



STATE OF MICHIGAN

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

LANSING

GRETCHEN WHITMER  
GOVERNOR

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October 13, 2023

LOW INCOME HOUSING TAX CREDIT PROGRAM

**NOTICE OF TAX CREDIT FUNDING ROUND**

The Michigan State Housing Development Authority announces that the first competitive funding round for 2024 Low Income Housing Tax Credit will have an **application submission deadline of 5:00 p.m. Eastern time, December 1, 2023**. MSHDA will allocate Michigan’s 2024 tax credit ceiling in the December 1, 2023 funding round. Credit will be allocated according to Michigan’s 2024-2025 Qualified Allocation Plan and any subsequent administrative updates, amendments and administrative procedural modifications that have been posted to the Authority’s website. Applicants should pay special attention to the due dates outlined in Section V.A. of the 2024-2025 Qualified Allocation Plan as some of the due dates are prior to the December 1, 2023 Funding Round deadline.

The December 1, 2023 funding round will make approximately \$22.2 million in annual LIHTC available to eligible applicants. All applicants are encouraged to review the 2024-2025 QAP for a description of the allocation process to be followed in awarding the credit from the October round. The following is a breakdown of approximate credit available by Category:

Preservation Category	\$ 2,658,141
PSH Category	\$ 5,537,795
Open Category – Urban	\$ 6,202,331
Open Category – Rural	\$ 2,879,654
Strategic Investment Category	\$ 2,215,118
Undesignated Category	\$ 2,658,141
Total Credit Available:	\$ 22,151,180

Additionally, as outlined in the 2024-2025 QAP, allocations made from the Categories in the December 2023 funding round also counted towards the fulfillment of a Statutory Set-Aside. If these Set-Asides are not otherwise fulfilled from the allocations made from the Preservation Category, PSH Category, Open Category – Urban, Open Category – Rural, and Strategic Investment Category as mentioned above, then as applicable the Non-Profit Set-Aside, Rural Set-Aside, Elderly Set-Aside, Distressed Set-Aside, and Tribal Set-Aside will be given priority for any allocations made from the Undesignated Category until the minimum amounts required are satisfied. Below is a breakdown of the minimum amount of credit that will be needed to fulfill the Set-Asides:

Rural	\$2,215,118
Elderly	\$2,215,118
Nonprofit	\$2,215,118
Distressed	\$6,645,354
Tribal Housing	\$1,500,000



The available credit amount was calculated using 2023 population figures and an estimated per capita rate of \$2.75 and includes a reduction to account for the July 2022 and December 2022 additional credit rounds. When updated population figures and per capita rates become available, MSHDA will review the calculation and make adjustments to these figures as deemed appropriate.

Applications for projects financed with the proceeds of tax-exempt bonds may be submitted at any time, as they are not subject to the state tax credit ceiling. However, they must follow the procedures and requirements outlined in the 2024-2025 Qualified Allocation Plan. Credit will be allocated according to Michigan's 2024-2025 Qualified Allocation Plan and Allocation Policy #1 and #6.

All applications must be submitted on the Authority's 2024-2025 LIHTC Program Application and the Low Income Housing Tax Credit Addendum I and must include all required exhibits. **The Application and Low Income Housing Tax Credit Addendum I are available on MSHDA's web site: [www.michigan.gov/mshda](http://www.michigan.gov/mshda).**

As per the 2024-2025 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 December 1, 2023. **Applicants must 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. Approximately two weeks prior to the funding round deadline, the Application Portal will be made available on MSHDA's web site: [www.michigan.gov/mshda](http://www.michigan.gov/mshda).

If you have any questions regarding any of the above items or general questions, please contact Elizabeth Rademacher at [rademachere3@michigan.gov](mailto:rademachere3@michigan.gov) or (517) 290-6732.