

ELIGIBLE DISTRESSED AREAS

Updated June 14, 2024

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

VILLAGE (County)

Baldwin (Lake)

TOWNSHIPS (County)

Benton (Berrien)
Bridgeport (Saginaw)
Buena Vista (Saginaw)
Calumet (Houghton)
Carrollton (Saginaw)
Erie (Monroe)
Genesee (Genesee)
Germfask (Schoolcraft)
Indianfields (Tuscola)
L'Anse (Baraga)
Lamotte (Sanilac)
Lansing (Ingham)

Leoni Twp. (Jackson)
Marlette (Sanilac)
McMillan (Luce)
Metz (Presque Isle)
Mount Morris (Genesee)
Oscoda (Iosco)
Ovid (Clinton)
Pulawski (Presque Isle)
Redford (Wayne)
Royal Oak (Oakland)
Seney (Schoolcraft)
Zilwaukee (Saginaw)

TOTALS = 170 EDAs: 145 Cities, 24 Townships, and 1 Village.