thoughtful layouts that make efficient use of the space, be furnished with appliances or fixtures that contribute to the livability and the convenience of the unit, and have creative storage options. Consideration will also be given to the inclusion of additional amenities and common areas for tenants to utilize outside of the rental unit.

Key Change #4: Elevators

Under the previous MSHDA Standards of Design, buildings with 100 or more dwelling units or buildings that had three or more floors were required to be equipped with at least two elevators. Changes have been made in the new MSHDA Standards of Design to allow greater design flexibility in this area.

Going forward, the following requirements will apply:

- Buildings that have the following characteristics shall be equipped with at least one elevator of sufficient size (approximately 5' x 7') so as to facilitate move-ins/outs and emergencies.
 - Three or more stories
 - Senior buildings with two or more stories
 - Developments that include barrier-free units that are not zero-step
- Buildings with 100 or more dwelling units or of three or more stories shall be equipped with at least two elevators. One such elevator shall be located and of sufficient size (approximately 5' x 7') to facilitate move-ins/outs and emergencies.

Key Change #5: Future Electric Vehicle (EV) Infrastructure Requirements

We must ensure that multifamily housing developments are being constructed in a way that allows them to easily adapt to rapidly growing EV options. In order to ensure this, all new construction, adaptive reuse, and substantial (gut) rehab projects will be required to incorporate the following requirements in order to accommodate future EV charging stations.

- A conduit system installed between the building’s electrical service panel to the EV-Ready parking spaces. The conduit system is required to be sufficient to support electrical wiring associated with the future installation of EV Charging Stations that will serve Future EV parking spaces.
- The project’s electrical system is required to be designed to accommodate the future electrical loads and electrical equipment associated with providing a minimum Level-2 charge capability to the required number of spaces.
- The building’s electrical panel must be sized to accommodate the future overcurrent devices

needed for the EV-Ready system or space for an additional panel may be reserved to accommodate such devices.

- Conduit, electrical panel slots, and floor/wall space reserved for future EV system components are required to be durably labeled: “For Future EV Charging Stations.”
- The EV infrastructure installed must be sized sufficiently to accommodate Level-2 charging stations equal to at least 5% of the total units in the building.

Any questions or clarifications regarding the MSHDA Standards of Design should be directed to this e-mail: MSHDA-RD@michigan.gov.

Thank you.

ATTACHMENTS: MSHDA Standards of Design Document