

Eligible Census Tracts

Please see the US Department of Housing and Urban Development’s (“HUD”) Qualified Census Tracts (“QCTs”) and Difficult Development Areas (“DDAs”) for a list of QCTs and DDAs. That website can be found here: <https://www.huduser.gov/portal/datasets/qct.html#null> or by going to the huduser.gov site, clicking on “Datasets” and then choosing “Qualified Census Tracts”.

After further review of the basis boost criteria in the 2024-2025 QAP, MSHDA has decided to expand the criteria to include potential areas that have not otherwise been eligible in the past. Based on the current HUD methodology, there are census tracts in the state that meet the numerical qualifications to be Qualified Census Tracts but are not officially designated as such. Projects located within these tracts face many of the same costs as projects that are eligible for a basis boost and meet much of the same mission and goals.

The QAP allows MSHDA the right to modify the State-Designated Basis Boost Policy on an as-needed basis, by posting a notice to the website and without undertaking a full QAP amendment. This allows for more timely implementation and allows for the change to be completed before the December 1, 2023 Funding Round. Thus, MSHDA is taking this opportunity to post a notice of the following changes to Exhibit V of the 2024-2025 QAP:

2. Projects located in a QCT or DDA or census tracts listed on the MSHDA Eligible Census Tracts list available at Tab J of the Combined Application for Rental Housing Programs.

Thus, the additional census tracts eligible for the basis boost for FY 2024 are:

Additional Census Tracts Eligible for Basis Boost - 2024		
County	Tract	FIPS
Berrien	500	26021000500
Calhoun	1100	26025001100
Calhoun	3300	26025003300
Genesee	1600	26049001600
Genesee	3500	26049003500
Genesee	10305	26049010305
Genesee	12310	26049012310
Genessee	600	26049000600
Genessee	1400	26049001400
Isabella	703	26073000703
Kalamazoo	900	26077000900
Kalamazoo	2906	26077002906
Livingston	725000	26093725000
Livingston	742202	26093742202
Macomb	230502	26099230502
Macomb	256700	26099256700
Oakland	141100	26125141100
Oakland	194500	26125194500
Saginaw	600	26145000600

Saginaw	1500	26145001500
Saginaw	10200	26145010200
Saginaw	10700	26145010700
St. Clair	989000	26147989000
Washtenaw	403600	26161403600
Washtenaw	404200	26161404200
Washtenaw	410300	26161410300
Washtenaw	412000	26161412000
Washtenaw	413000	26161413000
Washtenaw	414200	26161414200
Washtenaw	446200	26161446200
Washtenaw	980101	26161980101
Washtenaw	980102	26161980102
Wayne	500900	26163500900
Wayne	501000	26163501000
Wayne	503400	26163503400
Wayne	504000	26163504000
Wayne	506400	26163506400
Wayne	507100	26163507100
Wayne	507200	26163507200
Wayne	508100	26163508100
Wayne	509000	26163509000
Wayne	511200	26163511200
Wayne	516000	26163516000
Wayne	516800	26163516800
Wayne	519300	26163519300
Wayne	521400	26163521400
Wayne	521500	26163521500
Wayne	524500	26163524500
Wayne	526400	26163526400
Wayne	530900	26163530900
Wayne	531400	26163531400
Wayne	531700	26163531700
Wayne	533400	26163533400
Wayne	536300	26163536300
Wayne	536400	26163536400
Wayne	536700	26163536700
Wayne	537200	26163537200
Wayne	539200	26163539200
Wayne	540900	26163540900
Wayne	543500	26163543500
Wayne	544300	26163544300
Wayne	545200	26163545200

Wayne	546201	26163546201
Wayne	553000	26163553000
Wayne	553200	26163553200
Wayne	553800	26163553800
Wayne	581200	26163581200
Wayne	582000	26163582000
Wayne	583101	26163583101
Wayne	583200	26163583200
Wayne	983600	26163983600
Wayne	983901	26163983901
Wayne	984100	26163984100
Wayne	987000	26163987000