



MEMORANDUM

TO: INTERESTED PARTIES
FROM: ELIZABETH A. RADEMACHER – LIHTC MANAGER
SUBJECT: LIHTC PROGRAM UPDATES
DATE: FEBRUARY 13, 2025

This memo is intended to provide potential applicants and stakeholders interested in Michigan’s Low-Income Housing Tax Credit (LIHTC) program with updates to the Michigan Qualified Allocation Plan (QAP) and application materials.

APPLICATION SUBMISSION

As stated in the 2024-2025 Qualified Allocation Plan (QAP), the MSHDA offices are not accepting hand-delivered applications. Applications must be submitted electronically no later than 5:00 p.m. (EST), April 1, 2025. The electronic application portal will be available after March 14, 2025, via the LIHTC website. Please note that MSHDA will not accept mailed applications for the April 1, 2025 funding round.

RENT AFFORDABILITY

This item is intended to limit unsubsidized unit rents to the rent limit, which is 5% AMI below the actual unit target. The examples below are based on the Income and Rent Limits for Ingham County, as found at Tab E on the Combined Application page.

Unit	# Bedrooms	Targeted AMI	Rent limit at target	Rent limited to	Rent at limited AMI (rounded)
Unit A	1	40%	\$693	35%	\$606
Unit B	1	50%	\$866	45%	\$779
Unit C	2	80%	\$1,662	75%	\$1,558

For those AMIs that are not available on Tab E, the LIHTC Workbook also calculates these numbers. The formula looks like this:

$$[\text{AMI rent limit}]/[\text{AMI percentage}]*[\text{AMI-5\% percentage}]$$

For example, if the 60% AMI rent limit for a unit is \$600 per month, it means the 100% AMI rent for this unit is \$1,000 per month ($\$600/60\% = \$1,000$). Fifty-five percent of \$1,000 is \$550 per month ($\$1,000*55\%=\550). This would be the 55% AMI rent level for such a unit, and the correct calculation for this item.

ON-SITE TENANT SERVICES

Service items (b) and (c) under this item require certain service providers such as a Federally Qualified Health Care Center (FQHC), Indian Health Services, local Community Mental Health (CMH) or CMH partner organization. If providing documentation for these items, please indicate the entity's status as one of these organizations.

INCLUSIVE TENANT SELECTION PLANS

Developers are asked to carefully review Tab UU and the inclusive tenant selection plan requirements for this funding round.

OTHER PROJECT AMENITIES

Please make sure that any amenities for which the project wishes to request points under section C.21 (Other Project Amenities) are reflected in the market study submitted to MSHDA for review.

SCORING CRITERIA

The safe harbor numbers and Maximum TDC/Unit calculation in the Scoring Criteria have been updated to reflect the latest information. Please use the updated scoring summary to ensure you are using current values for self-scoring your project.

OTHER UPDATES

Other updates to various documents have recently been posted on MSHDA's website pertaining to Tab M – Green Policy and Tab TT – Recent Awards. Please review these updated documents and use them in future application submissions.

QUESTIONS

If you have any questions regarding any of the above items, the April 2025 funding round, or any general LIHTC questions, please contact Elizabeth Rademacher at rademachere3@michigan.gov or (517) 290-6732.