



2026-2027

LIHTC Application

Michigan State Housing Development Authority
735 East Michigan Avenue
PO Box 30044
Lansing, MI 48909



Table of Contents

Location

Application Instructions..... Page iii

Primary Application for Rental Housing Programs

Low Income Housing Tax Credit ProgramAddendum I

Using HOME Funds for SubsidyAddendum II

Supportive Housing Set-AsideAddendum III

Multi-Family Housing Direct Lending Addendum IV

Model Tax Abatement Ordinances Tab A

Qualified Allocation Plan Tab B

Market Review Requirements..... Tab C

Level I Environmental Review Requirements Tab D

Income Limits & Rent Restrictions Tab E

Preliminary Equal Opportunity Plan..... Tab F

Sample Memorandum of Understanding (MOU) for Permanent Supportive Housing..... Tab G

Eligible Distressed Areas..... Tab H

Affordable Assisted Living Developments..... Tab I

QCTs, DDAs, and Eligible Census Tracts..... Tab J

Requirements & Procedures for Compliance Monitoring Tab K

General Partner/Member Experience Form Tab L

Energy Efficient Building Policy Tab M

Community Revitalization Plan Area Investment Chart..... Tab N

Underwriting Standards Tab O

Affirmative Fair Housing Marketing Plan..... Tab P

Section 8 Fair Market/HOME Program Rents Tab Q

Uniform Relocation Act General Information Notices Tab R

Table of Contents (continued) **Location**

HUD/Office of Public & Indian Housing – Sec. 8 Project-Based Vouchers..... Tab S

Federal Funded Programs Environmental Checklists Tab T

Survey Requirement Language Tab U

Utility Information by County & Region Tab V

LIHTC Policy Bulletins Tab W

Technical Assistance Memorandums (TAMS) Tab X

Job Growth Communities Points..... Tab Y

Capital Needs Assessment..... Tab Z

Trade Payment Breakdown Form Tab AA

Owner-Architect Agreement for Design and Administration Services..... Tab BB

Site Selection Criteria Tab CC

Direct Lending Proforma Format..... Tab DD

Surveyor’s Certificate of Facts Tab EE

Proximity to Amenities Scoring Table Tab FF

Urban/Balance of State Map..... Tab GG

Household Overburdened Census Tracts..... Tab HH

Budget..... Tab II

Application for Disbursement..... Tab JJ

Requirements for Errors & Omissions Insurance for Architects & Engineers Tab KK

Individual Financial Statement..... Tab LL

Marketing Transition Plan Tab MM

Section 3 Plan Tab NN

Direct Lending Scope Of Work Format For CNA Tab OO

Zoning Letter Format Tab PP

Appraisal Guidelines..... Tab QQ

Request For Variance From MSHDA's Standards Of Design Tab RR

Communities without Recent Awards Tab TT

APPLICATION FILING INSTRUCTIONS

All applications must include the primary application AND all applicable addenda, exhibits, and documentation. All applications, information and documents submitted by an applicant for review by MSHDA becomes the sole property of MSHDA and may be made public.

Competitive Housing Tax Credit applications must be received no later than 5 p.m. Eastern time on the due date of the appropriate funding round. As per the 2026-2027 QAP, the MSHDA offices in Lansing and Detroit will not be accepting hand-delivered applications. Applicants will be able to submit their application electronically as long as it is received by MSHDA no later than 5:00 p.m. Eastern time on the due date of the appropriate funding round. Applicants will be able to submit their application(s) electronically through the application submission portal in which a project folder will be created to provide access for person(s) identified. Prior to the funding round deadline, the Application Portal will be available on MSHDA's web site: www.michigan.gov/mshda. Applications received after the due date and time will not be processed. No waiver of the delivery time will be granted.

Projects that will be financed with MSHDA direct lending or pass through bond financing must follow the requirements of the applicable program.

Program Contacts:

Low Income Housing Tax Credit	Elizabeth Rademacher	517-335-9864	rademachere3@michigan.gov
Direct Lending	John Hundt	517-241-7207	hundtj1@michigan.gov
Pass-Through Bond Program	Chad Benson	517-335-9874	bensonc@michigan.gov