

ELIGIBLE DISTRESSED AREAS

Updated August 21, 2025

Eligible Distressed Areas are generally those cities, villages and townships which exhibit higher than statewide average levels of economic distress according to criteria developed by the Michigan Legislature. Applicants for certain competitive MSHDA programming who are located in an Eligible Distressed Area may receive enhancements to their applications. **There are no cash awards available to residents, businesses, or local governments based on the Eligible Distressed Areas list.**

Section 11 of Public Act 346 of 1966 defines an “eligible distressed area” as one or more of the following:

1. Municipalities:

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A municipality that meets all of the following requirements (formula allocation):

- A. The municipality shows a negative population change from 1970 to the date of the most recent federal decennial census.
- B. The municipality shows an overall increase in the state equalized value of real and personal property of less than the statewide average increase since 1972.
- C. The municipality has a poverty rate, as defined by the most recent decennial census, greater than the statewide average.
- D. The municipality has had an unemployment rate higher than the statewide average unemployment rate for three of the preceding five years.

2. Blighted Areas Within a Community:

An area located in a city with a population of at least 10,000 which is either designated as a “blighted area” by a local legislative body or which is determined by the Authority to be blighted or largely vacant by reason of clearance or blight. If the Authority designates the area as blighted, it must determine that private enterprise has failed to provide a supply of adequate, safe, and sanitary dwellings sufficient to meet market demand. In addition, the city must approve the changes in income limits that are associated with this designation by either a resolution or written communication from the higher legislative body of the city or the mayor.

3. Neighborhood Enterprise Zone Qualified Communities:

An area located in a local unit of government certified by the Michigan enterprise zone authority as meeting the criteria prescribed in section 2(d) of the neighborhood enterprise zone act, 1992 PA 147, MCL 207.772.

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CITIES

Adrian	Escanaba	Kingsford	Pontiac
Albion	Ferndale	Lake City	Port Huron
Allegan	Flint	Lansing	Portage
Alma	Frankfort	Lapeer	Reading
Alpena	Gaastra	Lincoln Park	Reed City
Ann Arbor	Gaylord	Livonia	River Rouge
Bad Axe	Gibraltar	Ludington	Rogers City
Bangor	Gladstone	Madison Heights	Roseville
Battle Creek	Gladwin	Manistee	Saginaw
Bay City	Grand Haven	Manistique	Sandusky
Benton Harbor	Grand Rapids	Marine City	Sault Ste. Marie
Bessemer	Grayling	Marquette	Southfield
Big Rapids	Hamtramck	Marshall	St. Ignace
Bronson	Harbor Beach	Mason	St. Johns
Buchanan	Harper Woods	Melvindale	St. Joseph
Burton	Harrison	Menominee	St. Louis
Cadillac	Harrisville	Midland	Standish
Caro	Hart	Monroe	Stanton
Carson City	Hartford	Montrose	Sturgis
Caspian	Hastings	Mt. Clemens	Tawas City
Center Line	Hazel Park	Mt. Morris	Taylor
Charlevoix	Highland Park	Mt. Pleasant	Three Rivers
Charlotte	Hillsdale	Munising	Traverse City
Cheboygan	Holland	Muskegon	Trenton
Coldwater	Houghton	Muskegon Heights	Vassar
Coleman	Howell	Niles	Wakefield
Corunna	Hudson	Norton Shores	Warren
Crystal Falls	Inkster	Norway	Wayne
Dearborn	Ionia	Oak Park	West Branch
Dearborn Heights	Iron Mountain	Olivet	White Cloud
Detroit	Iron River	Omer	Whittemore
Dowagiac	Ironwood	Onaway	Wyandotte
Durand	Ishpeming	Owosso	Wyoming
East Lansing	Ithaca	Parchment	Ypsilanti
Eastpointe	Jackson	Petoskey	Zilwaukee
Ecorse	Kalamazoo	Pinconning	

VILLAGE (County)

Baldwin (Lake)

TOWNSHIPS (County)

Albion (Calhoun)

Benton (Berrien)

Bridgeport (Saginaw)

Buena Vista (Saginaw)

Calumet (Houghton)

Carrollton (Saginaw)

Fairfield (Shiawassee)

Genesee (Genesee)

Germfask (Schoolcraft)

L'Anse (Baraga)

Leoni Twp. (Jackson)

Marlette (Sanilac)

McMillan (Luce)

Mount Morris (Genesee)

Oscoda (Iosco)

Pulawski (Presque Isle)

Redford (Wayne)

Royal Oak (Oakland)

Zilwaukee (Saginaw)

TOTALS = 163 EDAs: 143 Cities, 19 Townships, and 1 Village.