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:**

   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.

ELIGIBLE DISTRESSED AREAS

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CITIES

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

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.