

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

A G E N D A

March 21, 2024 – 10:00 a.m.

735 East Michigan Avenue, Lansing, Michigan 48912
Cadillac Place, 3028 West Grand River, Room 4-602, Detroit, MI 48202
State Office Building, 701 South Elmwood Avenue, Traverse City, MI 49684
Microsoft Teams Conference Line: 248-509-0316 | Conference ID: 221 650 508#

Roll Call:

Public Comments:

Voting Issues:

Tab A Approval of Agenda

CONSENT AGENDA ITEMS

Consent Agenda (Tabs B through D are Consent Agenda items. They are considered routine and are to be voted on as a single item by the Authority. There will be no separate discussion of these Tabs; any Authority member, however, may remove any Tab or Tabs from the Consent Agenda prior to the vote by notifying the Chair. The remaining Tabs will then be considered on the Consent Agenda. Tabs removed from the Consent Agenda will be discussed individually.)

Tab B Minutes – February 15, 2024 Board Meeting

Tab C Resolution Approving Annual PHA Plan and Amendments to Administrative Plan for the Housing Choice Voucher Program

Tab D Resolution Authorizing Professional Services Contract with Optimal Blue, LLC

REGULAR VOTING ITEMS

Tab E Michigan State Housing Development Authority Resolution Extending Lapse Date Relating to: Michigan State Housing Development Authority Resolution Authorizing Issuance and Sale of Michigan State Housing Development Authority Multifamily Housing Revenue Bonds, Series 2024 (HOM Flats at 24 East Project) to Finance a Loan to 24 East Limited Dividend Housing Association Limited Partnership, so as to Enable the Borrower to Acquire, Construct and Equip a Certain Multifamily Rental Housing Facility, Authorizing the Execution of the Bond Purchase Agreement, the Loan Agreement and the Trust Indenture Securing the Bonds, Authorizing the Execution of the Funding Loan Agreement, the Project Loan Agreement, the Project

Note and the Governmental Note, and Determining and Authorizing Other Matters Relative Thereto

- Tab F Resolution Authorizing Mortgage Loan Increase, **Union at Oak Grove, MSHDA Development No. 3937**, Township of Howell, Livingston County
- Tab G Resolution Authorizing Waiver of Mortgage Loan Prepayment Prohibition, **8330 On the River, MSHDA Development No. 386**, City of Detroit, Wayne County
- Tab H Resolution Authorizing Housing & Community Development Fund Allocation Plan of March 29, 2023, Modification
- Tab I Resolution Authorizing the Michigan Department of Technology, Management and Budget to Enter into a Professional Services Contract for Software Services on Behalf of the Authority

Closed Session

None.

Discussion Issues:

None.

Remarks:

Chairperson

Executive Director

Reports:

- Tab 1 Financial Report: Quarter and Year to Date Ended December 31, 2023
- Tab 2 Current and Historical Homeownership Data
- Tab 3 Monthly Homeownership Production Report
- Tab 4 MI 10K DPA Monthly Statistics (Map)
- Tab 5 2024 Board Calendar

**Michigan State Housing Development Authority
Minutes of Regular Authority Meeting
February 15, 2024 – 10:00 a.m.**

**AUTHORITY MEMBER(S) PRESENT IN
LANSING**

Regina Bell
Rachael Eubanks
Tyrone Hamilton
John Groen for Susan Corbin
Jennifer Grau
Michele Wildman for Quentin Messer

ATTENDEES IN LANSING

Amy Hovey, Executive
Lisa Ward, Executive
Clarence Stone, Legal Affairs
Laura King, Legal Affairs
Katie Bach, Communications
Chad Benson, Rental Development
Jeff Sykes, Finance
Lisa Kemmis, RAHS
Mary Cook, Operations
Geoffrey Ehnis-Clark, Legal Affairs
Chris Hall, Information Technology
Chris Shultz, Information Technology
Natasha Wildt, Information Technology
John Hundt, Rental Development
Tim Klont, Partnerships and Engagement
Daphne Wells, Operations
Mark Whitaker, Information Technology
Matt Bergeon, Asset Management
Tonya Coon, Homeownership
Mark Garcia, Partnerships and Engagement
Josh Pugh, Partnerships and Engagement
Mike Stefanko, Ginosko
Andy Martin, MHT

**AUTHORITY MEMBER(S) PRESENT IN
TRAVERSE CITY**

Warren Call

AUTHORITY MEMBER(S) ABSENT

Jonathan Bradford

ATTENDEES IN DETROIT

Sherry Hicks, Operations
Michael Binegar, Information Technology
Bernie Glieberman

ATTENDEES IN TRAVERSE CITY

Tony Lentych, Rental Development

ATTENDEES ON MICROSOFT TEAMS

Dan Lince, Rental Development
Joe Kelly, Procurement
Michael Vollick, Rental Development
Zachary Herrmann, Rental Development
Cisco Potts, Finance
Karen Waite, Rental Development
Mason Crozier, Rental Development
Anna Vicari, Communications
Damon Pline, Rental Development
Trenton Mitchell, Rental Development
Corrie Schmidt-Parker, Legal Affairs
Kevin Louis, Rental Development
Likwa Williams, Rental Development
Megan Castro, Rental Development
Charlotte Johnson, Legal Affairs

ATTENDEES ON MICROSOFT TEAMS

(Continued)

Tara Gilman, Homeownership	Benjamin Honeyford
Kelly Rose, Executive	Roxanne Eaton, Homeownership
Elizabeth Rademacher, Rental Development	Tyler Hull, Rental Development
Katy Van Houten, Rental Development	Jennifer McNeeley, RAHS
David Allen, Partnerships and Engagement	Megan Spitz, Partnerships and Engagement
Marcel Jackson, Partnerships and Engagement	Pierre-Denise Gilliam, NHID
Jonathan Hilliker, ACFI	Scott Kindinger, Rental Development
Nini Thang, Asset Management	Etta Henderson, Rental Development
Diana Bitely, Legal Affairs	Justin Wieber, Asset Management
Catherine Sheets,	Amanda Curler, Legal Affairs
Sandra Kimball, Rental Development	Burney Johnson, Partnerships and Engagement
John Swift, Legal Affairs	Logan Nurenberg, Asset Management
Laurie Kelly, Legal Affairs	Katherine French, RAHS
Debra Andrew, Asset Management	Morgan Quinney-Naval, RAHS
Amy Patterson, Office of Attorney General	Hilary Vigil, Office of Attorney General
Michael Fobbe, Office of Attorney General	John Milhouse, Office of Attorney General
Jarrold Smith, Dykema Gossett	Kristin Nied, Miller Canfield
John Renken, Hawkins, Delafield and Wood	

Thirteen additional members of the public participated via the Conference Line: 248-509-0316, Conference ID: 221 650 508#. Chairperson John Groen opened the meeting at 10 a.m. A quorum was established with the presence of Mr. Groen for Susan Corbin, Regina Bell, Warren Call, Rachael Eubanks, Jennifer Grau, Tyrone Hamilton and Michele Wildman for Quenton Messer. Members were physically present in Lansing and Traverse City. Mr. Groen proceeded to request public comments from participants both in-person and via Teams. No public comments were received.

Meeting Announcements:

Mr. Groen noted there were goldenrods for Tab A (Agenda) and Tab E (Resolution Authorizing Operating Fund Grant to the Michigan Homeowner Assistance Nonprofit Housing Corporation). Tab A was revised to move Tab E from the Consent Agenda to a Regular Voting Item. It also reflected a change in the resolution title for Tab E. Tab E had changes to both the memo and resolution as reflected in the goldenrod documents.

Approval of Agenda:

Jennifer Grau moved approval of **Tab A (Agenda)**. Regina Bell supported. The agenda was approved.

Voting Items:

Consent Agenda (Tabs B – D; F – H):

Rachael Eubanks moved approval of the Consent Agenda. Tyrone Hamilton supported. The Consent Agenda was approved.

The Consent Agenda included the following items:

- Tab B Minutes – January 18, 2024 Board Meeting
- Tab C Amended and Restated Resolution Designating Bank Accounts and Authorizing Officers as to Requisition and Investment of Funds
- Tab D Resolution Authorizing Appointment of Directors to the Michigan Homeowner Assistance Nonprofit Housing Corporation
- Tab F Resolution Authorizing Prequalified Environmental Consultants
- Tab G Resolution Authorizing Amendment to Extend Contract with Environmental Testing and Consulting, Inc.
- Tab H Resolution Authorizing the Executive Director to Take Action on Behalf of the Authority to Dispose of and Convey Parcels Valued at \$100,000 or Less

Regular Voting Items:

Jeff Sykes, Chief Financial Officer, and Jarrod Smith, Bond Counsel with Dykema Gossett presented the following: **Tab I** (Michigan State Housing Development Authority Series Resolution Authorizing the Issuance and Sale of Single-Family Mortgage Revenue Bonds, **2024 Series A** in an Amount not to Exceed \$350,000,000), **Tab J** (Michigan State Housing Development Authority Series Resolution Authorizing the Issuance and Sale of Single-Family Mortgage Revenue Bonds, **2024 Series B** (Federally Taxable) in an Amount not to Exceed \$275,000,000) and **Tab K** (Michigan State Housing Development Authority Series Resolution Authorizing the Issuance and Sale of Single-Family Mortgage Revenue Bonds, **2024 Series C** (Federally Taxable) in an Amount not to Exceed \$50,000,000). Mr. Sykes reviewed the business terms, and Mr. Smith reviewed the resolutions as detailed in the board docket.

John Millhouse of the Attorney General's Office confirmed that the documents in Tabs I, J and K were acceptable for the Board's action.

Kris Neid, Bond Counsel with Miller Canfield, confirmed that the documents in Tabs I, J and K were acceptable for the Board's action.

Clarence Stone, Director of Legal Affairs, confirmed that the documents in Tabs I, J and K were acceptable for the Board's action.

Jennifer Grau moved to approve **Tab I**. Rachael Eubanks supported. The following Roll Call was taken for **Tab I**:

Regina Bell	Yes	Jennifer Grau	Yes
Jonathan Bradford	Absent	Tyrone Hamilton	Yes
Warren Call	Yes	Kevin Smith	Yes
John Groen	Yes	Michele Wildman	Yes

There were 7 “yes” votes. The resolution was approved.

Rachael Eubanks moved to approve **Tab J**. Regina Bell supported. The following Roll Call was taken for **Tab J**:

Regina Bell	Yes	Jennifer Grau	Yes
Jonathan Bradford	Absent	Tyrone Hamilton	Yes
Warren Call	Yes	Kevin Smith	Yes
John Groen	Yes	Michele Wildman	Yes

There were 7 “yes” votes. The resolution was approved.

Michele Wildman moved to approve **Tab K**. Rachael Eubanks supported. The following Roll Call was taken for **Tab K**:

Regina Bell	Yes	Jennifer Grau	Yes
Jonathan Bradford	Absent	Tyrone Hamilton	Yes
Warren Call	Yes	Kevin Smith	Yes
John Groen	Yes	Michele Wildman	Yes

There were 7 “yes” votes. The resolution was approved.

Clarence Stone, Director of Legal Affairs and John Renken, Bond Counsel with Hawkins Delafield and Wood, LLP presented **Tab L**, Resolution Authorizing Delivery of Michigan State Housing Development Authority Multifamily Housing Revenue Notes or Bonds Relating to Birch Park to Finance a Loan or Loans to Birch Park Preservation II Limited Dividend Housing Association, LLC, so as to Enable the Borrower to Acquire, Rehabilitate and Equip a Certain Multifamily Rental Housing Facility, Authorizing the Execution and Delivery of Certain Primary Financing Documents and Gap Financing Documents, and Determining and Authorizing Other Matters Relative Thereto and Resolution Authorizing Loan, **Birch Park**, City of Saginaw, Saginaw County, **MSHDA No. 44c-205**. Mr. Stone reviewed the loan resolution and Mr. Renken reviewed the bond resolution as detailed in the board docket.

Michael Fobbe of the Attorney General’s Office and Mr. Stone both confirmed that the documents in **Tab L** were acceptable for the Board’s action.

Tyrone Hamilton moved to approve **Tab L**. Warren Call supported. The following Roll Call was taken for **Tab L**:

Regina Bell	Yes	Jennifer Grau	Yes
Jonathan Bradford	Absent	Tyrone Hamilton	Yes
Warren Call	Yes	Kevin Smith	Yes
John Groen	Yes	Michele Wildman	Yes

There were 7 “yes” votes. The resolutions were approved.

Clarence Stone, Director of Legal Affairs and John Renken, Bond Counsel with Hawkins Delafield and Wood, LLP presented **Tab M**, Resolution Authorizing Delivery of Michigan State Housing Development Authority Multifamily Housing Revenue Notes or Bonds Relating to Coventry Woods to Finance a Loan or Loans to Coventry Woods Preservation II Limited Dividend Housing Association, LLC, so as to Enable the Borrower to Acquire, Rehabilitate and Equip a Certain Multifamily Rental Housing Facility, Authorizing the Execution and Delivery of Certain Primary Financing Documents and Gap Financing Documents, and Determining and Authorizing Other Matters Relative Thereto and Resolution Authorizing Loan, **Coventry Woods**, City of Walker, Kent County, **MSHDA No. 44c-206**. Mr. Stone reviewed the loan resolution and Mr. Renken reviewed the bond resolution as detailed in the board docket.

Hilary Vigil of the Attorney General’s Office and Mr. Stone both confirmed that the documents in **Tab M** were acceptable for the Board’s action.

Jennifer Grau moved to approve **Tab M**. Tyrone Hamilton supported. The following Roll Call was taken for **Tab M**:

Regina Bell	Yes	Jennifer Grau	Yes
Jonathan Bradford	Absent	Tyrone Hamilton	Yes
Warren Call	Yes	Kevin Smith	Yes
John Groen	Yes	Michele Wildman	Yes

There were 7 “yes” votes. The resolutions were approved.

Chad Benson, Director of Development, presented **Tab N**, Resolution Determining Mortgage Loan Feasibility, **The Sanctuary at Brewster, MSHDA Development No. 4122**, City of Detroit, Wayne County and Resolution Authorizing Mortgage Loan, **The Sanctuary at Brewster, MSHDA Development No. 4122**, City of Detroit, Wayne County. Mr. Benson reviewed the resolutions as detailed in the board docket.

Michele Wildman moved approval of **Tab N**. Warren Call supported. The resolutions were approved.

Matt Bergeon, Director of Asset Management presented **Tab O**, Resolution Authorizing Modification to Mortgage Terms, **Kalamazoo Rosewood, MSHDA Development No. 1037**, City of Kalamazoo, Kalamazoo County. Mr. Bergeon reviewed the resolution as detailed in the board docket.

Tyrone Hamilton moved approval of **Tab O**. Rachael Eubanks supported. The resolution was approved.

Geoffrey Ehnis-Clark, Acting Deputy Director of Legal Affairs, presented **Tab E**, Resolution Authorizing Operating Fund Grant to the Michigan Homeowner Assistance Nonprofit Housing Corporation. Tab E was previously removed from the Consent Agenda and added to the Regular Agenda; this was reflected in a goldenrod for the agenda. Mr. Ehnis-Clark reviewed the documents as detailed in the goldenrod memo and resolution for Tab E.

Tyrone Hamilton moved approval of **Tab E**. Jennifer Grau supported. The resolution was approved.

Chair's Report:

None.

Executive Director's Report:

Director Hovey provided a brief update on the Housing Readiness Incentive Grant Program and applauded MSHDA staff for their work on the program. She also provided an update on the Building Michigan Communities Conference, which is set to take place in May 2024.

After the Executive Director's update, Mr. Groen announced the following reports were included in the docket: **(Tab 1)** Approval of the Annual Public Housing Agency ("PHA") Plan and Administrative Plan, and the 5-Year PHA Plan for the Housing Choice Voucher Program (Draft); **(Tab 2)** Current and Historical Homeownership Data; **(Tab 3)** Monthly Homeownership Production Report; **(Tab 4)** MI 10K DPA Monthly Statistics (Map); and **(Tab 5)** 2024 Board Calendar.

Mr. Groen noted that the next regular board meeting would be March 21, 2024. He then requested a motion to adjourn the meeting. Jennifer Grau moved to adjourn, and Regina Bell supported. The meeting adjourned at 10:57 am.

REVIEWED

By Lisa Ward at 3:26 pm, Feb 15, 2024

REVIEWED

By Clarence L. Stone, Jr. at 3:28 pm, Feb 15, 2024



M E M O R A N D U M

TO: Authority Members

FROM: Amy Hovey, Chief Executive Officer and Executive Director *Amy Hovey*

DATE: March 21, 2024

RE: Approval of the Annual Public Housing Agency (“PHA”) Plan and Administrative Plan, and the 5-Year PHA Plan for the Housing Choice Voucher Program

RECOMMENDATION:

I recommend that the Michigan State Housing Development Authority (“the Authority”) adopt a resolution approving the Annual Fiscal Year 2024-2025 PHA Plan (“Annual PHA Plan”), proposed changes to the Administrative Plan, and the 5-Year Plan for the Housing Choice Voucher Program (“HCV Program”). The Annual and 5-Year PHA Plans govern the Authority’s administration of the HCV Program and are documents required by the U.S. Department of Housing and Urban Development (“HUD”).

EXECUTIVE SUMMARY:

The Annual PHA Plan is a comprehensive explanation of the Authority’s HCV Program, policies, operations and strategies for meeting housing needs and goals in the coming year. The Administrative Plan provides more specific policy information regarding how the Authority implements the HCV Program and is updated annually to reflect new HUD guidance and stakeholder feedback. The prior Fiscal Year 2023-24 Annual PHA Plan and Administrative Plan were approved as amended by the Authority on March 16, 2023.

SUMMARY OF CHANGES:

The Annual PHA Plan contains the Authority’s on-going efforts to serve the needs of homeless, very low and extremely low-income Michigan residents as well as the Authority’s progress on meeting its Mission and Goals as described in the 5-Year PHA Plan. Following are highlights of the Authority’s 5-Year Plan progress since January 1, 2019:

- Applied for and was awarded 5 additional Veterans Affairs Supportive Housing (“VASH”) vouchers to be utilized in the Iron Mountain VA Medical Center’s catchment area.
- Applied for and was awarded 12 additional VASH vouchers to be utilized in the Saginaw VA Medical Center’s catchment area.
- Awarded 55 Stability Vouchers by HUD that will be utilized in partnership with the Balance of State Continuum of Care to assist individuals and families that are homeless, at risk of

homelessness, were recently homeless, or are fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking.

- Implemented an HCV Mobility Program that provides pre- and post-move financial assistance as well as supportive services to HCV families with children who are relocating to higher opportunity areas.
- Assisted in the purchase of 167 homes by HCV Program participants through the Key to Own Homeownership Program.
- Awarded 662 Project-Based Vouchers (“PBV”) to thirty-five multi-family developments that will serve supportive housing populations.
- Graduated 488 HCV Program participants from the Family Self-Sufficiency Program resulting in escrow payouts totaling over \$3 million.
- Conducted over 692 Informal Hearings due to non-compliance with program regulations.
- Executed over 2,600 Repayment Agreements due to overpaid subsidy totaling over \$5.2 million in collectable debt to be reinvested into the HCV Program.
- Continued partnerships with Continuum of Care bodies on the Campaign to End Homelessness

ADMINISTRATIVE PLAN UPDATES:

There are significant changes to the Administrative Plan as a result of the Housing Opportunity Through Modernization Act of 2016 (“HOTMA”) administrative rule. The HOTMA rule became effective January 1, 2024, and consists of 14 sections of regulations that affect the HCV Program. HOTMA makes sweeping changes to the United States Housing Act of 1937, particularly those affecting income calculations and reviews.

HUD requires that the Authority update its plan and policies in compliance with HOTMA regulations 75 days prior to the start of the Authority’s fiscal year.

The Authority’s HOTMA compliance date will be determined when HUD’s new Housing Information Portal (“HIP”) begins accepting certifications, and the Authority’s software vendor indicates that the Authority may begin submitting a certification to HIP. The Authority is currently awaiting more information from HUD on its HIP conversion date to establish the effective date for the Administrative Plan changes. Until then, the currently effective Administrative Plan will remain in place.

Summary of Mandatory Administrative Plan Changes under HOTMA

- Fewer interim reexaminations
- Streamlined verifications
- Increased standard deductions for elderly/disabled households
- Additional income exclusions
- \$100,000 asset limit for eligibility and continued assistance
- Annual adjustments to deductions and asset limitations

Summary of Discretionary Administrative Plan Changes under HOTMA

- Self-certification of net family assets equal to or less than \$50,000 (adjusted annually for inflation)
- Hardship exemptions for health/medical care expenses, reasonable attendant care, and auxiliary apparatus expenses

- Hardship exemption to continue childcare expense deduction
- Additional permissive deductions
- De minimis errors forgiven in income determinations
- Interim reexaminations - decreases in adjusted income
- Interim reexaminations - increases in adjusted income
- Revocation of Consent Form (HUD- 9886)
- Enterprise Income Verification (EIV)

ADVANCING THE AUTHORITY'S MISSION:

The Authority uses its HCV Program to help meet the housing needs of those experiencing homelessness and other very low-income households. The Authority uses a homeless preference to offer vouchers to homeless households that have been referred by local Continuums of Care. The HCV Program is also used to provide rental supports within the Permanent Supportive Housing Program which provides housing and services to our most vulnerable homeless households.

The proposed changes to the Annual PHA Plan and Administrative Plan assist the Authority in ensuring that rental assistance is delivered effectively and efficiently to those most in need. Through established partnerships with local service providers and other state agencies, the Authority can reach the most vulnerable populations, such as the homeless, disabled, veterans, and the elderly, and eliminate housing barriers so that other barriers and challenges can be addressed through supportive services and case management. Review and revision of the Annual PHA Plan and Administrative Plan reflect responsiveness to the communities the Authority serves and the Authority's commitment to continuous improvement.

STAKEHOLDER AND PUBLIC ENGAGEMENT:

The Annual and 5-Year PHA Plans and the proposed Administrative Plan were published and posted on the Authority's website for public review in accordance with HUD requirements. Additionally, e-mail messages announcing the change were distributed to Authority partners including contracted Housing Agents, Continuum of Care bodies, Housing Assessment and Resource Agencies, Family Self-Sufficiency Resource Coordinators, the Michigan Housing Council, and the Community Economic Development Association of Michigan. Two separate public hearings were conducted on February 23, 2024. The public was invited to participate in person at the Lansing or Detroit office or virtually via Microsoft Teams and Zoom.

The proposed Plan changes reflect careful consideration of all comments received. Comments received after adoption of the proposed plans will be considered for subsequent Plan amendments.

An electronic version of the previously approved FY 2023-2024 Annual PHA Plan, proposed FY 2024-25 Annual PHA Plan, proposed 2024-29 5-Year PHA Plan, and Administrative Plan changes are located at: [Public Housing Authority \(PHA\) Plan \(michigan.gov\)](https://www.michigan.gov/pha)

The Plans require Authority approval per the Quality Housing and Work Responsibility Act of 1998. The Annual PHA Plan will be submitted to HUD following approval by the Authority.

ISSUES, POLICY CONSIDERATIONS, AND RELATED ACTIONS:

None.

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

**RESOLUTION APPROVING ANNUAL PHA PLAN AND AMENDMENTS TO
ADMINISTRATIVE PLAN FOR THE HOUSING CHOICE VOUCHER PROGRAM**

March 21, 2024

WHEREAS, the Michigan State Housing Development Authority (the “Authority”) administers the Housing Choice Voucher Program (the “HCV Program”) for the U.S. Department of Housing and Urban Development (“HUD”) through an administrative plan (the “Administrative Plan”) approved by HUD that provides policy information regarding how the Authority implements the HCV Program; and

WHEREAS, the Authority approved the Fiscal Year 2023-24 Annual PHA Plan on March 16, 2023; and

WHEREAS, material changes to the Fiscal Year 2024-25 Annual PHA Plan (“FY 2024-25 Annual PHA Plan”) and Administrative Plan must be approved by the Authority; and

WHEREAS, Authority staff (a) prepared proposed material changes to the FY 2024-25 Annual PHA Plan and the Administrative Plan, (b) held public hearings on the FY 2024-25 Annual PHA Plan and the Administrative Plan and considered comments received, and (c) are submitting a final version of the FY 2024-25 Annual PHA Plan and Administrative Plan for approval; and

WHEREAS, the Chief Executive Officer and Executive Director’s Memorandum dated March 21, 2024, attached and incorporated herein, describes the proposed changes and recommends that the Authority approve the changes to the FY 2024-25 Annual PHA Plan and the Administrative Plan.

NOW, THEREFORE, Be It Resolved by the Michigan State Housing Development Authority as follows:

1. The Authority’s FY 2024-25 Annual PHA Plan for the HCV Program, as presented to the Authority, is hereby approved.
2. The amendments to the Authority’s Administrative Plan for the HCV Program, as presented to the Authority, are hereby approved.
3. The Chairperson of the Authority, the Authority’s Chief Executive Officer and Executive Director, Chief Financial Officer, Director of Legal Affairs, Deputy Director of Legal Affairs, the Chief Operating Officer, or any person duly authorized to act in any of the foregoing capacities (collectively, “Authorized Officers”), or any one of them, each is hereby authorized to execute any and all certifications required by HUD for the filing or submission of the FY 2024-25 Annual PHA Plan and/or the Administrative Plan for the HCV Program.
4. The Authorized Officers, or any one of them, each may take such actions as they respectively deem prudent, necessary, or advisable in order to respond to comments or concerns arising from HUD’s review of the FY 2024-25 Annual Plan and/or the Administrative Plan.




MSHDA

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

M E M O R A N D U M

TO: Authority Members

FROM: Amy Hovey, Chief Executive Officer and Executive Director 

DATE: March 21, 2024

RE: Resolution Authorizing a Professional Services Contracts with Optimal Blue, LLC

RECOMMENDATION:

I recommend that the Michigan State Housing Development Authority (the “Authority”) adopt a resolution authorizing a professional services contract with Optimal Blue, LLC (the “Contractor”) for an amount not to exceed \$97,200.00.

CONTRACT SUMMARY:

Name of Contractor: Optimal Blue, LLC
Amount of Contract: \$97,200.00
Length of Contract: 3 years
Extension Options: Annually unless nonrenewal notice is given
Request for Proposal Date: Waived
Number of Bids Received: N/A
MSHDA Division Requesting the Contract: Homeownership Division

EXECUTIVE SUMMARY:

We recommend approval of a subscription to the Contractor’s Optimal Blue Comergence Counterparty Oversight solution to improve upon the oversight of the initial and annual approved lender recertification process for Authority single-family loan originators. The subscription would be for a three-year term with a total contract value of \$97,200.00, which covers up to 150 lender partners and 10 Authority users. New lenders added to the platform cost \$125 per application, which could be covered by either the Authority or the new lenders.

Background

Presently, Homeownership staff complete an initial application review and an annual recertification review for all single-family lenders, whether the lenders are actively producing loans with the Authority or not. The initial application and annual recertification require that the lenders submit to Authority staff the following documentation:

- Lender Application
- GSE and/or FHA Lender Approval
- Most Recent Audited Financial Statements

- Lender Contact Form
- E & O Insurance
- Fidelity Bond Insurance
- Forgery and Theft Insurance
- Current Licenses
- Written Quality Control Plan
- Loan Originator Hiring and Monitoring Practices (SAFE Act Licensing)

This information requested from lenders consists of similar documentation that they need to provide to investors. Many lenders already utilize the Comergence platform to submit their annual lender renewal documents to their investors as Comergence is currently being utilized by over 26,000 lenders and brokers. Utilizing a tool that many lenders already utilize further streamlines the lenders' process and allows the Authority to provide a better lender experience. In addition, instead of a paper intensive manual process to complete the annual lender renewal certification process, the Authority could also save close to 80 FTE hours over a two month span annually by streamlining and automating our process with Comergence. This platform not only allows the Authority to manage all lender documents securely in one place, but Comergence will also complete ongoing monitoring of lenders and their loan originators and provide any updates that could be important in order to mitigate any risk throughout the year.

Pricing

The Contractor has provided a pricing proposal for three years for a total contract value of \$97,200. This pricing will support up to 150 lender partners a year and 10 Authority users. Additional lenders or Authority users may be added for an additional fee. Comergence also offers the ability for distribution of documents and data into five different platforms of the Authority's choice. This comes at an additional price point of \$1,000 per month. The one-time implementation fee has also been waived and the monthly fee has been discounted by 20%.

While this platform does come at an additional non-budgeted expense, it is an expense that may be recouped. Homeownership is in the process of updating its Lender Agreement to provide that a \$500 application fee is required for any new lenders. For existing lenders, if the lender does not sell the Authority a minimum of 12 loans a year but wishes to remain an approved lender with the Authority, the lender will be required to pay a \$500 annual recertification fee. Currently, the Authority has 128 approved lenders. 58 of those lenders are sending the Authority enough business to meet the new minimum requirement of 12 sold loans a year. If the remaining 70 lenders want to remain Authority approved lenders and pay the \$500 recertification fee, that would generate \$35,000 of fee income that the Authority will earn, which would offset the additional annual contact requirements.

ADVANCING THE AUTHORITY'S MISSION AND COMMUNITY IMPACT/SUPPORT:

The professional services proposed invests in best practices that enhance housing opportunities and support access to homeownership opportunities.

ISSUES, POLICY CONSIDERATIONS, AND RELATED ACTIONS:

None

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
RESOLUTION AUTHORIZING
PROFESSIONAL SERVICES CONTRACT WITH OPTIMAL BLUE, LLC

March 21, 2024

WHEREAS, the Michigan State Housing Development Authority (the "Authority") has received the Chief Executive Officer and Executive Director's memorandum regarding the need to select a contractor to provide oversight of the initial and annual lender recertification process; and

WHEREAS, the Chief Executive Officer and Executive Director has recommended that the Authority approve the selected firm set forth in the accompanying memorandum; and

WHEREAS, the Authority concurs in the recommendation of the Chief Executive Officer and Executive Director and hereby determines that the selection of Optimal Blue, LLC as a contractor is necessary to fulfill the Authority's certification responsibilities for its single family housing programs.

NOW, THEREFORE, Be It Resolved by the Michigan State Housing Development Authority that Chief Executive Officer and Executive Director, the Chief Financial Officer, the Director of Legal Affairs, or any person duly acting in such capacity, each is hereby authorized to enter into a contract with Optimal Blue, LLC for a total amount not to exceed Ninety-Seven Thousand Dollars (\$97,000), for a period of three (3) years beginning on or about April 1, 2024, and ending on or about March 31, 2027 under the terms set forth in the accompanying memorandum.




MSHDA

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

M E M O R A N D U M

TO: Authority Members

FROM: Amy Hovey, Chief Executive Officer and Executive Director 

DATE: March 21, 2024

RE: Amendment of Bond Resolution for HoM Flats at 24 East to Extend Lapse Date

RECOMMENDATION:

I recommend that the Michigan State Housing Development Authority (the "Authority") approve the attached amending resolution authorizing the extension of the lapse date for HoM Flats at 24 East (the "Project") to extend the deadline for the sale and delivery of the bonds for the Project to May 31, 2023.

EXECUTIVE SUMMARY:

On January 19, 2023, the Authority adopted a resolution approving the issuance and sale of Multifamily Housing Revenue Bonds (the "Bonds") for the Project. The deadline under the resolution for the sale and delivery of the Bonds is March 31, 2023. While the parties are working hard to close on the issuance of the Bonds by March 31, 2023, it is possible that the deadline could be missed. Out of an abundance of caution, the working team trying to close the Project recommends that the deadline for the sale and delivery of the Bonds be extended to May 31, 2024. I agree and therefore request the Authority's approval to extend the deadline to May 31, 2024.

ADVANCING THE AUTHORITY'S MISSION:

The Projects will create affordable housing in the city of Holland for families and senior citizens.

MUNICIPAL SUPPORT:

Not applicable.

COMMUNITY ENGAGEMENT/IMPACT:

Not applicable.

RESIDENT IMPACT:

Not applicable.

ISSUES, POLICY CONSIDERATIONS, AND RELATED ACTIONS:

None.

**MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
RESOLUTION EXTENDING LAPSE DATE RELATING TO:**

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY RESOLUTION
AUTHORIZING ISSUANCE AND SALE OF
MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY MULTIFAMILY HOUSING
REVENUE BONDS, SERIES 2024 (HOM FLATS AT 24 EAST PROJECT)
TO FINANCE A LOAN TO 24 EAST LIMITED DIVIDEND HOUSING ASSOCIATION
LIMITED PARTNERSHIP, SO AS TO ENABLE THE BORROWER TO ACQUIRE,
CONSTRUCT AND EQUIP A CERTAIN MULTIFAMILY RENTAL HOUSING FACILITY,
AUTHORIZING THE EXECUTION OF THE BOND PURCHASE AGREEMENT,
THE LOAN AGREEMENT AND THE TRUST INDENTURE SECURING THE BONDS,
AUTHORIZING THE EXECUTION OF THE FUNDING LOAN AGREEMENT, THE
PROJECT LOAN AGREEMENT, THE PROJECT NOTE AND
THE GOVERNMENTAL NOTE, AND DETERMINING AND
AUTHORIZING OTHER MATTERS RELATIVE THERETO

March 21, 2024

WHEREAS, the Michigan State Housing Development Authority (the “Authority”) is authorized by Act 346, Michigan Public Acts, 1966, as amended (the “Act”), to issue notes and bonds for the purpose of making loans to limited dividend housing associations (as defined in the Act) to provide long-term financing for multifamily housing projects (as defined in the Act); and

WHEREAS, 24 East Limited Dividend Housing Association Limited Partnership, a limited partnership duly organized and validly existing under the laws of the State of Michigan (the “Borrower”), is a limited dividend housing association limited partnership (as defined in the Act); and

WHEREAS, the Borrower has applied to the Authority for a loan in a maximum amount of \$31,000,000 to finance the costs of acquiring, constructing and equipping a certain multifamily housing development, known as HoM Flats at 24 East, located in the City of Holland, Ottawa County, Michigan (the “Project”); and

WHEREAS, the Authority proposes to issue its Multifamily Housing Revenue Bonds, Series 2024 (HoM Flats at 24 East Project), in an aggregate principal amount not to exceed \$31,000,000 (the “Bonds”) pursuant to a resolution relating to the Bonds adopted by the Authority on January 18, 2024 (the “January 18, 2024 Resolution”), and certain other documents relating to the issuance and sale of the Bonds and the security therefor;

WHEREAS, the Authority now desires to confirm the January 18, 2024 Resolution generally, but to amend and restate Section 22 thereof.

NOW, THEREFORE, Be It Resolved by the Michigan State Housing Development Authority, as follows:

SECTION 1. Amendment and Restatement of Section 22 of January 18, 2024 Resolution. Section 22 of the January 18, 2024 Resolution is hereby amended and restated in its entirety as follows:

SECTION 22. Effectiveness. This Resolution shall become effective upon adoption. If the Bonds are not sold and delivered on or before May 31, 2024, the authority granted by this Resolution shall lapse. In the event such sale and delivery occur later than February 29, 2024, all references to February 1, 2024 herein may be permissibly changed to the first of the month preceding the sale of such Bonds.

SECTION 2. Effect of Amending Resolution. All provisions of the January 18, 2024 Resolution shall remain in full force and effect in accordance with its original terms other than Section 22 (which is amended and restated as set forth in Section 1). All resolutions and parts of resolutions or other proceedings of the Authority in conflict herewith are repealed to the extent of such conflict. The amendment and restatement of Section 22 of the January 18, 2024 Resolution as provided herein shall be effective immediately upon adoption.



MSHDA

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

M E M O R A N D U M

TO: Authority Members

FROM: Amy Hovey, Chief Executive Officer and Executive Director

DATE: March 21, 2024

RE: Union at Oak Grove, Development No. 3937

RECOMMENDATION:

I recommend that the Michigan State Housing Development Authority (the “Authority” or “MSHDA”) adopt a resolution authorizing an increase in the Tax-Exempt (“TE”) Bond Permanent Loan amount set forth in this Memorandum.

PROJECT SUMMARY:

MSHDA No: 3937
 Development Name: Union at Oak Grove
 Development Location: Township of Howell, Livingston County
 Sponsor: Union Development Holdings, LLC
 Mortgagor: Union at Oak Grove Limited Dividend Housing Association Limited Partnership
 Number of Units: 220 units for family occupancy

	<u>MOD #2 (12/12/2022)</u>	<u>Update</u>	<u>Difference</u>
Total Development Cost:	\$46,174,009	\$53,940,703	\$7,766,694
TE Bond Permanent Loan:	\$27,774,851	\$32,749,215	\$4,974,364
Mortgage Resource Funds:	\$479,763	\$0	(\$479,763)
LIHTC Equity:	\$14,675,567	\$16,834,293	\$2,158,726
Income from Operations:	\$127,676	\$127,676	\$0
GP Note:	\$866,052	\$1,979,419	\$1,113,367
GP Equity:	\$100	\$100	\$0
Deferred Developer Fee:	\$2,250,000	\$2,250,000	\$0
Total Development Sources:	\$46,174,009	\$53,940,703	\$7,766,694

EXECUTIVE SUMMARY:

Union at Oak Grove (the “Development”) was approved by the Authority Board in February 2021. After receiving the Authority Board approval in February, a mortgage modification was approved on June 9, 2021, to address certain costs that incurred since Authority Board approval. Following the first Mortgage

Modification in June, a second Mortgage Modification was approved on December 12, 2022, after the Development Team's request for a rent increase to address cost changes to the Development that included hard cost increases, higher than expected site fill requirement costs, and redesign and permit amendment costs were approved by the Authority's Office of Market Research.

Since the initial Authority Board and modification approvals took place, the Development (a new construction affordable housing development) is under construction currently and about 80% complete. The Authority recently received a request from the Development Team for an update to the market study to see if there was room for another rent increase to address construction cost overruns. Following review of the updated market study, the Authority's Office of Market Research determined the rent increase was supported and approved the Development Team's proposed rents.

An increase to the TE Bond Permanent Loan will allow the Authority to remove the Mortgage Resource Funds from the Development and recycle those funds towards another project. Increasing the TE Bond Permanent Loan as recommended in the attached proforma exceeds the authority delegated to the Executive Director under the Mortgage Loan Increase Policy and requires Authority Board approval.

ADVANCING THE AUTHORITY'S MISSION:

- The new construction development will create housing with an affordability period up to 30 years.
- The Development will provide new construction affordable housing to working families.
- All 220 units will be available to low-income families where incomes do not exceed 60% of area-median income.

MUNICIPAL SUPPORT:

- A 7% PILOT has been approved by the Township of Howell.

COMMUNITY ENGAGEMENT/IMPACT:

- The Sponsor has engaged the community by working with the Oakland Livingston Human Service Agency to provide (at no additional cost) home ownership training and other similar support services for the tenants.
- This project will impact the community by adding 220 units of new construction to low-income, working families. The affordability period for these units will be at 60% AMI.

RESIDENT IMPACT:

- This is a new construction proposal on a vacant parcel so there is no resident impact.

ISSUES, POLICY CONSIDERATIONS, AND RELATED ACTIONS:

None.

ATTACHMENTS:

- Mortgage Modification Proforma

Development Union at Oak Grove
 Financing Tax Exempt
 MSHDA No. 3937

Step Modification
 Date 03/21/204
 Type New Construction

Mortgage Assumptions:
 Debt Coverage Ratio 1.15
 Mortgage Interest Rate 4.400%
 Pay Rate 4.400%
 Mortgage Term 40 years
 Income from Operations No

220 Total Tenant Units
220 TC Units
0 Manager Unit(s)

	Mortgage Mod Per	Mortgage Mod Total	Board Approved Per Unit	Board Approved Total	Difference Mod vs. Board	% of Revenue		
						Unit		
Total Development Income Potential								
Annual Rental Income	15,082	3,317,976	12,894	2,836,752	481,224			
Annual Non-Rental Income	274	60,200	274	60,200	0			
Total Project Revenue	15,355	3,378,176	13,168	2,896,952	481,224			
Total Development Expenses								
Vacancy Loss	8.00% of annual rent potential	1,207	265,438	1,032	226,940	38,498		
Management Fee	534 per unit per year	534	117,480	534	117,480	0		
Administration		1,205	265,000	1,205	265,000	0		
Project-paid Fuel		68	15,000	68	15,000	0		
Common Electricity		125	27,500	125	27,500	0		
Water and Sewer		602	132,500	602	132,500	0		
Operating and Maintenance		1,091	240,000	1,091	240,000	0		
Real Estate Taxes		0	0	0	0	0		
Payment in Lieu of Taxes (PILOT)	7.00% Applied to: All Units	810	178,267	810	178,267	0		
Insurance		310	68,200	310	68,200	0		
Replacement Reserve	300 per unit per year	300	66,000	300	66,000	0		
0		0	0	0	0	0		
Total Expenses		6,252	1,375,385	6,077	1,336,887	38,498		
Base Net Operating Income		9,104	2,002,791	7,091	1,560,065	442,726		
Part A Mortgage Payment	51.55%	7,916	1,741,557	6,166	1,356,578	384,979		
Part A Mortgage		148,860	32,749,215	123,870	27,251,417	5,497,798		
Non MSHDA Financing Mortgage Payment		0	0	0	0	0		
Non MSHDA Financing Type:		0	0	0	0	0		
Base Project Cash Flow (excludes ODR)	7.73%	1,187	261,234	925	203,487	57,747		

Initial Inflation Factor	Beginning in Year	Future Inflation Factor
1.0%	6	2.0%
1.0%	6	2.0%
Future Vacancy		
	6	8.0%
3.0%	1	3.0%
3.0%	1	3.0%
3.0%	6	3.0%
4.0%	6	3.0%
5.0%	6	5.0%
3.0%	1	3.0%
5.0%	1	5.0%
3.0%	1	3.0%
3.0%	1	3.0%
3.0%	1	3.0%

Development Union at Oak Grove
Financing Tax Exempt
MSHDA No. 3937
Step Modification
Date 03/21/204
Type New Construction

Income Limits for	Livingston County (Effective April 1,2020)					
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
30% of area median	21,360	24,420	27,480	30,510	32,970	35,400
40% of area median	28,480	32,560	36,640	40,680	43,960	47,200
50% of area median	35,600	40,700	45,800	50,850	54,950	59,000
60% of area median	42,720	48,840	54,960	61,020	65,940	70,800

Rental Income

Unit	No. of Units	Unit Type	Bedrooms	Baths	Net Sq. Ft.	Contract Rent	Utilities	Total Housing Expense	Gross Rent	Section 8 Contract Rent	% of Gross Rent	% of Total Units	Gross Square Feet	% of Total Square Feet	TC Units Square Feet	Unit Type	Allowed Housing Expense
60% Family Area Median Income Units Occupancy																	
A	5	Apartment	1	1.0	798	1,018	51	1,069	61,080	0	1.8%	2.3%	3,990	1.6%	3,990	0	1,144
B	3	Apartment	2	2.0	1,096	1,180	67	1,247	42,480	0	1.3%	1.4%	3,288	1.4%	3,288	0	1,374
C	0	Apartment	3	2.0	1,335	1,500	85	1,585	0	0	0.0%	0.0%	0	0.0%	0	0	N/A
D	67	Apartment	1	1.0	867	1,089	51	1,140	875,556	0	26.4%	30.5%	58,089	23.9%	58,089	0	1,144
E	105	Apartment	2	2.0	1,163	1,289	67	1,356	1,624,140	0	48.9%	47.7%	122,115	50.1%	122,115	0	1,374
F	40	Apartment	3	2.0	1,401	1,489	85	1,574	714,720	0	21.5%	18.2%	56,040	23.0%	56,040	0	1,587
G	0	0	0	0.0	0	0	0	0	0	0	0.0%	0.0%	0	0.0%	0	0	N/A
H	0	0	0	0.0	0	0	0	0	0	0	0.0%	0.0%	0	0.0%	0	0	N/A
I	0	0	0	0.0	0	0	0	0	0	0	0.0%	0.0%	0	0.0%	0	0	N/A
J	0	0	0	0.0	0	0	0	0	0	0	0.0%	0.0%	0	0.0%	0	0	N/A
									3,317,976	0	100.0%	100.0%	243,522	100.0%	243,522		
Mgrs	0	0	0.0														
									0	0	0.0%	0.0%	0	0.0%	0		
												243,522			243,522		

Total Revenue Units: **220**
 Manager Units: **0**
 Income Aveaging: 60%
 Set Aside: 100%

Gross Rent Potential	3,317,976
Average Monthly Rent	1,257
Gross Square Footage	243,522

HOME Units SF/Total Units SF: 0.0%
 # HOME Units/# Total Units: 0.0%

Within Range
Within Range

Utility Allowances

Non-Rental Income	Electricity	A/C	Gas	Water/Sewer	Other	Total	Override
Misc. and Interest	0	0	26	0	0	51	
Laundry	0	0	32	0	0	67	
Carports	27,200	0	40	0	0	85	
Other:	33,000	0	26	0	0	51	
Other:	0	0	32	0	0	67	
	60,200	0	40	0	0	85	
	0	0	0	0	0	0	
	0	0	0	0	0	0	

Total Income	Annual	Monthly
Rental Income	3,317,976	276,498
Non-Rental Income	60,200	5,016.667
Total Project Revenue	3,378,176	281,514.7

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
RESOLUTION AUTHORIZING MORTGAGE LOAN INCREASE
UNION AT OAK GROVE, MSHDA DEVELOPMENT NO. 3937
TOWNSHIP OF HOWELL, LIVINGSTON COUNTY

March 21, 2024

WHEREAS, on February 25, 2021, the Michigan State Housing Development Authority (the "Authority") authorized a mortgage loan for the construction and permanent financing of a development to be known as Union at Oak Grove, located in the Township of Howell, Livingston County, Michigan (the "Development"); and

WHEREAS, the Development has incurred increased construction interest and cost overruns documented by Authority-approved change orders and other appropriate documentation; and

WHEREAS, the Chief Executive Officer and Executive Director has recommended that the Authority approve a mortgage loan increase for the Development as delineated in the accompanying Memorandum; and

WHEREAS, the Authority has reviewed the accompanying Memorandum and concurs in the recommendation of the Chief Executive Officer and Executive Director.

NOW, THEREFORE, Be It Resolved by the Michigan State Housing Development Authority that a mortgage loan increase for Union at Oak Grove, MSHDA Development No. 3927, in an amount not to exceed Four Million Nine Hundred Seventy-Four Thousand Three Hundred Sixty-Four Dollars (\$4,974,364) be and is hereby authorized and approved, bringing the total permanent mortgage loan authorized for this Development to Thirty-Two Million Seven Hundred Forty-Nine Thousand Two Hundred Fifteen Dollars (\$32,749,215), subject to the terms and conditions set forth in the accompanying Memorandum.



MSHDA

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

M E M O R A N D U M

TO: Authority Members
FROM: Amy Hovey, Chief Executive Officer and Executive Director
DATE: March 21, 2024
RE: Asset Management – 8330 On the River, MSHDA #386

RECOMMENDATION:

I recommend approval for the waiver of the prepayment prohibition for the mortgage loan on 8330 On the River, MSHDA #386.

EXECUTIVE SUMMARY:

8330 On The River is a 280-unit development located in Detroit. The development consists of a single high-rise building with 232 one-bedroom units and 48 two-bedroom units, of which 56 are subsidized with project-based vouchers. The building was constructed in 1976 and financed by the Authority under the Section 236 program. In 2002, the development refinanced under the Section 236 Preservation Program and underwent renovations, much of which were cosmetic in nature. In 2010, the development was approved for a loan under the Authority's Reinvestment and Innovation Program and received a Section 1602 loan.

The owner is seeking permission from the Michigan State Housing Development Authority ("Authority") to prepay the mortgage loan ("Mortgage Loan") based upon a plan for rehabilitation of the property and to refinance with a third-party mortgage. Since the Development is ineligible for prepayment until the loan maturity date of April 1, 2038, the Authority will require the payment of the lost interest spread to make this transaction revenue-neutral to the Authority.

ADVANCING THE AUTHORITY'S MISSION:

The term of affordability will not be affected by this transaction, and the Development will remain affordable until December 31, 2041.

COMMUNITY ENGAGEMENT/IMPACT:

The community will be impacted through the preservation of affordable housing units. The units will remain affordable until December 31, 2041.

RESIDENT IMPACT:

No residents will be displaced due to the prepayment.

ISSUES, POLICY CONSIDERATIONS, AND RELATED ACTIONS:

None.



ACTION REPORT

DATE:	<u>March 21, 2024</u>
ASSET MANAGER:	<u>Tera Poag</u>
MSHDA #:	<u>386</u>
DEVELOPMENT NAME:	<u>8330 On The River</u>
LOCATION:	<u>8330 E Jefferson Detroit, MI</u>
MORTGAGE CUTOFF DATE:	<u>April 21, 2003</u>
ASSIGNED ATTORNEY:	<u>John Swift</u>
MANAGEMENT AGENT:	<u>POAH Communities</u>
MANAGING GENERAL PARTNER(S):	<u>POAH Belle Maison LLC</u>
LIMITED PARTNER(S):	<u>Centerline Corporate Partners XXIII, L.P.</u>

RECOMMENDATION:

I recommend approval for the waiver of the prepayment prohibition for the mortgage loan on 8330 On the River, MSHDA No. 386.

I. BACKGROUND:

8330 On The River is a 280-unit development located in Detroit. The development consists of a single high-rise building with 232 one-bedroom units and 48 two-bedroom units, of which 56 are subsidized with project-based vouchers. The building was constructed in 1976 and financed by the Authority under the Section 236 program. In 2002, the development refinanced under the Section 236 Preservation Program and underwent renovations, much of which were cosmetic in nature. Then in 2010, the development was approved for a loan under the Authority's Reinvestment and Innovation Program and received a Section 1602 loan.

The owner is seeking permission from the Michigan State Housing Development Authority ("Authority" or "MSHDA") to prepay the mortgage loan ("Mortgage Loan") based upon a plan for a rehabilitation of the property and to refinance with a third-party mortgage. Since the Development is ineligible for prepayment until the loan maturity date, April 1, 2038, the Authority will require the payment of the lost interest spread in order to make this transaction revenue-neutral to the Authority.

The MSHDA regulatory agreement will remain in effect until the original prepayment eligibility date, April 1, 2038; after that date, the MSHDA regulatory agreement will be discharged. The Low-Income Housing Tax Credit (LIHTC) restrictions will remain in effect and will not be altered by this transaction. Upon payoff, the 1602 mortgage will be subordinate to the new first mortgage and the 1602 procedures for first mortgage prepayment will be followed. No residents will be displaced due to the prepayment of the Authority's loan.

II. FINANCIAL CONDITION AS OF 12/31/2023:

A. The Development currently has 10 vacant units, with an economic vacancy of 6%.

- B. Liquidity has decreased from (\$158,178) in December 2022 to (\$171,379) in December 2023.
- C. The Development has \$27,795 in receivables, of which \$8,818 are aged over 30 days.
- D. The Development has \$348,367 in payables, of which \$173,984 are aged over 30 days.

III. SUMMARY OF PROPOSAL:

- A. The Authority has received notification from the owner of the intent to prepay the Mortgage Loan.
- B. As a condition of the prepayment ownership has agreed to pay lost spread, which is expected to be approximately \$709,071 based on a projected payoff date of March 31, 2024. Lost spread varies depending on financial market conditions; the exact amount will be determined on the day of the prepayment.
- C. After the first mortgage is paid in full, the MSHDA mortgage will be discharged.
- D. The MSHDA regulatory agreement will remain in effect until the original mortgage prepayment eligibility date, which is April 1, 2038. Upon mortgage payoff the Development will be monitored in the same manner as a LIHTC only property. After April 1, 2038, the MSHDA regulatory agreement will be discharged.
- E. Upon payoff, the 1602 mortgage will be subordinate to the new first mortgage and

1. The entire amount held in the Operating Reserve Cash (ORC), Operating Deficit Reserve (ODR) and Operating Assurance Reserve (OAR) escrow accounts will be held as collateral against the remaining balance of the Section 1602 mortgage.

2. The Section 1602 mortgage will remain intact and unchanged as a result of the prepayment of the first mortgage.

3. The Section 1602 mortgage will be subordinated to second position behind a new first mortgage from an external lender.

4. At the completion of each calendar year when the remaining balance of the Section 1602 mortgage is reduced by 1/15th, the situation will be reevaluated. The 12/31/2023 mortgage balance is estimated at \$1,665,816. The annual reduction amount is approximately \$555,272.

5. At the completion of each calendar year as the remaining balance of the Section 1602 mortgage is reduced by 1/15th, the escrow balances that are now in excess of the remaining balance will be disbursed in accordance with standard Authority policy via escrow reconciliation.

6. The replacement reserve escrow is treated as follows:

a. The replacement reserve escrow will not be disbursed and reconciled until the expiration of the initial 1602 15-year compliance period.

b. The replacement reserve escrow can be released in part or in full for an Asset Management approved use which will increase the long-term viability of the development.

c. At the discretion of the Director of Asset Management the replacement reserve escrow may be transferred to a new lender if the new lender agrees to the appropriate use of the funds for the long-term viability of the building.

- F. Prior to closing, evidence of HUD’s approval of the proposed transaction satisfactory to the Authority shall be required. Additionally, HUD 2530 Clearance will be required prior to closing, if applicable.
- G. The LIHTC regulatory agreement will remain in effect and will not be altered by this transaction.
- H. Authority staff have verified that no open conditions exist related to the Development for either owner or agent.

IV. CURRENT DEVELOPMENT STATUS:

Program Type:	Section 236 Preservation / RAP / 1602 / LIHTC
Original Mortgage Amount:	\$7,130,375
Current Mortgage Amount:	\$4,713,928
Payment Status:	Current
Current Interest Rate:	6.25%
Mortgage Prepayment Eligibility Date:	April 1, 2038
Original 1602 Loan Amount:	\$8,329,078
Current 1602 Loan Balance:	\$8,329,078
Current 1602 with Forgiveness Balance:	\$1,665,816
1602 affordability End Date:	December 31, 2026
1602 extended use End Date:	December 31, 2041
Initial LIHTC Compliance End Date:	December 31, 2018
Ext. Use LIHTC Compliance End Date:	December 31, 2117

Vacancy: 10 Units are Vacant or 3.57%
 Economic Vacancy: 6%

Reserve and Escrow Balances as of February 26, 2024:

Replacement Reserve	\$ 163,486
Operation Reserve:	\$ 15
Operation Assurance:	\$ 414,850
Operation Deficit	\$ 390,607

Financial Status:

Liquidity at 12/31/2023:	\$ (160,507)
One Month’s Gross Rent Potential 2024:	\$ 232,720

Prior Authority Action:

- November 20, 2002 – Resolution authorizing sale of the development and mortgage loan.
- March 24, 2010 – Resolution of Acknowledgement and Delegating Authority to Authorized Loans under the Reinvestment and Innovation Program

V. RENT SCHEDULE:

Bedroom	# Units	# Units Vacant	Current Rents	Utility Allowance
1 BD PBV	46	3	\$849	\$49
1 BD PBV Balc	2	0	\$849	\$49

1 BD PBV Balc & Den	5	0	\$849	\$49
2 BD PBV	3	0	\$1,057	\$65
1 BD 236	72	4	\$728	\$48
1 BD 236 Balc	3	0	\$738	\$42
1 BD 236 Den	14	0	\$786	\$50
2 BD 236	23	0	\$879	\$65
1 BD RAD	68	2	\$760	\$47
1 BD RAD Balc	3	0	\$782	\$47
1 BD RAD Den	15	0	\$782	\$48
2 BD RAD	26	1	\$886	\$65
TOTAL	280	10		

VI. SPECIAL CONDITIONS AND/OR REQUIREMENTS:

- A. The parties must provide assignments, partnership amendments, attorney opinions, and such other documents as are deemed necessary by the Director of Legal Affairs to effectuate the terms and conditions outlined in this report.
- B. Any penalties and/or fees will be paid prior to or upon payoff of the outstanding mortgage loan.
- C. The ownership transfer cannot take place until 2530 clearance has been received from HUD, if applicable

APPROVED:

Matt Bergeon
Matt Bergeon
Director of Asset Management

3/14/2024
Date

Anthony Lentych
Tony Lentych
Chief Housing Investment Officer

3/14/2024
Date

Clarence L. Stone, Jr.
Clarence L. Stone, Jr
Director of Legal Affairs

3/14/2024
Date

Amy Hovey
Amy Hovey
Chief Executive Officer and Executive Director

03/14/2024
Date

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
RESOLUTION AUTHORIZING WAIVER OF MORTGAGE LOAN
PREPAYMENT PROHIBITION

8330 ON THE RIVER, MSHDA DEVELOPMENT NO. 386
CITY OF DETROIT, WAYNE COUNTY

March 21, 2024

WHEREAS, the Michigan State Housing Development Authority (the "Authority") made a mortgage loan (the "Mortgage Loan") to Jefferson Maison East Limited Dividend Housing Association LLC (the "Mortgagor") for the acquisition and rehabilitation of 8330 On the River, MSHDA Development No. 386 (the "Development"); and

WHEREAS, the Mortgage Loan documents for such Development currently prohibit prepayment of the Mortgage Loan; and

WHEREAS, the Mortgagor has requested that the Authority waive the prepayment prohibition and allow a payoff of the Mortgage Loan for the reasons set forth in the accompanying Action Report dated March 21, 2024 (the "Action Report"); and

WHEREAS, the Chief Executive Officer and Executive Director recommends that the Authority waive the prepayment prohibition and allow the prepayment of the Mortgage Loan, subject to compliance with the terms and conditions set forth in the Action Report; and

WHEREAS, the Authority concurs in the recommendation of the Executive Director.

NOW, THEREFORE, the Michigan State Housing Development Authority resolves as follows:

1. The Authority hereby approves the prepayment of the Mortgage Loan, subject to the terms and conditions described in the accompanying Action Report.
2. The Chief Executive Officer and Executive Director, Chief Housing Investment Officer, Chief Financial Officer, Director of Legal Affairs, Deputy Director of Legal Affairs or any person duly appointed to act in that capacity, each is hereby authorized to (a) consent to a modification of the terms and conditions set forth in the attached Action Report, as he or she shall deem advisable and appropriate, and (b) enter into such agreements as may be necessary or appropriate to effectuate the prepayment transaction, including without limitation discharges, releases, swap termination agreements and amended regulatory agreements.



M E M O R A N D U M

TO: Authority Members

FROM: Amy Hovey, Chief Executive Officer and Executive Director *Amy Hovey*

DATE: March 21, 2024

RE: Housing & Community Development Fund Allocation Plan of March 29, 2023, Modification

RECOMMENDATION:

I recommend that the Michigan State Housing Development Authority (the “Authority”) approve a resolution modifying the Housing & Community Development Fund (“HCDF”) Allocation Plan of March 29, 2023, as attached hereto.

EXECUTIVE SUMMARY:

The State Housing Development Authority Act of 1966, Public Act 346 of 1966, Part 125.1458a, charges the Authority with creating and implementing the HCDF Program for the purposes of developing and coordinating public and private resources to meet the affordable housing needs of low income, very low income, and extremely low-income households and to revitalize downtown areas and adjacent neighborhoods in the State of Michigan.

March 30, 2022, the HCDF Program was federally funded utilizing the United States Department of the Treasury (“Treasury”) American Rescue Plan Coronavirus State and Local Fiscal Recovery Funds (“ARP-SLFRF”), which the Michigan Legislature appropriated to the Authority pursuant to the Public Act 53 of 2022 (“2022 PA 53”). Under 2022 PA 53, a total of \$50 million dollars was appropriated to the HCDF Program to expand access to affordable and attainable housing for populations or regions disproportionately impacted by the Coronavirus Disease 2019 (“COVID-19”) pandemic. At that time, it was uncertain if the Authority would receive annual HCDF program funding allocations from the Michigan Legislature.

Effective February 13, 2024, the Michigan Legislature appropriated to the Authority, pursuant to by Public Act 4 of 2023 (“2023 PA 4”), amending Public Act 281 of 1967, at MCL 206.695(1) et. seq., beginning with the 2022-2023 state fiscal year through the 2024-2025 state fiscal year up to \$50 million, if available, to the HCDF Program. To account for this unforeseen appropriation and to facilitate the administration of the HCDF Program, pursuant to MCL 125.1458b(6), the Authority has modified the Housing & Community Development Fund (HCDF) Allocation Plan of March 29, 2023.

ADVANCING THE AUTHORITY’S MISSION:

The Housing & Community Development Fund (HCDF) Allocation Plan of March 29, 2023, modification will permit the HCDF Program to continue to support priorities within Michigan’s Statewide Housing Plan (“SHP”) that address the housing needs of Michigan residents through investments in

workforce development, homeownership, housing access and stability, homelessness prevention, supportive housing, and affordable housing rental development. The Authority will continue to use the HCDF Program to: (1) develop housing for the homeless; (2) prevent and end homelessness; (3) build affordable and accessible rental housing; and (4) provide homeownership opportunities. The HCDF Program will continue to assist the following statutorily targeted funding allocations:

- Not less than 25% of the HCDF will be targeted for rental housing projects for populations that are disproportionately impacted, but that do not qualify under preferences for persons with mental or physical disability and persons living in an eligible distressed area or for other preferences contained in the allocation plan.
- Not less than 30% of the HCDF will be targeted for projects that target extremely low-income households (at or below 30% of the AMI for its county and size of household based on data published by HUD) and include at a minimum developing housing for the homeless, supportive housing, transitional housing, and permanent housing.
- A portion of the HCDF will continue to be used for housing for persons that are either:
 1. ~~Disproportionately impacted population persons~~ with a mental or physical disability; or,
 2. ~~Disproportionately impacted population persons~~ living in an eligible distressed area.

Each rental and home ownership housing project assisted by the HCDF program will set aside at least 20% of the rental units in the project for households earning no more than 60% of the area median income.

STAKEHOLDER ENGAGEMENT:

Regional Housing Partnership lead agencies and previous and existing grantees have been provided conceptual program information and their feedback solicited. It is anticipated that they will continue to provide process improvement feedback.

PUBLIC ENGAGEMENT:

The general public was not engaged in discussion of the proposed modification as the modification is based on an unanticipated increase in legislative appropriations that effects an existing biennial HCDF plan. This new funding will widely benefit the general public from their participation in the spectrum of Authority activities funded through the additional \$50 million dollars allocated that necessitates this modification to the Housing & Community Development Fund (HCDF) Allocation Plan of March 29, 2023.

ISSUES, POLICY CONSIDERATIONS, AND RELATED ACTIONS:

Due to the unanticipated 2023 PA 4, effective February 13, 2024, state fiscal year allocation of funds for the HCDF and the Authority's compressed timeline to make awards under modifications to the existing Housing & Community Development Fund (HCDF) Allocation Plan of March 29, 2023, time is of the essence to solidify the proposed modifications and to expedite the awarding of HCDF grants.



~~Office of Equity and Engagement
Executive Division~~

Michigan Housing & Community
Development Fund (HCDF) Biennial
Allocation Plan – Modified

Modification Effective Date: March 21, 2024
Original Effective Date: March 29, 2023

Made possible by United States Department of the
Treasury American Rescue Plan Coronavirus State
and Local Fiscal Recovery Funds

and
Public Act 4 of 2023



Introduction:

The State Housing Development Authority Act of 1966, Public Act 346 of 1966, Part 125. ~~1458a~~ 1458 et. seq. Michigan Housing and Community Development Fund (“HCDF”) charges the Michigan State Housing Development Authority (the “Authority”) with creating and implementing the Michigan Housing and Community Development Fund Program (“HCDF Program”) for the purpose of developing and coordinating public and private resources to meet the affordable housing needs of low income, very low income, and extremely low income households and to revitalize downtown areas and adjacent neighborhoods in Michigan.

Effective March 30, 2022, the HCDF Program was federally funded utilizing the United States Department of the Treasury (“Treasury”) American Rescue Plan Coronavirus State and Local Fiscal Recovery Funds (“ARP-SLFRF”), which the Michigan Legislature appropriated to the Authority pursuant to the Public Act 53 of 2022 (“2022 PA 53”). A total of \$50 million dollars was appropriated to the HCDF Program to expand access to affordable and attainable housing for populations or regions disproportionately impacted by the COVID-19 pandemic. The COVID-19 pandemic amplified existing disparities and inequities in housing, health and quality of life. These disparities exist along geographic (urban, suburban, and rural) and demographic (race, ethnicity, age, income, people with disabilities, etc.) dimensions throughout the state.

The HCDF Program ~~will support~~ supports priorities within Michigan’s Statewide Housing Plan (“SHP”) that address the housing needs of Michigan residents. The SHP was created with input from state departments, municipalities, tribal nations, businesses, community stakeholders, and the public. The HCDF Program aligns with activities identified within the Michigan Department of Health and Human Services Social Determinants of Health Strategy, the MI New Economy Plan, Michigan’s Campaign to End Homelessness Action Plan, as well as other Michigan identified plans. This alignment leverages scarce resource and coordinates efforts towards accomplishing shared goals. The HCDF Program funded with ARP-SLFRF will invest in workforce development, homeownership, housing access and stability, preventing homelessness, supportive housing and affordable housing rental development. ~~The HCDF Program aligns with activities identified within the Michigan Department of Health and Human Services Social Determinants of Health Strategy, the MI New Economy Plan, Michigan’s Campaign to End Homelessness Action Plan, as well as other Michigan identified plans. This alignment leverages scarce resource and coordinates efforts towards accomplishing shared goals.~~

Effective February 13, 2024, the Michigan Legislature appropriated to the Authority, pursuant to by Public Act 4 of 2023 (“2023 PA 4”), amending Public Act 281 of 1967, at MCL 206.695(1) et. seq., beginning with the 2022-2023 state fiscal year through the 2024-2025 state fiscal year up to \$50 million, if available, to the HCDF Program. The initial 2023 PA 4 unanticipated appropriation of \$50 million-dollars falls within this biennial allocation plan. As 2023 PA 4 had not passed the Michigan Legislature when this biennial allocation plan was originally drafted, a modification pursuant to MCL 125.1458b(5) was necessary. In order to effectuate efficient administration of the HCDF Program, the 2023 PA 4 appropriation of \$50 million dollars will continue to be invested

in workforce development, homeownership, housing access and stability, preventing homelessness, supportive housing and affordable housing rental development activities.

The following information is organized into the following sections:

- Eligible Applicants
- Permitted Use of Funds Based on the HCDF Statutory and ARP-SLFRF Requirements
- Stakeholder and Public Engagement
- Programs
- Funding Availability Targets Per Prosperity Regions
- Geographic Targets of Disproportionately Impacted Communities
- Funding Timeline, Thresholds and Leveraging
- Evaluation and Scoring Criteria
- General Rules
- Compliance Requirements
- ~~ARP-SLFRF~~ Reporting Requirements
- Equity Requirements
- Attachments

Michigan State Housing Development Authority is committed to providing meaningful access for public comment on the HCDF Annual Allocation Plan. For accommodations, modifications, translation, interpretation, or other services, please contact MSHDA's office at 517-241-0541 or email MSHDA-MISHP@michigan.gov.

Eligible Applicants:

Eligible applicants for the HCDF Program are required to be one of the following (hereinafter collectively referred to as a "subrecipient"): 1) nonprofit corporations; 2) for-profit corporations; 3) municipalities; 4) land banks; and 5) partnerships or special purpose entities approved by the Authority that are organized for the purpose of developing and supporting affordable housing for household incomes at or below 60% area median income ("AMI") or for projects located in a downtown area or adjacent neighborhood. These entities will be allowable subject to meeting the legislative requirements and intent of the HCDF Program.

Permitted Use of Funds Based on the HCDF Statutory and ARP-SLFRF Requirements:

The Authority will use the HCDF Program to make grants, mortgage loans, or other loans to finance the activities listed below for housing opportunities for low income, very low income, and extremely low-income households, including projects located in a downtown area or adjacent neighborhood. The HCDF Program may be used to 1) develop housing for the homeless; 2) prevent and end homelessness; 3) build affordable and accessible rental housing; 4) provide homeownership opportunities through loans and down payment assistance; and 5) support workforce development related to housing production.

Permitted Use of HCDF Funds Appropriated Through 2023 PA 4 Requirements:

The Authority may use the HCDF Program to make grants, mortgage loans, or other loans to create housing opportunities for low income, very low income, and extremely low-income households, including projects located in a downtown area or adjacent neighborhood by financing activities permitted and required by MCL 125.1458c to 1) develop housing to help prevent and end homelessness; 3) create affordable and accessible rental housing; 4) provide homeownership opportunities, including homeownership preservation through rehabilitation and 5) support workforce housing production and preservation.

HCDF Targeted Populations

The table below lays out the permitted use of funds based on the HCDF Statutory and ARP-SLFRF requirements.

General Rule for ARP-SLFRF and 2023 PA 4 Funded HCDF Program Funds:

1. A rental housing project assisted by HCDF Program funds must set aside at least 20% of the rental units included in the project for households earning no more than 60% of the area median income.
2. A home ownership project assisted by HCDF Program funds must set aside at least 20% of the housing units in the project for households earning no more than 60% of the area median income.

Statutorily Required HCDF Funding Categories:

Category 1 – Inclusive of 2023 PA 4 HCDF Program Funds

Not less than 30% must be for projects targeted to extremely low income (at or below 30% of the AMI for its county and size of household based on data published by HUD) and include at a minimum developing housing for the homeless, supportive housing, transitional housing, and permanent housing.

Category 2

Not less than 25% must be for rental housing projects that are for a **disproportionately impacted population** but do NOT qualify as persons with mental or physical disability and persons living in an [eligible distressed area](#).

2023 PA 4 Funds - Category 2 Requirement:

Not less than 25% must be for rental housing projects that do NOT qualify as persons with mental or physical disability and persons living in an eligible distressed area.

Category 3

Portion of fund must be used for housing for persons that are either:

- (1) **disproportionately impacted population** with a mental or physical disability, OR
- (2) **disproportionately impacted population** living in an [eligible distressed area](#).

2023 PA 4 Funds - Category 3 Requirement:

Portion of fund must be used for housing for persons:

- (1) with mental or physical disability, OR
- (2) living in an eligible distressed area.

Category 4 – Does not apply to 2023 PA 4 HCDF Program Funds

Fund must be used for **disproportionately impacted population**.

2023 PA 4 Funds – Category 4 Requirements:

Project and activity types and structures as enumerated within Section 125.1458c et. seq.

Disproportionately impacted populations for ARP=SLFRF funded projects only are any of the following populations:

1. Low-income households and communities with an income at or below 185% of the Federal Poverty Guidelines (FPG) for the size and household or income at or below 40% of the AMI for its county and size of household based on data published by HUD.
2. Households residing in Qualified Census Tracts (QCTs) and qualifying income at or below 60% AMI or a project located in a downtown or adjacent neighborhood with at least 20% of the rental or housing units set aside for at or below 60% AMI households.
3. Households that would qualify for any of the following federal benefits and qualifying income at or below 60% AMI or a project located in a downtown or adjacent neighborhood with at least 20% of the rental or housing units set aside for at or below 60% AMI households:
 - Temporary Assistance for Needy Families (TANF)
 - Supplemental Nutrition Assistance Program (SNAP)
 - Free and Reduced-Price Lunch (NSLP) and/or School Breakfast (SBP) programs
 - Medicare Part D Low-income Subsidies
 - Supplemental Security Income (SSI)
 - Head Start and/or Early Head Start
 - Special Supplemental Nutrition Program for Women

- Infants, and Children (WIC), Section 8 Vouchers
 - Low-Income Home Energy Assistance Program (LIHEAP)
 - Pell Grants
4. Households that receive services provided by Tribal governments and qualifying income at or below 60% AMI or a project located in a downtown or adjacent neighborhood with at least 20% of the rental or housing units set aside for at or below 60% AMI households.

Stakeholder and Public Engagement:

The Authority participated in multiple engagement activities during the months of April through September of 2022 to draft the HCDF ~~Biennial Annual~~-Allocation Plan and the then proposed 10 HCDF Programs. The SHP stakeholder and public input was leveraged to map out priorities for ~~these HCDF Program~~ funds. The Authority held collaboration meetings with community organizations, services providers, developers, trade associations, municipalities, the Black Leadership Council, and state departments. The Authority also met with the Michigan Ethnic Commissions and conducted a survey to gather their input.

The Authority held formal stakeholder and public engagements to collect comments and feedback from September through October of 2022. The Authority published the HCDF Biennial Allocation Plan, term sheets for the then proposed 10 HCDF programs, a public comment survey, a Frequently Asked Questions (“FAQs”) that will continue to be updated as questions and comments come in, and a notice of HCDF public hearing dates. This information is published at [Housing and Community Development Fund \(HCDF\) \(michigan.gov\)](#). The Authority’s marketing activities include spotlighting the HCDF Program on the Authority’s homepage, a mass email notification through GovDelivery, social media messaging, and partnering with community organizations to market this information within their networks.

The Authority held 6 public hearings. Five hearings were in-person and took place in diverse areas of the state during the month of October, and one hearing was virtual. All hearings were accessible and was marketed to support accommodation requests.

HCDF Public Hearings State of Michigan Housing Regional Roadshows

Saginaw	When: Tues. Oct. 11 from 9am -12pm Where: Horizons 6200 State St. Saginaw, MI 48603
Alpena	When: Wed. Oct. 12 from 9am-12pm Where: Apex 701 Woodward Ave. Alpena, MI 49707
Detroit	When: Fri. Oct. 14 from 1:30 pm-4:30 pm Where: TechTown 440 Burroughs St, Detroit, MI 48202
Grand Rapids	When: Mon. Oct. 24 from 9am-12pm Where: LINC Up 1167 Madison Ave SE Grand Rapids, MI 49507
Marquette	When: Tues. Oct. 25 from 10am-1pm Where: The Northern Center, 1104 Northern Center 1401 Presque Isle Ave, Marquette, MI 49855

All comments were evaluated, and adjustments were made, where appropriate, prior to the October 2022 Board Meeting. Additional adjustments will be made, as needed, post-Board Meeting. Written comments were collected through the HCDF online survey, email, and mail.

To provide continued alignment with the SHP priorities, Regional Housing Partnership lead agencies and previous and existing grantees were solicited to provide comments and feedback regarding use of the 2023 PA 4 HCDF Program appropriation. Additional adjustments will continue to be made, as may be needed, to meet emerging priorities as these matters are brought to the Authority's attention.

Programs:

The HCDF programs are required to meet 1 of 3 identified funding priorities listed below. The 3 funding priorities address the lack of safe, quality, affordable, attainable, and accessible housing in Michigan.

Priority 1: Housing Stability

Priority 2: Development and Rehabilitation of Housing Stock

Priority 3: Wealth Building and Workforce Development

Program	Budget	Priority	Targeted Population*
Contractor Assistance Program	\$1.7 million	Priority 2 Priority 3	Category 4
Down Payment Assistance Program	\$1 million	Priority 1 Priority 3	Category 4
Homeless Prevention Program	\$3 million	Priority 1	Category 1 Category 3
Housing Choice Voucher Key to Own Homeownership Program	\$650 thousand	Priority 1	Category 1
Housing Choice Voucher Mobility Program	\$1 million	Priority 1	Category 1
Permanent Supportive Housing Gap Financing Program	\$11 million	Priority 1 Priority 2	Category 1 Category 4
MSHDA Investing in Community Housing (MICH)	\$14 million	Priority 1 Priority 2 Priority 3	Category 4
Good Housing = Good Health	\$2 million	Priority 1	Category 4
Tribal Nations Housing Development Program	\$2 million	Priority 1 Priority 2	Category 4
<u>2023 PA 4 Funded – MI Neighborhood Program</u>	<u>\$30M</u>	<u>Priority 1</u> <u>Priority 2</u> <u>Priority 3</u>	<u>Category 1</u> <u>Category 2</u> <u>Category 3</u> <u>Category 4</u>
<u>Additional Programming Coming Soon</u>			

Funding Availability Per Prosperity Regions:

In accordance with MCL 125.1458b(3)(a), each geographic prosperity region throughout the state will receive a minimum amount of funding as highlighted in the chart below. To identify the counties within the prosperity regions, please review the map at [Prosperity Map1 430346 7.pdf \(michigan.gov\)](#). The awarded projects in these various geographic regions will be counted towards meeting the geographic target for that region. Please note that these are minimums per region in order to ensure geographic distribution of resources and 4% of the total has been removed from the calculation to account for program administrative expenses. A minimum of 25% of all funds will be utilized in the 10 Prosperity Regions as detailed below. The remaining balance of ~~\$36,000,000~~ **annual funding** will be available for funding projects within the ~~10~~ HCDF Programs.

Prosperity Regions	Minimum Allocation
1	\$480,000.00
2	\$360,000.00
3	\$360,000.00
4	\$1,680,000.00
5	\$840,000.00
6	\$1,200,000.00
7	\$600,000.00
8	\$960,000.00
9	\$960,000.00
10	\$4,560,000.00

Geographic Targets of Disproportionately Impacted Communities:

This link to Google map

https://www.google.com/maps/d/edit?mid=1jI8E_IzI5RjhHBpcSnXPH7zpsEVFJPA&usp=sharing

denotes the following geographic targets that are only applicable to ~~for the~~ HCDF Program **ARP-SLFRF** funding:

- The map shows those zip codes that are below 185% of Federal Poverty Guidelines (“FPG”).
- The map show households residing in Qualified Census Tracts (“QCTs”) and qualifying income at or below 60%.
- The map shows 50% or more Head of Household at less than 185% FPG.
- Additional information in this map includes past redlined neighborhoods, high opportunity tracks, walk up and walkable neighborhoods.

Funding Timeline, Thresholds and Leveraging

ARP-SLFRE Funded HCDF Program The Application

The process will take place from December of 2022 through March of 2023. This will include the release of Notices of Funding Availability (“NOFA”) and award announcements. Funds must be obligated by September 30, 2024 and expended by September 30, 2026. If minimum thresholds are not met in the initial funding round, additional funding will be made available in a second round. Wherever possible, attempts should be made to leverage this allocation with other funds and resources.

2023 PA 4 Funded HCDF Program Application

The process will begin April 1, 2024. This process will include the release of Notice of Funding Availability (“NOFA”) and application. Funds must be committed by September 30, 2024, and is expected to be expended by September 30, 2026. Given the compressed funding timeline, applications will be accepted on a rolling basis. Wherever possible, attempts should be made to leverage this allocation with other funds and resources.

Evaluation and Scoring Criteria:

ARP-SLFRE Funded HCDF Program Evaluation and Scoring Criteria

The Authority’s HCDF Program Administrators will publish scoring criteria within the NOFAs. Final award determinations will be made by the Authority’s Program Administrators and the Authority’s Office of Equity and Engagement. Awards will be made based on applicable program requirements, regional distribution, timing feasibility, and capacity. The Authority reserves the right to reject any submissions, or parts thereof, or to waive any informality or defect in any submission if it is in the best interest of the Authority and the State of Michigan. All submissions shall become the property of the Authority. A submission is not a binding agreement and the notice of selection under this submission does not guarantee project funding.

2023 PA 4 Funded HCDF Program Evaluation and Scoring Criteria

HCDF Program final award determinations will be made by the Authority’s Program Administrators. Awards will be made based on applicable program requirements, regional distribution, timing feasibility, and capacity. The Authority reserves the right to reject any submissions, or parts thereof, or to waive any informality or defect in any submission if it is in the best interest of the Authority and the State of Michigan. All submissions shall become the property of the Authority. A submission is not a binding agreement and the notice of selection under this submission does not guarantee project funding.

General Rules:

All subrecipients of HCDF Program funds shall report back to the Authority on a quarterly basis about their use of the HCDF Program funds. The Authority shall collect information from subrecipients to establish that the HCDF Program funds are being spent correctly and to measure the results or performance of its spending against the objectives of the HCDF Program. The Authority will establish as a part of each biennial plan reporting forms that shall be submitted by the subrecipients on a quarterly basis. These reports shall include both a performance monitoring

form and a financial monitoring form. HCDF Program funds shall be used in an efficient, effective, and appropriate manner, consistent with the HCDF Program objectives and priorities, including community needs. HCDF Program funds shall also be appropriately and properly accounted for with documentation that adequate safeguards have been instituted by the subrecipient to ensure that there is not misuse of HCDF Program funds.

Compliance Requirements:

The Authority will maintain proper documentation supporting determinations of costs and applicable compliance requirements, and how they have been satisfied as part of their award management, internal controls, and subrecipient oversight and management.

For Subrecipients: Funded Utilizing ARP-SLFRF:

The Authority is accountable to the United States Department of the Treasury (“Treasury”) for oversight of their subrecipients in accordance with 2 CFR 200.332, including ensuring their subrecipients comply with the ARP-SLFRF statute, ARP-SLFRF Award Terms and Conditions, Treasury’s final rule, applicable federal statutes, regulations, and reporting requirements. The Authority is responsible for monitoring and overseeing the subrecipient’s use of HCDF Program funds and other activities related to the award to ensure that the subrecipient complies with statutory and regulatory requirements and the terms and conditions of the award. The Authority must report to Treasury on their subrecipient’s use of payments from the HCDF Program funds for the duration of the award. The Authority will need to evaluate each subrecipient’s risk of noncompliance based on a set of common factors (which may include factors such as prior experience in managing Federal funds, previous audits, personnel, and policies or procedures for award execution and oversight).

ARP-SLFRF Reporting Requirements:

Treasury requires periodic reporting with detailed accounting of how ARP-SLFRF funds are being used. To adhere to this requirement, each subrecipient will be required to report back to the Authority on a quarterly basis mandatory performance indicators and programmatic data, explanations on the use of funds, promotion of equitable outcomes, community engagement, labor practices, obligations and expenditures, project status, project inventory, as well as other information as Treasury requires. In addition to the reporting requirements, Treasury also requires that all records and financial documents be maintained for a period of 5 years after all funds have been expended or returned to Treasury. According to the State Housing Development Authority Act of 1966, 125.1458b, Sec 6, “The authority shall issue an annual report to the governor and the legislature summarizing the expenditures of the fund for the prior fiscal year including at a minimum a description of the eligible applicants that received funding, the number of housing units that were produced, the income levels of the households that were served, the number of homeless persons served, and the number of downtown areas and adjacent neighborhoods that receive financing.” To support meeting these requirements, per MSHDA Rules 125.196(1), et. seq. each subrecipient will be required to report back to the Authority on a semi-annual basis mandatory performance indicators and programmatic data, explanations on the use of funds, promotion of equitable outcomes, community engagement, obligations and expenditures, project status, project inventory, and other information as the Authority requires.

2023 PA 4 Funded HCDF Reporting Requirements:

Per the State Housing Development Authority Act of 1966, 125.1458b, Sec 6, “The authority shall

issue an annual report to the governor and the legislature summarizing the expenditures of the fund for the prior fiscal year including at a minimum a description of the eligible applicants that received funding, the number of housing units that were produced, the income levels of the households that were served, the number of homeless persons served, and the number of

downtown areas and adjacent neighborhoods that receive financing.” To meet this requirement, each subrecipient will be required to report back to the Authority on a quarterly basis mandatory performance indicators and programmatic data, explanations on the use of funds, promotion of equitable outcomes, community engagement, obligations and expenditures, project status, project inventory, and other information as the Authority requires. To support meeting this requirement, per MSHDA Rules 125.196(1), et. seq. each subrecipient will be required to report back to the Authority on a semi-annual basis mandatory performance indicators and programmatic data, explanations on the use of funds, promotion of equitable outcomes, community engagement, obligations and expenditures, project status, project inventory, and other information as the Authority requires.

Diversity, Equity, and Inclusion (“DEI”) Requirements:

The DEI requirements may include Fair Housing, DEI training, inclusive design to meet disability needs, racial equity program planning, and translation publication and services. Guidance for implementation of requirements will be provided by the Authority’s Office of Equity and Engagement.

Attachment A1:
ARP-SLFRF Funded
 HCDF Program Summaries

Contractor Assistance	This program provides training and technical assistance services to underrepresented and disadvantaged individuals, contractors, and developers.
Down Payment Assistance	This program will provide financial support to help low-income households with down payment assistance when purchasing homes.
Homeless Prevention	This program will serve very low-income households at risk of losing their housing and support ways to divert them from entering emergency shelters.
Housing Choice Voucher Key to Own Homeownership	This program will increase homeownership among very low-income households that are currently renting and receiving a MSHDA Housing Choice Voucher by converting rental assistance to homeownership assistance while providing other supportive services.
Housing Choice Voucher Mobility	This program will support MSHDA voucher holders by assisting them to move to areas deemed as high opportunity.
Permanent Supportive Housing Gap Financing	This program will ensure that more accessible supportive housing units are built within the MSHDA Low Income Housing Tax Credits program known as LIHTC.
MSHDA Investing in Community Housing (MICH)	This project will provide accessible rehab assistance for homeowners, small scale rental development and homeownership through rehabilitation development of single-family homes.
Good Housing = Good Health	This program will provide holistic housing services for low-income households facing the greatest barriers to access and maintain housing. This program will target disproportionately impacted populations to include but not limited to youth aging out of foster care, immigrants, migrants, persons with disabilities, older adults and justice involved citizens.
Tribal Nations Housing Development	This program will increase opportunities for Tribal Nations to access affordable housing development resources by providing capacity development and specialized services.

Attachment A2:
2023 PA 4 Funded
HCDF Program Summaries

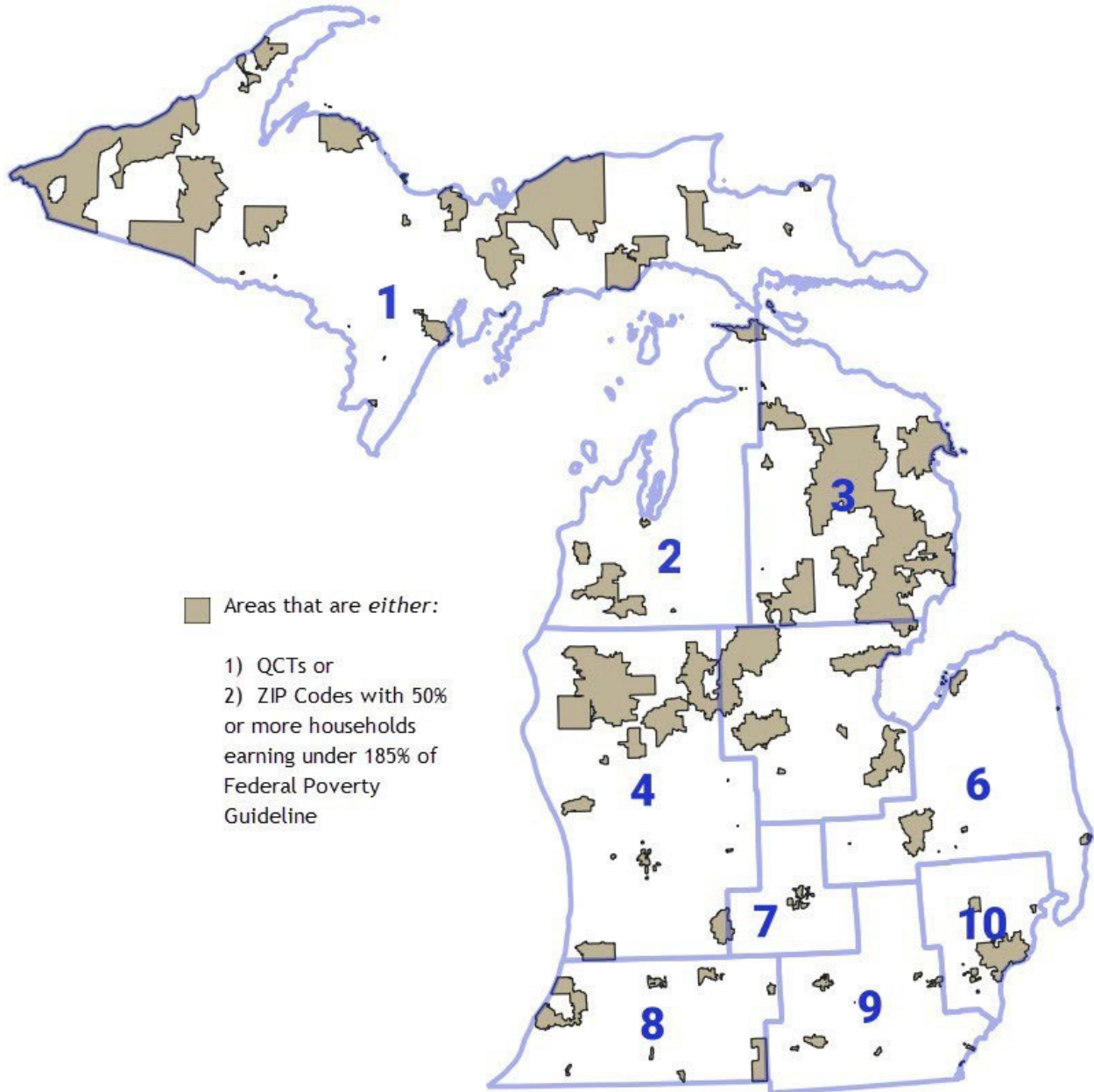
MI Neighborhood Program

This program responds to the new 2023 PA 4 funding and the regional action plans strategic alignment with the Statewide Housing Plan. Designed to streamline access, create efficiencies and agile responses to rapidly changing and emerging needs, improve the customer experience, and reduce administrative burden this program utilizes a new, single application process and establishes a \$60 million dollar funding pool utilizing \$30 million dollars HCDF funding and \$30 million dollars of Community Development Block Grant (“CDBG”) funds.

Applicants through a single application process can apply for activities that consist of actions such as homeowner and rental rehabilitation, new unit for sale and rental unit construction, and/or public amenity projects. The online “common application” will permit applicants to propose one or more activities – along with information about where it will take place and who it will serve – the project’s state of readiness to proceed – and how it supports one or more of the priorities within the corresponding Regional Housing Partner regional action plan and the HCDF Biennial Allocation Plan.

Regional investment targets have been developed using an equitable investment strategy. Regions are based on the 15 regional housing partnerships identified in the Statewide Housing Plan that may or may not directly correspond to the Prosperity Regions established in the HCDF Biennial Allocation Plan. However, projects funded within the identified 15 regional housing partnerships regions will be tracked to ensure that not less than the minimal funding targets for each Prosperity Region is met through a combination of the MI Neighborhood Program and additional HCDF activities funded through 2023 PA 4 HCDF funding.

Attachment A32: Map of Qualified Census Tracts and Zip Codes with 50% or More Households Earning Under 185% of Federal Poverty Guidelines



Attachment A~~4~~³: Zip Codes with 50% or More Households
Earning Under 185% of Federal Poverty Guideline

<u>Zip Codes</u>	<u>County</u>	<u>City</u>
48858	Isabella	Mount Pleasant
49701	Cheboygan	Mackinaw City
49709	Montmorency	Atlanta
49757	Mackinac	Mackinac Island
48627	Roscommon	Higgins Lake
48770	Iosco	Whittemore
49764	Emmet	Oden
49967	Ontonagon	Trout Creek
49756	Montmorency	Lewiston
49707	Alpena	Alpena
49073	Barry	Nashville
49953	Ontonagon	Ontonagon
49307	Mecosta	Big Rapids
48728	Alcona	Curran
49442	Muskegon	Muskegon
49507	Kent	Grand Rapids
49312	Newaygo	Brohman
49631	Osceola	Ewart
48089	Macomb	Warren
48720	Huron	Bay Port
49262	Hillsdale	North Adams
49746	Montmorency	Hillman
49057	Van Buren	Hartford
49826	Alger	Rumely
49402	Mason	Branch
49913	Houghton	Calumet
48122	Wayne	Melvindale
49625	Manistee	Copemish
48654	Ogemaw	Rose City
49410	Mason	Fountain
48750	Iosco	Oscoda
48739	Iosco	Hale
49645	Manistee	Kaleva
49788	Chippewa	Kincheloe

49829	Delta	Escanaba
49006	Kalamazoo	Kalamazoo
<u>Zip Codes</u>	<u>County</u>	<u>City</u>
48658	Arenac	Standish
4876	Arenac	Turner
4874	Alcona	Mikado
4996	Gogebic	Watersmeet
4812	Wayne	Dearborn
4870	Bay	Bay City
4861	Bay	Bentley
4845	Genesee	Mount Morris
4974	Chippewa	Hulbert
4834	Oakland	Pontiac
4971	Emmet	Carp Lake
4982	Mackinac	Engadine
4979	Cheboygan	Wolverine
4930	Mecosta	Barryton
4991	Houghton	Copper City
4815	Monroe	Luna Pier
4963	Wexford	Harrietta
4989	Alger	Wetmore
4988	Alger	Shingleton
4945	Allegan	Pullman
4996	Gogebic	Wakefield
4985	Dickinson	Loretto
4850	Genesee	Flint
4821	Wayne	Detroit
4863	Clare	Lake
4974	Alpena	Herron
4844	Lapeer	Hadley
4822	Wayne	Detroit
4850	Genesee	Flint
4876	Ogemaw	South Branch
4874	Iosco	National City
4821	Wayne	Detroit
4961	Benzie	Benzonia
4861	Oscoda	Comins
4920	Jackson	Jackson
4860	Saginaw	Saginaw
4993	Gogebic	Ironwood

4986	Menominee	Nadeau
4823	Wayne	Detroit
<u>Zip Codes</u>	<u>County</u>	<u>City</u>
4834	Oakland	Pontiac
4822	Wayne	Detroit
4903	Calhoun	Battle Creek
4822	Wayne	Ecorse
4820	Wayne	Detroit
4993	Houghton	Houghton
48502	Genesee	Flint
48933	Ingham	Lansing
49263	Jackson	Norvell
48141	Wayne	Inkster
48216	Wayne	Detroit
48207	Wayne	Detroit
49915	Iron	Caspian
49717	Cheboygan	Burt Lake
48214	Wayne	Detroit
48625	Clare	Harrison
49793	Chippewa	Trout Lake
49309	Newaygo	Bitely
49959	Gogebic	Ramsay
48504	Genesee	Flint
49822	Alger	Deerton
48651	Roscommon	Prudenville
48737	Alcona	Glennie
48756	Ogemaw	Prescott
48705	Alcona	Barton City
49007	Kalamazoo	Kalamazoo
49022	Berrien	Benton Harbor
48503	Genesee	Flint
48656	Roscommon	Saint Helen
49921	Houghton	Dodgeville
49910	Ontonagon	Bergland
49825	Alger	Eben Junction
48607	Saginaw	Saginaw
48215	Wayne	Detroit
48210	Wayne	Detroit
48601	Saginaw	Saginaw

48209	Wayne	Detroit
48234	Wayne	Detroit
48212	Wayne	Hamtramck
<u>Zip Codes</u>	<u>County</u>	<u>City</u>
48896	Isabella	Winn
49304	Lake	Baldwin
48529	Genesee	Burton
48206	Wayne	Detroit
48202	Wayne	Detroit
48228	Wayne	Detroit
48227	Wayne	Detroit
49883	Schoolcraft	Seney
49838	Mackinac	Gould City
48342	Oakland	Pontiac
49960	Ontonagon	Rockland
49963	Houghton	South Range
49839	Alger	Grand Marais
48434	Sanilac	Forestville
48203	Wayne	Highland Park
48213	Wayne	Detroit
49043	Van Buren	Covert
48238	Wayne	Detroit
48218	Wayne	River Rouge
48852	Montcalm	McBrides
48437	Genesee	Genesee
48208	Wayne	Detroit
48201	Wayne	Detroit
49903	Iron	Amasa
48204	Wayne	Detroit
48505	Genesee	Flint
49848	Menominee	Ingalls
49902	Iron	Alpha
49642	Lake	Idlewild
49722	Emmet	Conway
48211	Wayne	Detroit
48870	Ionia	Palo
48724	Saginaw	Carrollton
49440	Muskegon	Muskegon
49808	Marquette	Big Bay
48743	Iosco	Long Lake

49864	Delta	Nahma
48630	Roscommon	Houghton Lake Heights

<u>Zip Codes</u>	<u>County</u>	<u>City</u>
48109	Washtenaw	Ann Arbor
49074	Kalamazoo	Nazareth
48411	Genesee	Atlas



Office of Equity and Engagement
Executive Division

**Michigan Housing & Community
Development Fund (HCDF) Biennial
Allocation Plan – Modified**

Modification Effective Date: March 21, 2024

Original Effective Date: March 29, 2023

Made possible by United States Department of the
Treasury American Rescue Plan Coronavirus State
and Local Fiscal Recovery Funds

and

Public Act 4 of 2023



Introduction:

The State Housing Development Authority Act of 1966, Public Act 346 of 1966, Part 125.1458 et. seq, Michigan Housing and Community Development Fund (“HCDF”) charges the Michigan State Housing Development Authority (the “Authority”) with creating and implementing the Michigan Housing and Community Development Fund Program (“HCDF Program”) for the purpose of developing and coordinating public and private resources to meet the affordable housing needs of low income, very low income, and extremely low income households and to revitalize downtown areas and adjacent neighborhoods in Michigan.

Effective March 30, 2022, the HCDF Program was federally funded utilizing the United States Department of the Treasury (“Treasury”) American Rescue Plan Coronavirus State and Local Fiscal Recovery Funds (“ARP-SLFRF”), which the Michigan Legislature appropriated to the Authority pursuant to the Public Act 53 of 2022 (“2022 PA 53”). A total of \$50 million dollars was appropriated to the HCDF Program to expand access to affordable and attainable housing for populations or regions disproportionately impacted by the COVID-19 pandemic. The COVID-19 pandemic amplified existing disparities and inequities in housing, health and quality of life. These disparities exist along geographic (urban, suburban, and rural) and demographic (race, ethnicity, age, income, people with disabilities, etc.) dimensions throughout the state.

The HCDF Program supports priorities within Michigan’s Statewide Housing Plan (“SHP”) that address the housing needs of Michigan residents. The SHP was created with input from state departments, municipalities, tribal nations, businesses, community stakeholders, and the public. The HCDF Program aligns with activities identified within the Michigan Department of Health and Human Services Social Determinants of Health Strategy, the MI New Economy Plan, Michigan’s Campaign to End Homelessness Action Plan, as well as other Michigan identified plans. This alignment leverages scarce resource and coordinates efforts towards accomplishing shared goals. The HCDF Program funded with ARP-SLFRF will invest in workforce development, homeownership, housing access and stability, preventing homelessness, supportive housing and affordable housing rental development.

Effective February 13, 2024, the Michigan Legislature appropriated to the Authority, pursuant to by Public Act 4 of 2023 (“2023 PA 4”), amending Public Act 281 of 1967, at MCL 206.695(1) et. seq., beginning with the 2022-2023 state fiscal year through the 2024-2025 state fiscal year up to \$50 million, if available, to the HCDF Program. The initial 2023 PA 4 unanticipated appropriation of \$50 million-dollar falls within this biennial allocation plan. As 2023 PA 4 had not passed the Michigan Legislature when this biennial allocation plan was originally drafted, a modification pursuant to MCL 125.1458b(5) was necessary. In order to effectuate efficient administration of the HCDF Program, the 2023 PA 4 appropriation of \$50 million dollars will continue to be invested in workforce development, homeownership, housing access and stability, preventing homelessness, supportive housing and affordable housing rental development activities.

The following information is organized into the following sections:

- Eligible Applicants
- Permitted Use of Funds Based on the HCDF Statutory and ARP-SLFRF Requirements
- Stakeholder and Public Engagement
- Programs
- Funding Targets Per Prosperity Regions
- Geographic Targets of Disproportionately Impacted Communities
- Funding Timeline, Thresholds and Leveraging
- Evaluation and Scoring Criteria
- General Rules
- Compliance Requirements
- Reporting Requirements
- Equity Requirements
- Attachments

Michigan State Housing Development Authority is committed to providing meaningful access for public comment on the HCDF Annual Allocation Plan. For accommodations, modifications, translation, interpretation, or other services, please contact MSHDA's office at 517-241-0541 or email MSHDA-MISHP@michigan.gov .

Eligible Applicants:

Eligible applicants for the HCDF Program are required to be one of the following (hereinafter collectively referred to as a "subrecipient"): 1) nonprofit corporations; 2) for-profit corporations; 3) municipalities; 4) land banks; and 5) partnerships or special purpose entities approved by the Authority that are organized for the purpose of developing and supporting affordable housing for household incomes at or below 60% area median income ("AMI") or for projects located in a downtown area or adjacent neighborhood. These entities will be allowable subject to meeting the legislative requirements and intent of the HCDF Program.

Permitted Use of Funds Based on the HCDF Statutory and ARP-SLFRF Requirements:

The Authority will use the HCDF Program to make grants, mortgage loans, or other loans to finance the activities listed below for housing opportunities for low income, very low income, and extremely low-income households, including projects located in a downtown area or adjacent neighborhood. The HCDF Program may be used to 1) develop housing for the homeless; 2)

prevent and end homelessness; 3) build affordable and accessible rental housing; 4) provide homeownership opportunities through loans and down payment assistance; and 5) support workforce development related to housing production.

Permitted Use of HCDF Funds Appropriated Through 2023 PA 4 Requirements:

The Authority may use the HCDF Program to make grants, mortgage loans, or other loans to create housing opportunities for low income, very low income, and extremely low-income households, including projects located in a downtown area or adjacent neighborhood by financing activities permitted and required by MCL 125.1458c to 1) develop housing to help prevent and end homelessness; 3) create affordable and accessible rental housing; 4) provide homeownership opportunities, including homeownership preservation through rehabilitation and 5) support workforce housing production and preservation.

HCDF Targeted Populations

The table below lays out the permitted use of funds based on the HCDF Statutory and ARP-SLFRF requirements.

Category 1 – Inclusive of 2023 PA 4 HCDF Program Funds

Not less than 30% must be for projects targeted to extremely low income (at or below 30% of the AMI for its county and size of household based on data published by HUD) and include at a minimum developing housing for the homeless, supportive housing, transitional housing, and permanent housing.

Category 2

Not less than 25% must be for rental housing projects that are for a **disproportionately impacted population** but do NOT qualify as persons with mental or physical disability and persons living in an [eligible distressed area](#).

2023 PA 4 Funds - Category 2 Requirement:

Not less than 25% must be for rental housing projects that do NOT qualify as persons with mental or physical disability and persons living in an eligible distressed area.

Category 3

Portion of fund must be used for housing for persons that are either:

- (1) **disproportionately impacted population** with a mental or physical disability, OR
- (2) **disproportionately impacted population** living in an [eligible distressed area](#).

2023 PA 4 Funds - Category 3 Requirement:

Portion of fund must be used for housing for persons:

- (1) with mental or physical disability, OR
- (2) living in an eligible distressed area.

Category 4 – Does not apply to 2023 PA 4 HCDF Program Funds

Fund must be used for **disproportionately impacted population**.

Disproportionately impacted populations for ARP=SLFRF funded projects only are any of the following populations:

1. Low-income households and communities with an income at or below 185% of the Federal Poverty Guidelines (FPG) for the size and household or income at or below 40% of the AMI for its county and size of household based on data published by HUD.
2. Households residing in Qualified Census Tracts (QCTs) and qualifying income at or below 60% AMI or a project located in a downtown or adjacent neighborhood with at least 20% of the rental or housing units set aside for at or below 60% AMI households.
3. Households that would qualify for any of the following federal benefits and qualifying income at or below 60% AMI or a project located in a downtown or adjacent neighborhood with at least 20% of the rental or housing units set aside for at or below 60% AMI households:
 - Temporary Assistance for Needy Families (TANF)
 - Supplemental Nutrition Assistance Program (SNAP)
 - Free and Reduced-Price Lunch (NSLP) and/or School Breakfast (SBP) programs
 - Medicare Part D Low-income Subsidies
 - Supplemental Security Income (SSI)
 - Head Start and/or Early Head Start
 - Special Supplemental Nutrition Program for Women

- Infants, and Children (WIC), Section 8 Vouchers
 - Low-Income Home Energy Assistance Program (LIHEAP)
 - Pell Grants
4. Households that receive services provided by Tribal governments and qualifying income at or below 60% AMI or a project located in a downtown or adjacent neighborhood with at least 20% of the rental or housing units set aside for at or below 60% AMI households.

Stakeholder and Public Engagement:

The Authority participated in multiple engagement activities during the months of April through September of 2022 to draft the HCDF Biennial Allocation Plan and the then proposed 10 HCDF Programs. The SHP stakeholder and public input was leveraged to map out priorities for HCDF Program funds. The Authority held collaboration meetings with community organizations, services providers, developers, trade associations, municipalities, the Black Leadership Council, and state departments. The Authority also met with the Michigan Ethnic Commissions and conducted a survey to gather their input.

The Authority held formal stakeholder and public engagements to collect comments and feedback from September through October of 2022. The Authority published the HCDF Biennial Allocation Plan, term sheets for the then proposed 10 HCDF programs, a public comment survey, a Frequently Asked Questions (“FAQs”) that will continue to be updated as questions and comments come in, and a notice of HCDF public hearing dates. This information is published at [Housing and Community Development Fund \(HCDF\) \(michigan.gov\)](https://www.michigan.gov/housingandcommunitydevelopment). The Authority’s marketing activities include spotlighting the HCDF Program on the Authority’s homepage, a mass email notification through GovDelivery, social media messaging, and partnering with community organizations to market this information within their networks.

The Authority held 6 public hearings. Five hearings were in-person and took place in diverse areas of the state during the month of October, and one hearing was virtual. All hearings were accessible and was marketed to support accommodation requests.

HCDF Public Hearings State of Michigan Housing Regional Roadshows

Saginaw	When: Tues. Oct. 11 from 9am -12pm Where: Horizons 6200 State St. Saginaw, MI 48603
Alpena	When: Wed. Oct. 12 from 9am-12pm Where: Apex 701 Woodward Ave. Alpena, MI 49707
Detroit	When: Fri. Oct. 14 from 1:30 pm-4:30 pm Where: TechTown 440 Burroughs St, Detroit, MI 48202
Grand Rapids	When: Mon. Oct. 24 from 9am-12pm Where: LINC Up 1167 Madison Ave SE Grand Rapids, MI 49507
Marquette	When: Tues. Oct. 25 from 10am-1pm Where: The Northern Center, 1104 Northern Center 1401 Presque Isle Ave, Marquette, MI 49855

All comments were evaluated, and adjustments were made, where appropriate, prior to the October 2022 Board Meeting. Additional adjustments will be made, as needed, post-Board Meeting. Written comments were collected through the HCDF online survey, email, and mail.

To provide continued alignment with the SHP priorities, Regional Housing Partnership lead agencies and previous and existing grantees were solicited to provide comments and feedback regarding use of the 2023 PA 4 HCDF Program appropriation. Additional adjustments will continue to be made, as may be needed, to meet emerging priorities as these matters are brought to the Authority’s attention. [Programs:](#)

The HCDF programs are required to meet 1 of 3 identified funding priorities listed below. The 3 funding priorities address the lack of safe, quality, affordable, attainable, and accessible housing in Michigan.

Priority 1: Housing Stability

Priority 2: Development and Rehabilitation of Housing Stock

Priority 3: Wealth Building and Workforce Development

Program	Budget	Priority	Targeted Population*
Contractor Assistance Program	\$1.7 million	Priority 2 Priority 3	Category 4
Down Payment Assistance Program	\$1 million	Priority 1 Priority 3	Category 4
Homeless Prevention Program	\$3 million	Priority 1	Category 1 Category 3
Housing Choice Voucher Key to Own Homeownership Program	\$650 thousand	Priority 1	Category 1
Housing Choice Voucher Mobility Program	\$1 million	Priority 1	Category 1
Permanent Supportive Housing Gap Financing Program	\$11 million	Priority 1 Priority 2	Category 1 Category 4
MSHDA Investing in Community Housing (MICH)	\$14 million	Priority 1 Priority 2 Priority 3	Category 4
Good Housing = Good Health	\$2 million	Priority 1	Category 4
Tribal Nations Housing Development Program	\$2 million	Priority 1 Priority 2	Category 4
2023 PA 4 Funded – MI Neighborhood Program	\$30M	Priority 1 Priority 2 Priority 3	Category 1 Category 2 Category 3

[Funding Availability Per Prosperity Regions:](#)

In accordance with MCL 125.1458b(3)(a), each geographic prosperity region throughout the state will receive a minimum amount of funding as highlighted in the chart below. To identify the counties within the prosperity regions, please review the map at [Prosperity Map1_430346_7.pdf \(michigan.gov\)](#). The awarded projects in these various geographic regions will be counted

towards meeting the geographic target for that region. Please note that these are minimums per region in order to ensure geographic distribution of resources and 4% of the total has been removed from the calculation to account for program administrative expenses. A minimum of 25% of all funds will be utilized in the 10 Prosperity Regions as detailed below. The remaining balance of annual funding will be available for funding projects within the HCDF Programs.

Prosperity Regions	Minimum Allocation
1	\$480,000.00
2	\$360,000.00
3	\$360,000.00
4	\$1,680,000.00
5	\$840,000.00
6	\$1,200,000.00
7	\$600,000.00
8	\$960,000.00
9	\$960,000.00
10	\$4,560,000.00

Geographic Targets of Disproportionately Impacted Communities:

This link to Google map

https://www.google.com/maps/d/edit?mid=1jI8E_IzI5RjhHBpcSnXPH7zpsEVFJPA&usp=sharing

denotes the following geographic targets that are only applicable to HCDF Program ARP-SLFRF funding:

- The map shows those zip codes that are below 185% of Federal Poverty Guidelines (“FPG”).
- The map show households residing in Qualified Census Tracts (“QCTs”) and qualifying income at or below 60%.
- The map shows 50% or more Head of Household at less than 185% FPG.
- Additional information in this map includes past redlined neighborhoods, high opportunity tracks, walk up and walkable neighborhoods.

Funding Timeline, Thresholds and Leveraging

ARP-SLFRF Funded HCDF Program Application

The process will take place from December of 2022 through March of 2023. This will include the release of Notices of Funding Availability (“NOFA”) and award announcements. Funds must be obligated by September 30, 2024 and expended by September 30, 2026. If minimum thresholds are not met in the initial funding round, additional funding will be made available in a second round. Wherever possible, attempts should be made to leverage this allocation with other funds and resources.

2023 PA 4 Funded HCDF Program Application

The process will begin April 1, 2024. This process will include the release of Notice of Funding Availability (“NOFA”) and application. Funds must be committed by September 30, 2024, and is expected to be expended by September 30, 2026. Given the compressed funding timeline, applications will be accepted on a rolling basis. Wherever possible, attempts should be made to leverage this allocation with other funds and resources.

Evaluation and Scoring Criteria:

ARP-SLFRF Funded HCDF Program Evaluation and Scoring Criteria

The Authority’s HCDF Program Administrators will publish scoring criteria within the NOFAs. Final award determinations will be made by the Authority’s Program Administrators and the Authority’s Office of Equity and Engagement. Awards will be made based on applicable program requirements, regional distribution, timing feasibility, and capacity. The Authority reserves the right to reject any submissions, or parts thereof, or to waive any informality or defect in any submission if it is in the best interest of the Authority and the State of Michigan. All submissions shall become the property of the Authority. A submission is not a binding agreement and the notice of selection under this submission does not guarantee project funding.

2023 PA 4 Funded HCDF Program Evaluation and Scoring Criteria

HCDF Program final award determinations will be made by the Authority’s Program Administrators. Awards will be made based on applicable program requirements, regional distribution, timing feasibility, and capacity. The Authority reserves the right to reject any submissions, or parts thereof, or to waive any informality or defect in any submission if it is in the best interest of the Authority and the State of Michigan. All submissions shall become the property of the Authority. A submission is not a binding agreement and the notice of selection under this submission does not guarantee project funding.

General Rules:

All subrecipients of HCDF Program funds shall report back to the Authority on a quarterly basis about their use of the HCDF Program funds. The Authority shall collect information from subrecipients to establish that the HCDF Program funds are being spent correctly and to measure the results or performance of its spending against the objectives of the HCDF Program. The Authority will establish as a part of each biennial plan reporting forms that shall be submitted by the subrecipients on a quarterly basis. These reports shall include both a performance monitoring form and a financial monitoring form. HCDF Program funds shall be used in an efficient, effective, and appropriate manner, consistent with the HCDF Program objectives and priorities, including community needs. HCDF Program funds shall also be appropriately and properly accounted for with documentation that adequate safeguards have been instituted by the subrecipient to ensure that there is not misuse of HCDF Program funds.

Compliance Requirements:

The Authority will maintain proper documentation supporting determinations of costs and applicable compliance requirements, and how they have been satisfied as part of their award management, internal controls, and subrecipient oversight and management.

For Subrecipients Funded Utilizing ARP-SLFRF:

The Authority is accountable to the United States Department of the Treasury (“Treasury”) for oversight of their subrecipients in accordance with 2 CFR 200.332, including ensuring their subrecipients comply with the ARP-SLFRF statute, ARP-SLFRF Award Terms and Conditions, Treasury’s final rule, applicable federal statutes, regulations, and reporting requirements. The Authority is responsible for monitoring and overseeing the subrecipient’s use of HCDF Program funds and other activities related to the award to ensure that the subrecipient complies with statutory and regulatory requirements and the terms and conditions of the award. The Authority must report to Treasury on their subrecipient’s use of payments from the HCDF Program funds for the duration of the award. The Authority will need to evaluate each subrecipient’s risk of noncompliance based on a set of common factors (which may include factors such as prior experience in managing Federal funds, previous audits, personnel, and policies or procedures for award execution and oversight).

ARP-SLFRF Reporting Requirements:

Treasury requires periodic reporting with detailed accounting of how ARP-SLFRF funds are being used. To adhere to this requirement, each subrecipient will be required to report back to the Authority on a quarterly basis mandatory performance indicators and programmatic data, explanations on the use of funds, promotion of equitable outcomes, community engagement, labor practices, obligations and expenditures, project status, project inventory, as well as other information as Treasury requires. In addition to the reporting requirements, Treasury also requires that all records and financial documents be maintained for a period of 5 years after all funds have been expended or returned to Treasury. According to the State Housing Development Authority Act of 1966, 125.1458b, Sec 6, “The authority shall issue an annual report to the governor and the legislature summarizing the expenditures of the fund for the prior fiscal year including at a minimum a description of the eligible applicants that received funding, the number of housing units that were produced, the income levels of the households that were served, the number of homeless persons served, and the number of downtown areas and adjacent neighborhoods that receive financing.”

2023 PA 4 Funded HCDF Reporting Requirements:

Per the State Housing Development Authority Act of 1966, 125.1458b, Sec 6, “The authority shall issue an annual report to the governor and the legislature summarizing the expenditures of the fund for the prior fiscal year including at a minimum a description of the eligible applicants that received funding, the number of housing units that were produced, the income levels of the households that were served, the number of homeless persons served, and the number of downtown areas and adjacent neighborhoods that receive financing.” To meet this requirement, each subrecipient will be required to report back to the Authority on a quarterly basis mandatory performance indicators and programmatic data, explanations on the use of funds, promotion of equitable outcomes, community engagement, obligations and expenditures, project status, project inventory, and other information as the Authority requires.

Diversity, Equity, and Inclusion (“DEI”) Requirements:

The DEI requirements may include Fair Housing, DEI training, inclusive design to meet disability needs, racial equity program planning, and translation publication and services. Guidance for implementation of requirements will be provided by the Authority’s Office of Equity and

Engagement.

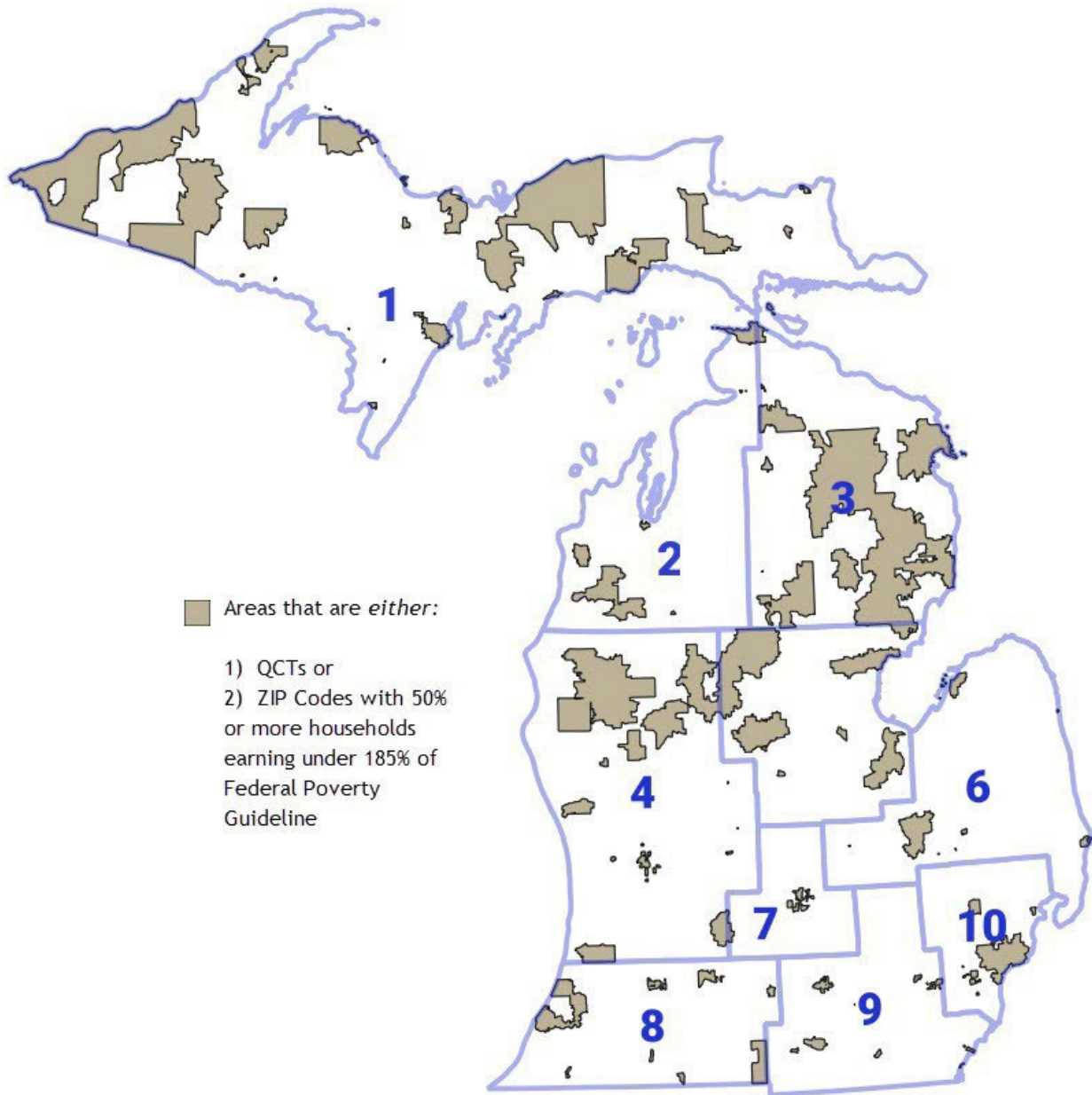
Attachment A1: ARP-SLFRF Funded HCDF Program Summaries

Contractor Assistance	This program provides training and technical assistance services to underrepresented and disadvantaged individuals, contractors, and developers.
Down Payment Assistance	This program will provide financial support to help low-income households with down payment assistance when purchasing homes.
Homeless Prevention	This program will serve very low-income households at risk of losing their housing and support ways to divert them from entering emergency shelters.
Housing Choice Voucher Key to Own Homeownership	This program will increase homeownership among very low-income households that are currently renting and receiving a MSHDA Housing Choice Voucher by converting rental assistance to homeownership assistance while providing other supportive services.
Housing Choice Voucher Mobility	This program will support MSHDA voucher holders by assisting them to move to areas deemed as high opportunity.
Permanent Supportive Housing Gap Financing	This program will ensure that more accessible supportive housing units are built within the MSHDA Low Income Housing Tax Credits program known as LIHTC.
MSHDA Investing in Community Housing (MICH)	This project will provide accessible rehab assistance for homeowners, small scale rental development and homeownership through rehabilitation development of single-family homes.
Good Housing = Good Health	This program will provide holistic housing services for low-income households facing the greatest barriers to access and maintain housing. This program will target disproportionately impacted populations to include but not limited to youth aging out of foster care, immigrants, migrants, persons with disabilities, older adults and justice involved citizens.
Tribal Nations Housing Development	This program will increase opportunities for Tribal Nations to access affordable housing development resources by providing capacity development and specialized services.

Attachment A2:
2023 PA 4 Funded
HCDF Program Summaries

<p>MI Neighborhood Program</p>	<p>This program responds to the new 2023 PA 4 funding and the regional action plans strategic alignment with the Statewide Housing Plan. Designed to streamline access, create efficiencies and agile responses to rapidly changing and emerging needs, improve the customer experience, and reduce administrative burden this program utilizes a new, single application process and establishes a \$60 million dollar funding pool utilizing \$30 million dollars HCDF funding and \$30 million dollars of Community Development Block Grant (“CDBG”) funds.</p> <p>Applicants through a single application process can apply for activities that consist of actions such as homeowner and rental rehabilitation, new unit for sale and rental unit construction, and/or public amenity projects. The online “common application” will permit applicants to propose one or more activities – along with information about where it will take place and who it will serve – the project’s state of readiness to proceed – and how it supports one or more of the priorities within the corresponding Regional Housing Partner regional action plan and the HCDF Biennial Allocation Plan.</p> <p>Regional investment targets have been developed using an equitable investment strategy. Regions are based on the 15 regional housing partnerships identified in the Statewide Housing Plan that may or may not directly correspond to the Prosperity Regions established in the HCDF Biennial Allocation Plan. However, projects funded within the identified 15 regional housing partnerships regions will be tracked to ensure that not less than the minimal funding targets for each Prosperity Region is met through a combination of the MI Neighborhood Program and additional HCDF activities funded through 2023 PA 4 HCDF funding.</p>
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Attachment A3: Map of Qualified Census Tracts and Zip Codes with 50% or More Households Earning Under 185% of Federal Poverty Guidelines



Attachment A4: Zip Codes with 50% or More Households
Earning Under 185% of Federal Poverty Guideline

<u>Zip Codes</u>	<u>County</u>	<u>City</u>
48858	Isabella	Mount Pleasant
49701	Cheboygan	Mackinaw City
49709	Montmorency	Atlanta
49757	Mackinac	Mackinac Island
48627	Roscommon	Higgins Lake
48770	Iosco	Whittemore
49764	Emmet	Oden
49967	Ontonagon	Trout Creek
49756	Montmorency	Lewiston
49707	Alpena	Alpena
49073	Barry	Nashville
49953	Ontonagon	Ontonagon
49307	Mecosta	Big Rapids
48728	Alcona	Curran
49442	Muskegon	Muskegon
49507	Kent	Grand Rapids
49312	Newaygo	Brohman
49631	Osceola	Ewart
48089	Macomb	Warren
48720	Huron	Bay Port
49262	Hillsdale	North Adams
49746	Montmorency	Hillman
49057	Van Buren	Hartford
49826	Alger	Rumely
49402	Mason	Branch
49913	Houghton	Calumet
48122	Wayne	Melvindale
49625	Manistee	Copemish
48654	Ogemaw	Rose City
49410	Mason	Fountain
48750	Iosco	Oscoda
48739	Iosco	Hale
49645	Manistee	Kaleva
49788	Chippewa	Kincheloe
49829	Delta	Escanaba
49006	Kalamazoo	Kalamazoo
<u>Zip Codes</u>	<u>County</u>	<u>City</u>

48658	Arenac	Standish
4876	Arenac	Turner
4874	Alcona	Mikado
4996	Gogebic	Watersmeet
4812	Wayne	Dearborn
4870	Bay	Bay City
4861	Bay	Bentley
4845	Genesee	Mount Morris
4974	Chippewa	Hulbert
4834	Oakland	Pontiac
4971	Emmet	Carp Lake
4982	Mackinac	Engadine
4979	Cheboygan	Wolverine
4930	Mecosta	Barryton
4991	Houghton	Copper City
4815	Monroe	Luna Pier
4963	Wexford	Harrietta
4989	Alger	Wetmore
4988	Alger	Shingleton
4945	Allegan	Pullman
4996	Gogebic	Wakefield
4985	Dickinson	Loretto
4850	Genesee	Flint
4821	Wayne	Detroit
4863	Clare	Lake
4974	Alpena	Herron
4844	Lapeer	Hadley
4822	Wayne	Detroit
4850	Genesee	Flint
4876	Ogemaw	South Branch
4874	Iosco	National City
4821	Wayne	Detroit
4961	Benzie	Benzonia
4861	Oscoda	Comins
4920	Jackson	Jackson
4860	Saginaw	Saginaw
4993	Gogebic	Ironwood
4986	Menominee	Nadeau
4823	Wayne	Detroit

<u>Zip Codes</u>	<u>County</u>	<u>City</u>
4834	Oakland	Pontiac
4822	Wayne	Detroit
4903	Calhoun	Battle Creek
4822	Wayne	Ecorse
4820	Wayne	Detroit
4993	Houghton	Houghton
48502	Genesee	Flint
48933	Ingham	Lansing
49263	Jackson	Norvell
48141	Wayne	Inkster
48216	Wayne	Detroit
48207	Wayne	Detroit
49915	Iron	Caspian
49717	Cheboygan	Burt Lake
48214	Wayne	Detroit
48625	Clare	Harrison
49793	Chippewa	Trout Lake
49309	Newaygo	Bitely
49959	Gogebic	Ramsay
48504	Genesee	Flint
49822	Alger	Deerton
48651	Roscommon	Prudenville
48737	Alcona	Glennie
48756	Ogemaw	Prescott
48705	Alcona	Barton City
49007	Kalamazoo	Kalamazoo
49022	Berrien	Benton Harbor
48503	Genesee	Flint
48656	Roscommon	Saint Helen
49921	Houghton	Dodgeville
49910	Ontonagon	Bergland
49825	Alger	Eben Junction
48607	Saginaw	Saginaw
48215	Wayne	Detroit
48210	Wayne	Detroit
48601	Saginaw	Saginaw
48209	Wayne	Detroit
48234	Wayne	Detroit
48212	Wayne	Hamtramck

<u>Zip Codes</u>	<u>County</u>	<u>City</u>
48896	Isabella	Winn
49304	Lake	Baldwin
48529	Genesee	Burton
48206	Wayne	Detroit
48202	Wayne	Detroit
48228	Wayne	Detroit
48227	Wayne	Detroit
49883	Schoolcraft	Seney
49838	Mackinac	Gould City
48342	Oakland	Pontiac
49960	Ontonagon	Rockland
49963	Houghton	South Range
49839	Alger	Grand Marais
48434	Sanilac	Forestville
48203	Wayne	Highland Park
48213	Wayne	Detroit
49043	Van Buren	Covert
48238	Wayne	Detroit
48218	Wayne	River Rouge
48852	Montcalm	McBrides
48437	Genesee	Genesee
48208	Wayne	Detroit
48201	Wayne	Detroit
49903	Iron	Amasa
48204	Wayne	Detroit
48505	Genesee	Flint
49848	Menominee	Ingalls
49902	Iron	Alpha
49642	Lake	Idlewild
49722	Emmet	Conway
48211	Wayne	Detroit
48870	Ionia	Palo
48724	Saginaw	Carrollton
49440	Muskegon	Muskegon
49808	Marquette	Big Bay
48743	Iosco	Long Lake
49864	Delta	Nahma
48630	Roscommon	Houghton Lake Heights

<u>Zip Codes</u>	<u>County</u>	<u>City</u>
48109	Washtenaw	Ann Arbor
49074	Kalamazoo	Nazareth
48411	Genesee	Atlas

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

**RESOLUTION AUTHORIZING HOUSING & COMMUNITY DEVELOPMENT
FUND ALLOCATION PLAN OF MARCH 29, 2023, MODIFICATION**

March 21, 2024

WHEREAS, pursuant to the Michigan Housing and Community Development Fund ("HCDF"), Public Act 480 of 2004, amending the State Housing Development Act, Act 346 of 1966, Section 125.1458 et. seq., as may be amended from time to time, the Michigan State Housing Development Authority (the "Authority") "shall create and implement" the HCDF Program "for the purpose of developing and coordinating public and private resources to meet the housing needs of low income, very low income, and extremely low income households and to finance projects located in a downtown area or adjacent neighborhood in this state"; and

WHEREAS, pursuant to MCL 125.1458a(1), the Authority may receive Michigan Legislature appropriations to the HCDF or to the Authority for the HCDF to carry-out eligible HCDF activities; and

WHEREAS, pursuant to MCL 125.1458b(3) et. seq., the Authority "shall develop a biennial allocation plan providing for the allocation of money from the fund"; and

WHEREAS, effective March 30, 2022, the Michigan Legislature appropriated to the Authority pursuant to the Public Act 53 of 2022 ("2022 PA 53") a total of \$50 million dollars utilizing the United States Department of the Treasury ("Treasury") American Rescue Plan Act Coronavirus State and Local Fiscal Recovery Fund ("ARP-SLFRF") to the HCDF to expand access to affordable and attainable housing for populations or regions disproportionately impacted by the Coronavirus Disease 2019 ("COVID-19") pandemic; and

WHEREAS, the Authority staff developed the required HCDF Allocation Plan providing for the allocation of the \$50 million dollars appropriated to the HCDF pursuant to 2022 PA 53; and

~~WHEREAS, on October 20, 2022, the Authority approved an "Amended Resolution Authorizing Approval of Delegated Authority to Approve Grants or Loans to Subrecipients Financed Through the Housing Community Development Fund," ("October 20, 2022 Amended Resolution") and which resolution granted authority to the Executive Director, the Chief Finance Officer, the Director of Legal Affairs, or anyone acting in those capacities respectively "to issue grants or loans and execute grant or loan agreements and any other agreements deemed necessary by the Authority staff to evidence and administer the grants or loans as described in the attached memorandum" and was amended to authorize the Executive Director to amend the budget for the allocation plan for HCDF ("HCDF Allocation Plan") to an amount not to exceed \$50,000,000 ("October 20, 2022, Amended HCDF Resolution"); and~~

~~WHEREAS, the October 20, 2022, HCDF Board Memorandum, which accompanied the~~

~~October 20, 2022, Amended HCDF Resolution was inclusive of the draft required HCDF Allocation Plan; and~~

WHEREAS, originally created to allocate the appropriated \$50 million dollars of ARP-SLFRF funds, the draft HCDF Allocation Plan was finalized March 29, 2023; and

WHEREAS, effective February 13, 2024, the Michigan Legislature appropriated to the Authority, pursuant to Public Act 4 of 2023 (“2023 PA 4”), amending Public Act 281 of 1967, at MCL 206.695(1) et. seq., beginning with the 2022-2023 state fiscal year through the 2024-2025 state fiscal year up to \$50 million, if available, to the HCDF Program; and

WHEREAS, the initial 2023 PA 4 unanticipated appropriation of \$50 million-dollar falls within the biennial period covered by the HCDF Allocation Plan of March 29, 2023; and

WHEREAS, pursuant to MCL 125.1458b(5), in order to effectuate efficient administration of the HCDF Program, and accommodate the unforeseen 2023 PA 4 appropriation of \$50 million dollars, it is necessary to modify the HCDF Allocation Plan of March 29, 2023, and

WHEREAS, the Executive Director recommends approval of the Housing and Community Development Fund Allocation Plan of March 29, 2023, Modification as described in the attached memorandum to account for the unforeseen Michigan Legislature appropriations of \$50,000,000 pursuant to 2023 PA 4.

WHEREAS, the Authority concurs in the recommendation of the Executive Director.

NOW, THEREFORE, Be It Resolved by the Michigan State Housing Development Authority as follows:

1. The Authority approves Housing and Community Development Fund Allocation Plan of March 29, 2023, Modification as described in the attached memorandum to account for the unforeseen Michigan Legislature appropriations of \$50,000,000 pursuant to 2023 PA 4.
- ~~2. The Authority’s previous delegations of authority granted pursuant to the October 20, 2022, Amended HCDF Resolution and the April 20, 2023, HCDF Resolution shall remain in effect and not be impacted by approval of the recommended Housing and Community Development Fund Allocation Plan of March 29, 2023, Modification.~~
- ~~3.2. All newly awarded HCDF grants and the status of previously awarded grant projects still in progress will be reported to the Authority on a quarterly basis.~~



MSHDA

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

M E M O R A N D U M

TO: Authority Members

FROM: Amy Hovey, Chief Executive Officer and Executive Director

DATE: March 21, 2024

RE: Request to Authorize DTMB IT Software Contract

RECOMMENDATION:

I recommend that the Michigan State Housing Development Authority (the "Authority") adopt a resolution authorizing the Michigan Department of Technology, Management and Budget ("DTMB") to execute a contract on the Authority's behalf with a 5-year term for an amount not to exceed \$3,200,000, with the option to renew 5 additional one-year contract years, at a yet-to-be-determined price, with ImageSoft (AKA i3 Verticals), for a total potential contract term of 10-years if the Authority exercises its options. This contract will be paid by administrative fees from the Housing Choice Voucher Program.

CONTRACT SUMMARY:

Name of Contractor:	ImageSoft (AKA i3 Verticals)
Amount of Contract:	No more than \$3,200,000 to be paid by administrative fees.
Length of Contract:	5 years
Extension Options:	5 one-year options
Request for Proposal Date:	N/A
Number of Bids Received:	N/A
Authority Division	
Requesting Contract:	Authority IT/RAHS

EXECUTIVE SUMMARY:

The United States Department of Housing and Urban Development ("HUD") provides the Authority with funding for the administration of the Housing Choice Voucher Program ("HCV"). This federal program provides rent subsidies for low-income persons. The Authority, through the

Rental Assistance and Homeless Solutions division ("RAHS"), administers approximately 28,000 housing choice vouchers by contracting with housing agents that work directly with the tenant participants and landlords under the Authority's oversight and guidance. The Authority also maintains a waiting list for applicants.

For the Authority to run the HCV Program more efficiently and effectively, the Authority needs the capability to establish an electronic document management system (EDMS) using the OnBase platform provided and hosted by ImageSoft/i3 Verticals, which enables the program to accept and process electronic documents. To ensure cost savings and administrative efficiencies, the Authority will authorize DTMB on behalf of the Authority to contract for the needed software.

ADVANCING THE AUTHORITY'S MISSION:

Approval of this action will enable staff and contracted partners to administer the HCV Program more efficiently, which supports the Authority's mission, including its legal mandates to provide affordable housing, which is critical to protecting the health, safety, and welfare of Michigan residents.

COMMUNITY ENGAGEMENT/IMPACT:

None.

ISSUES, POLICY CONSIDERATIONS, AND RELATED ACTIONS:

None.

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

**RESOLUTION AUTHORIZING THE MICHIGAN DEPARTMENT OF TECHNOLOGY,
MANAGEMENT AND BUDGET TO ENTER INTO A PROFESSIONAL SERVICES
CONTRACT FOR SOFTWARE SERVICES ON BEHALF OF THE AUTHORITY**

March 21, 2024

WHEREAS, the United States Department of Housing and Urban Development ("HUD") provides the Authority with funding for the administration of the Housing Choice Voucher Program ("HCV Program"), providing rent subsidies for low-income Michiganders; and

WHEREAS, the Authority, through the Rental Assistance and Homeless Solutions division ("RAHS"), administers approximately 28,000 housing choice vouchers by contracting with agencies that work directly with the tenant participants and landlords under the Authority's oversight and guidance, and currently maintains a waiting list of applicants wishing to obtain a housing choice voucher; and

WHEREAS, for the Authority to run the HCV Program more efficiently and effectively, the Authority needs the capability to establish an electronic document management system (EDMS) to accept and process electronic documents; and

WHEREAS, the Authority has received the memorandum of the Chief Executive Officer and Executive Director regarding the need to retain a contractor to provide professional software services, enabling the Authority to accept and process electronic documents relating to the HCV Program, to be paid from administrative funds provided by HUD; and

WHEREAS, the Chief Executive Officer and Executive Director recommends that the Authority authorize (a) the Michigan Department of Technology, Management and Budget ("DTMB"), to contract with ImageSoft on behalf of the Authority and (b) contract funding not to exceed \$3,200,000 for a 5-year contract term, to be extended at the Authority's annual option and yet-to-be-determined additional cost after the 5-year term, for a potential total combined contract term not exceed 10-years; and

WHEREAS, the Authority concurs in the memorandum and recommendation of the Chief Executive Officer and Executive Director and hereby determines that the above-referenced services are necessary for the effective implementation of the Authority's program, policies, and mission.

NOW, THEREFORE, Be It Resolved by the Michigan State Housing Development Authority as follows:

1. DTMB, on behalf of the Authority, is authorized to enter into a contract with ImageSoft for a five (5) year period beginning on or about April 1, 2024 and ending on or about March 31, 2029, to establish an electronic document management system using the OnBase platform provided and hosted by ImageSoft, enabling the program to accept and process electronic documents relating to the HCV program in an amount not to exceed Three Million Two Hundred Thousand Dollars (\$3,200,000).
2. If the Authority is required to sign, acknowledge, or approve the contract with ImageSoft, the Chief Executive Officer and Executive Director, the Chief Financial Officer, the Director of

Legal Affairs, the Director of Technical Support Services, or any person duly authorized to act in any of the foregoing capacities, each are authorized to sign, acknowledge, or approve the contract on behalf of the Authority.

3. DTMB, on behalf of the Authority, is authorized to exercise a contract extension(s) upon written request of an Authorized Officer of the Authority.

4. The Authority is authorized to apply HUD funds to make contract payments and reimburse expenses permitted under the contract.

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

FINANCIAL REPORT

QUARTER AND YEAR TO DATE ENDED DECEMBER 31, 2023

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MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
FINANCIAL SUMMARY
SIX MONTHS ENDED DECEMBER 31, 2023

Operations for the six months ended December 31, 2023, resulted in excess of revenues over expenses of \$32.6 million, an increase of \$24.7 million compared to prior year results of \$7.9 million. Excess of revenues over expenses for the six months ended December 31, 2023, was more than budget of \$3.4 million by \$29.3 million (excluding Federal Assistance Programs Expense).

Financial Position

Total assets increased by \$404.7 million from June 30, 2023 to \$6.46 billion at December 31, 2023. This increase equates to 6.68 percent. The majority of the increase occurred in mortgage loans receivable (higher by \$435.8 million), partially offset by investments (lower by \$68.9 million).

Loans receivable increased from \$4,453.2 million on June 30, 2023, to \$4,889.0 million at December 31, 2023, an increase of \$435.8 million. The loans receivable experienced a net increase in single-family mortgages (up \$306.3 million) and multi-family mortgages (up \$129.6 million).

Investments decreased by \$68.9 million to \$1,373.2 million from June 30, 2023. This increase was primarily due to investments being liquidated to purchase single-family mortgages and fund multi-family development construction draws.

Bonds payable increased from \$4,351.7 million to \$4,563.6 million on December 31, 2023 compared to June 30, 2023. This was a net increase of \$211.9 million, which was primarily due to the issuance of Single-Family Mortgage Revenue Bonds 2023 Series B and C, partially offset by debt service and bond calls.

Escrow funds increased from \$520.9 million on June 30, 2023, to \$528.1 million at December 31, 2023, an increase of \$7.3 million. The increase is due to the additional multi-family mortgages.

MSHDA's fund balances totaled \$1,017.3 million on December 31, 2023, equal to 15.7 percent of total assets and 22.3 percent of bonds payable. The \$1,017.3 million fund balance does not include the impact of MSHDA's portion of the State of Michigan's Pension liability (\$43.8 million on June 30, 2022) and Other Post-Employment Benefits liability (\$32.9 million at June 30, 2022). These allocations reduce MSHDA's fund balance by \$76.7 million. This liability is recalculated annually. MSHDA is rated by Standard & Poor's and has an Issuer Credit Rating (ICR) of AA- with a stable outlook.

Results of Operations for the Six Months Ended December 31, 2023, Compared to the Six Months Ended December 31, 2022

Operations for the six months ended December 31, 2023, resulted in excess of revenues over expenses of \$32.6 million, an increase of \$24.7 million compared to prior year results of \$7.9 million. Total revenues decreased from \$608.7 million in 2022, to \$569.4 million in 2023. Total expenses were \$536.8 million for the six months ended December 31, 2023, compared to \$600.7 million for the six months ended December 31, 2022.

Net interest income increased from \$37.9 million in 2022 to \$46.3 million in 2023, an increase of \$8.4 million. Mortgage loan interest income is up \$21.0 million in 2023 compared to 2022. The increase is attributable to higher rate mortgages rates and mortgage balances on both single-family and multi-family mortgages. Investment interest income increased \$11.0 million from 2022 to 2023, based on higher investment yields. Interest expense is higher by \$23.6 million, due to an increase in bonds outstanding and higher short-term rates on variable rate debt. The aggregate interest rate on all outstanding debt went from 3.48% for the quarter ended December 31, 2022 to 3.83% for the quarter ended December 31, 2023. The Authority's interest income spread increased 7 basis points, with interest earning asset rates going from 4.31% in December of 2022 to 4.73% in December of 2023.

Total Income decreased from \$608.7 million for the six months ended December 31, 2022 to \$569.4 million for the six months ended December 31, 2023, a net decrease of \$39.2 million. The total income decrease was caused by a fall in Federal Assistance Programs Income (\$60.6 million) and Preservation Fees (\$5.0 million), partially offset by Net Interest Income (\$8.4 million) and Gain on Debt Retirement (\$7.6 million). Under the Preservation Program, the Authority receives a portion of excess reserves of multi-family developments and the developments' owner, upon agreement of the owner to preserve the developments for occupancy by low-income families, is permitted to borrow all or a portion of the excess reserves. The timing of these preservation agreements can be unpredictable.

Total expenses decreased from \$600.7 million for the six months ended December 31, 2022, to \$536.8 million for the six months ended December 31, 2023, a net decrease of \$63.9 million. Total expenses decreased, primarily due to a fall in Federal Assistance Programs Expenses (\$65.1 million).

Results of Operations for the Six Months Ended December 31, 2023, Compared to Budget

Excess of Revenues over Expenses for the six months ended December 31, 2023, was \$32.6 million compared to budget of \$3.4 million, a positive variance of \$29.3 million. Excess of revenues over expenses for the six months ended December 31, 2023, was more than budget of \$3.5 million by \$29.2 million (excluding Federal Assistance Programs Expense). The Authority doesn't budget for the passthrough of Federal Assistance Fund flowing through the financials. The budget amount in the financials is entered as exactly the actual amounts; therefore, the difference between the Federal Assistance Program revenue and expense will impact the budgeted Excess of Income Over Expense.

Net interest income was \$46.3 million compared to budget of \$34.4 million, more than budgeted by \$12.0 million. This difference was due to higher Mortgage Interest Income (\$11.6 million) and higher Investment Interest Income (\$12.4 million), partially offset by higher Investment Interest Income (\$12.1 million).

Total Income was \$569.4 million compared to budget of \$539.8 million, a positive variance of \$29.6 million. Total income was more than budget due to Net Interest Income (\$12.0 million), Preservation Fees (\$5.5 million) and Gain on Debt Retirement (\$10.0 million).

Total expenses were \$536.8 million compared to budget of \$536.4 million. This negative variance of \$359,000 was mainly due to Provision for Loan Losses (higher by \$4.6 million), partially offset by Total Operating Expenses (lower by \$2.9 million) and MSHDA Grants (lower by \$1.5 million).

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
STATEMENT OF FINANCIAL CONDITION

	<u>DECEMBER 31, 2023</u>	<u>JUNE 30, 2023</u>	<u>INCREASE (DECREASE)</u>
<u>ASSETS:</u>			
Loans Receivable:			
Developments under Construction	\$ 609,453,591	\$ 552,139,751	\$ 57,313,839
Short-Term Construction Loans	0	-	0
Completed Development Final Closed	1,378,561,751	1,306,246,141	72,315,610
Single-family Mortgages	2,899,714,295	2,593,408,515	306,305,780
AIS Homes	-	-	-
Home Improvement and Mod Rehab Loans	1,248,368	1,411,182	(162,814)
	<u>4,888,978,005</u>	<u>4,453,205,590</u>	<u>435,772,415</u>
ADD (DEDUCT): Reserve for Losses	(146,438,766)	(135,454,000)	(10,984,766)
Mortgage Discount - Single Family	(52,338)	(52,338)	-
Mortgage Discount - Multi Family	(32,481,427)	(30,488,445)	(1,992,983)
Accrued Interest Receivable	86,516,478	80,718,497	5,797,981
	<u>4,796,521,951</u>	<u>4,367,929,304</u>	<u>428,592,647</u>
Investments			
CD's and Investment Agreements	0	0	-
Other Short Term Investments	599,117,184	705,407,054	(106,289,870)
Long Term Investments	766,799,918	730,757,956	36,041,962
	<u>1,365,917,102</u>	<u>1,436,165,010</u>	<u>(70,247,908)</u>
Accrued Interest Receivable	7,351,200	6,022,916	1,328,284
	<u>1,373,268,302</u>	<u>1,442,187,926</u>	<u>(68,919,624)</u>
Cash	95,726,760	77,697,166	18,029,594
Housing Development Loans, Net of Reserve	4,215,839	3,818,921	396,918
Deferred Bond Issuance Costs	-	-	-
Real Estate Owned:			
Multi-family	1,347,227	1,347,227	-
Single-family	2,638,937	4,727,562	(2,088,624)
Other Assets	189,995,851	161,322,453	28,673,398
TOTAL ASSETS	<u><u>\$ 6,463,714,867</u></u>	<u><u>6,059,030,559</u></u>	<u><u>\$ 404,684,308</u></u>
 <u>LIABILITIES:</u>			
Bonds Payable	\$ 4,524,375,000	\$ 4,317,858,000	\$ 206,517,000
ADD Capital Appreciation	-	-	-
LESS Bond Discount & Premium, Net	39,176,800	33,828,644	5,348,156
	<u>4,563,551,800</u>	<u>4,351,686,644</u>	<u>211,865,156</u>
Notes Payable, including Premium	100,000,000	-	100,000,000
Accrued Interest Payable: Bonds	28,111,624	24,131,028	3,980,596
Escrow Funds	528,136,637	520,885,023	7,251,614
Federal or State Resources on Hand	106,251,234	96,612,240	9,638,994
Other Liabilities	120,348,940	81,040,369	39,308,571
TOTAL LIABILITIES	<u>5,446,400,235</u>	<u>5,074,355,305</u>	<u>372,044,930</u>
 <u>FUND BALANCES:</u>			
Restricted Funds	631,217,154	583,428,147	47,789,007
Unrestricted Funds	386,097,478	401,247,107	(15,149,630)
TOTAL FUND BALANCES	<u>1,017,314,632</u>	<u>984,675,254</u>	<u>32,639,378</u>
TOTAL LIABILITIES & FUND BALANCES	<u><u>\$ 6,463,714,867</u></u>	<u><u>6,059,030,559</u></u>	<u><u>\$ 404,684,308</u></u>

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
STATEMENT OF REVENUES AND EXPENSES

	6 MONTHS ENDED DECEMBER 31			6 MONTHS ENDED DECEMBER 31, 2023		
	2023	2022	INCREASE (DECREASE)	ACTUAL	BUDGET	OVER (UNDER) BUDGET
INCOME:						
Interest Income:						
Mortgage Loans	\$ 109,459,913	\$ 88,446,960	\$ 21,012,952	\$ 109,459,913	97,838,000	\$ 11,621,913
Investments	22,883,997	11,890,193	10,993,804	22,883,997	10,128,000	12,755,997
	<u>132,343,910</u>	<u>100,337,153</u>	<u>32,006,756</u>	<u>132,343,910</u>	<u>107,966,000</u>	<u>24,377,910</u>
Interest Expense	<u>(86,009,516)</u>	<u>(62,390,350)</u>	<u>(23,619,166)</u>	<u>(86,009,516)</u>	<u>(73,612,000)</u>	<u>(12,397,516)</u>
Net Interest Income	46,334,394	37,946,804	8,387,590	46,334,394	34,354,000	11,980,394
State Approp MI Housing and Comm Dev Fund	-	-	-	-	-	-
Multi-Family Servicing Fees	-	67,410	(67,410)	-	-	-
Preservation Fees	5,801,769	10,788,688	(4,986,919)	5,801,769	350,000	5,451,769
LIHTC Fees	3,318,488	1,923,901	1,394,587	3,318,488	2,100,000	1,218,488
Section 8 Existing Fees	10,172,043	8,905,600	1,266,443	10,172,043	11,600,000	(1,427,957)
Federal Programs Administration Fees	10,073,399	9,464,770	608,629	10,073,399	9,670,000	403,399
Contract Administration Fees	7,621,671	6,821,929	799,741	7,621,671	6,870,000	751,671
Gain (Loss) on Sale of Investments, Net	-	(1,284,406)	1,284,406	-	-	-
Gain (Loss) on Debt Retirement, Net	11,843,220	4,285,026	7,558,193	11,843,220	1,813,000	10,030,220
Gain (Loss) on Sale of Mortgages, Net	-	(27,170)	27,170	-	-	-
Miscellaneous Income	6,607,575	1,546,999	5,060,577	6,607,575	5,376,000	1,231,575
Federal Assistance Programs Income	467,666,990	528,236,784	(60,569,794)	467,666,990	467,666,990	-
TOTAL INCOME	<u>569,439,549</u>	<u>608,676,335</u>	<u>(39,236,786)</u>	<u>569,439,549</u>	<u>539,799,990</u>	<u>29,639,559</u>
EXPENSES:						
Operating Expenses:						
Salaries and Fringe Benefits	23,170,708	21,562,103	1,608,605	23,170,708	24,712,000	(1,541,292)
Technical Service Contracts	4,046,859	4,233,130	(186,271)	4,046,859	3,886,000	160,859
General Consultant Contracts	1,865,040	934,723	930,317	1,865,040	728,000	1,137,040
Rent, building depreciation & utilities	569,207	468,279	100,928	569,207	558,000	11,207
Building maint, equipment purchase & rental	371,647	505,593	(133,946)	371,647	462,000	(90,353)
Computer & Related Equipment Purchases	1,988,887	4,107,047	(2,118,160)	1,988,887	4,819,000	(2,830,113)
Charges from other State Departments	1,129,698	1,611,527	(481,828)	1,129,698	1,566,000	(436,302)
Travel	126,444	120,455	5,989	126,444	152,000	(25,556)
Telephone	115,203	904,127	(788,924)	115,203	589,000	(473,797)
Printing, Supplies, & Postage	129,409	177,446	(48,037)	129,409	168,000	(38,591)
Advertising and Publicity	1,444,587	1,649,404	(204,816)	1,444,587	972,000	472,587
Sec 8 Property Mgrs Fees & Expenses	7,162,783	6,144,483	1,018,300	7,162,783	6,600,000	562,783
Temporary Clerical Assistance	238,568	425,708	(187,139)	238,568	330,000	(91,432)
Training	51,283	41,634	9,649	51,283	60,000	(8,717)
All Other	665,015	618,784	46,231	665,015	683,000	(17,985)
Deferred Operating Costs	(900,000)	(630,000)	(270,000)	(900,000)	(1,237,000)	337,000
Total Operating Expenses	<u>42,175,339</u>	<u>42,874,441</u>	<u>(699,102)</u>	<u>42,175,339</u>	<u>45,048,000</u>	<u>(2,872,661)</u>
Single Family & HIP Mtg fees	7,003,713	6,084,029	919,684	7,003,713	6,305,000	698,713
Costs of Issuing, Paying Notes and Bonds	1,246,177	2,650,630	(1,404,453)	1,246,177	1,638,000	(391,823)
Provision for Losses on Uncoll. Mort.	11,145,858	10,026,928	1,118,930	11,145,858	6,550,000	4,595,858
MSHDA Grants	6,114,841	3,594,833	2,520,008	6,114,841	7,585,000	(1,470,159)
Michigan Housing and Community Dev Funds Gra	-	-	-	-	-	-
Rent Subsidy	228,252	232,256	(4,004)	228,252	174,000	54,252
Bond Insurance Expense	547,595	1,468,364	(920,769)	547,595	727,000	(179,405)
Homeownership Counseling Costs	509,622	885,591	(375,970)	509,622	585,000	(75,378)
Other	-	-	-	-	-	-
Federal Assistance Programs Expense	467,828,776	532,930,578	(65,101,802)	467,828,776	467,828,776	-
TOTAL EXPENSES	<u>536,800,171</u>	<u>600,747,651</u>	<u>(63,947,480)</u>	<u>536,800,171</u>	<u>536,440,776</u>	<u>359,396</u>
EXCESS (DEFICIENCY) OF INCOME OVER EXPENSES	<u>32,639,378</u>	<u>\$ 7,928,684</u>	<u>\$ 24,710,694</u>	<u>\$ 32,639,378</u>	<u>3,359,214</u>	<u>29,280,163</u>

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
STATEMENT OF REVENUES AND EXPENSES

	QUARTER ENDED DECEMBER 31			QUARTER ENDED DECEMBER 31, 2023		
	2023	2022	INCREASE (DECREASE)	ACTUAL	BUDGET	OVER (UNDER) BUDGET
INCOME:						
Interest Income:						
Mortgage Loans	\$ 56,160,489	\$ 45,077,396	\$ 11,083,092	\$ 56,160,489	49,737,000	\$ 6,423,489
Investments	11,407,213	6,652,111	4,755,102	11,407,213	5,390,000	6,017,213
	<u>67,567,702</u>	<u>51,729,507</u>	<u>15,838,195</u>	<u>67,567,702</u>	<u>55,127,000</u>	<u>12,440,702</u>
Interest Expense	<u>(44,260,675)</u>	<u>(32,402,463)</u>	<u>(11,858,211)</u>	<u>(44,260,675)</u>	<u>(37,530,000)</u>	<u>(6,730,675)</u>
Net Interest Income	23,307,027	19,327,043	3,979,983	23,307,027	17,597,000	5,710,027
State Approp MI Housing and Comm Dev Fund	-	-	-	-	-	-
Multi-Family Servicing Fees	-	33,705	(33,705)	-	-	-
Preservation Fees	1,551,554	9,205,150	(7,653,596)	1,551,554	175,000	1,376,554
LIHTC Fees	2,285,998	1,460,968	825,030	2,285,998	1,050,000	1,235,998
Section 8 Existing Fees	5,544,048	4,294,880	1,249,167	5,544,048	5,800,000	(255,953)
Federal Programs Administration Fees	6,593,399	5,266,989	1,326,410	6,593,399	4,835,000	1,758,399
Contract Administration Fees	3,803,631	3,476,070	327,562	3,803,631	3,435,000	368,631
Gain (Loss) on Sale of Investments, Net	-	(1,284,406)	1,284,406	-	-	-
Gain (Loss) on Debt Retirement, Net	6,387,196.17	3,607,294	2,779,902	6,387,196	907,000	5,480,196
Gain (Loss) on Sale of Mortgages, Net	-	(40,102)	40,102	-	-	-
Miscellaneous Income	4,419,813	394,006	4,025,807	4,419,813	2,688,000	1,731,813
Federal Assistance Programs Income	<u>226,847,416</u>	<u>259,624,501</u>	<u>(32,777,085)</u>	<u>226,847,416</u>	<u>226,847,416</u>	<u>-</u>
TOTAL INCOME	<u>280,740,083</u>	<u>305,366,098</u>	<u>(24,626,016)</u>	<u>280,740,083</u>	<u>263,334,416</u>	<u>17,405,667</u>
EXPENSES:						
Operating Expenses:						
Salaries and Fringe Benefits	11,357,520	11,156,112	201,408	11,357,520	12,540,000	(1,182,480)
Technical Service Contracts	1,841,522	1,840,069	1,453	1,841,522	1,943,000	(101,478)
General Consultant Contracts	878,482	332,925	545,557	878,482	364,000	514,482
Rent, building depreciation & utilities	183,252	176,910	6,342	183,252	279,000	(95,748)
Building maint, equipment purchase & rental	163,270	290,836	(127,565)	163,270	231,000	(67,730)
Computer & Related Equipment Purchases	193,524	62,048	131,476	193,524	2,410,000	(2,216,476)
Charges from other State Departments	(206,919)	663,000	(869,919)	(206,919)	783,000	(989,919)
Travel	37,267	46,190	(8,922)	37,267	76,000	(38,733)
Telephone	38,504	17,638	20,866	38,504	295,000	(256,496)
Printing, Supplies, & Postage	47,406	40,828	6,578	47,406	84,000	(36,594)
Advertising and Publicity	637,502	1,246,545	(609,042)	637,502	486,000	151,502
Sec 8 Property Mgrs Fees & Expenses	3,665,103	3,003,064	662,039	3,665,103	3,300,000	365,103
Temporary Clerical Assistance	78,324	306,550	(228,225)	78,324	165,000	(86,676)
Training	31,377	21,284	10,093	31,377	30,000	1,377
All Other	440,672	112,470	328,202	440,672	341,000	99,672
Deferred Operating Costs	(630,000)	(360,000)	(270,000)	(630,000)	(619,000)	(11,000)
Total Operating Expenses	<u>18,756,807</u>	<u>18,956,468</u>	<u>(199,661)</u>	<u>18,756,807</u>	<u>22,708,000</u>	<u>(3,951,193)</u>
Single Family & HIP Mtg fees	3,198,339	2,767,386	430,952	3,198,339	3,152,000	46,339
Costs of Issuing, Paying Notes and Bonds	751,678	1,440,091	(688,412)	751,678	819,000	(67,322)
Provision for Losses on Uncoll. Mort.	5,638,917	5,035,040	603,877	5,638,917	3,275,000	2,363,917
MSHDA Grants	5,997,591	3,164,933	2,832,658	5,997,591	3,793,000	2,204,591
Michigan Housing and Community Dev Funds Gra	-	-	-	-	-	-
Rent Subsidy	115,132	119,945	(4,813)	115,132	87,000	28,132
Bond Insurance Expense	254,454	637,963	(383,509)	254,454	364,000	(109,546)
Homeownership Counseling Costs	261,430	860,276	(598,846)	261,430	292,000	(30,570)
Other	-	-	-	-	-	-
Federal Assistance Programs Expense	<u>226,490,092</u>	<u>267,195,031</u>	<u>(40,704,940)</u>	<u>226,490,092</u>	<u>226,490,092</u>	<u>-</u>
TOTAL EXPENSES	<u>261,464,440</u>	<u>300,177,133</u>	<u>(38,712,692)</u>	<u>261,464,440</u>	<u>260,980,092</u>	<u>484,349</u>
EXCESS (DEFICIENCY) OF INCOME OVER EXPENSES	<u>\$ 19,275,642</u>	<u>\$ 5,188,965</u>	<u>\$ 14,086,677</u>	<u>\$ 19,275,642</u>	<u>2,354,324</u>	<u>\$ 16,921,318</u>

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
STATEMENT OF REVENUES AND EXPENSES

MONTH OF OCTOBER 31, 2023

	ACTUAL	BUDGET	OVER (UNDER) BUDGET
<u>INCOME:</u>			
Interest Income:			
Mortgage Loans	\$ 18,393,641	\$ 16,351,000	\$ 2,042,641
Investments	4,148,935	1,554,000	2,594,935
	<u>22,542,576</u>	<u>17,905,000</u>	<u>4,637,576</u>
Interest Expense	(15,015,521)	(12,183,000)	(2,832,521)
Net Interest Income	<u>7,527,055</u>	<u>5,722,000</u>	<u>1,805,055</u>
State Approp MI Housing and Comm Dev Fund	-	-	-
Multi-Family Servicing Fees	0	-	-
Preservation Fees	-	58,000	(58,000)
LIHTC Fees	801,740	350,000	451,740
Section 8 Existing Fees	1,242,560	1,933,000	(690,440)
Federal Programs Administration Fees	1,692,454	1,612,000	80,454
Contract Administration Fees	1,255,613	1,145,000	110,613
Gain (Loss) on Sale of Investments, Net	-	-	-
Gain (Loss) on Debt Retirement, Net	3,885,253	302,000	3,583,253
Gain (Loss) on Sale of Mortgages, Net	-	-	-
Miscellaneous Income	3,898,730	896,000	3,002,730
Federal Assistance Programs Income	72,339,989	72,339,989	-
TOTAL INCOME	<u>92,643,393</u>	<u>84,357,989</u>	<u>8,285,404</u>
<u>EXPENSES:</u>			
Operating Expenses:			
Salaries and Fringe Benefits	4,171,382	4,202,000	(30,618)
Technical Service Contracts	595,397	647,000	(51,603)
General Consultant Contracts	209,958	122,000	87,958
Rent, building depreciation & utilities	60,752	93,000	(32,248)
Building maint, equipment purchase & rental	120,215	77,000	43,215
Computer & Related Equipment Purchases	72,055	803,000	(730,945)
Charges from other State Departments	(728,919)	261,000	(989,919)
Travel	11,777	25,000	(13,223)
Telephone	900	98,000	(97,100)
Printing, Supplies, & Postage	15,013	28,000	(12,987)
Advertising and Publicity	220,628	162,000	58,628
Sec 8 Property Mgrs Fees & Expenses	1,242,560	1,100,000	142,560
Temporary Clerical Assistance	36,294	55,000	(18,706)
Training	11,204	10,000	1,204
All Other	402,324	114,000	288,324
Deferred Operating Costs	(180,000)	(207,000)	27,000
Total Operating Expenses	<u>6,261,539</u>	<u>7,590,000</u>	<u>(1,328,461)</u>
Single Family & HIP Mtg fees	1,210,912	1,050,000	160,912
Costs of Issuing, Paying Notes and Bonds	515,997	273,000	242,997
Provision for Losses on Uncoll. Mort.	2,115,326	1,092,000	1,023,326
Housing Development Grants	4,655,789	1,265,000	3,390,789
Michigan Housing and Community Dev Fund Grar	-	-	-
Rent Subsidy	24,010	29,000	(4,990)
Bond Insurance Expense	122,815	121,000	1,815
Homeownership Counseling Costs	77,348	97,000	(19,652)
Other	-	-	-
Federal Assistance Programs Expense	72,180,430	72,180,430	-
TOTAL EXPENSES	<u>87,164,167</u>	<u>83,697,430</u>	<u>3,466,738</u>
EXCESS (DEFICIENCY) OF INCOME OVER EXPENSES	<u>\$ 5,479,225</u>	<u>\$ 660,559</u>	<u>\$ 4,818,666</u>

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
STATEMENT OF REVENUES AND EXPENSES

MONTH OF NOVEMBER 30, 2023

	ACTUAL	BUDGET	OVER (UNDER) BUDGET
<u>INCOME:</u>			
Interest Income:			
Mortgage Loans	\$ 18,821,941	\$ 16,595,000	\$ 2,226,941
Investments	3,838,137	1,972,000	1,866,137
	<u>22,660,078</u>	<u>18,567,000</u>	<u>4,093,078</u>
Interest Expense	(15,167,997)	(12,626,000)	(2,541,997)
Net Interest Income	7,492,081	5,941,000	1,551,081
State Approp MI Housing and Comm Dev Fund	-	-	-
Multi-Family Servicing Fees	0	-	-
Preservation Fees	1,551,554	58,000	1,493,554
LIHTC Fees	1,140,441	350,000	790,441
Section 8 Existing Fees	1,101,065	1,933,000	(831,935)
Federal Programs Administration Fees	475,000	1,612,000	(1,137,000)
Contract Administration Fees	1,265,107	1,145,000	120,107
Gain (Loss) on Sale of Investments, Net	-	-	-
Gain (Loss) on Debt Retirement, Net	-	302,000	(302,000)
Gain (Loss) on Sale of Mortgages, Net	-	-	-
Miscellaneous Income	421,460	896,000	(474,540)
Federal Assistance Programs Income	79,027,243	79,027,243	-
TOTAL INCOME	<u>92,473,952</u>	<u>91,264,243</u>	<u>1,209,708</u>
<u>EXPENSES:</u>			
Operating Expenses:			
Salaries and Fringe Benefits	3,484,133	4,327,000	(842,867)
Technical Service Contracts	550,364	648,000	(97,636)
General Consultant Contracts	444,451	121,000	323,451
Rent, building depreciation & utilities	60,774	93,000	(32,226)
Building maint, equipment purchase & rental	23,854	77,000	(53,146)
Computer & Related Equipment Purchases	7,359	803,000	(795,641)
Charges from other State Departments	261,000	261,000	-
Travel	21,888	25,000	(3,112)
Telephone	18,370	98,000	(79,630)
Printing, Supplies, & Postage	19,546	28,000	(8,454)
Advertising and Publicity	238,552	162,000	76,552
Sec 8 Property Mgrs Fees & Expenses	1,101,065	1,100,000	1,065
Temporary Clerical Assistance	27,021	55,000	(27,979)
Training	4,381	10,000	(5,619)
All Other	68,671	114,000	(45,329)
Deferred Operating Costs	(270,000)	(206,000)	(64,000)
Total Operating Expenses	<u>6,061,429</u>	<u>7,716,000</u>	<u>(1,654,571)</u>
Single Family & HIP Mtg fees	994,349	1,051,000	(56,651)
Costs of Issuing, Paying Notes and Bonds	16,209	273,000	(256,791)
Provision for Losses on Uncoll. Mort.	1,757,054	1,092,000	665,054
Housing Development Grants	1,174,077	1,264,000	(89,923)
Michigan Housing and Community Dev Fund Gar	-	-	-
Rent Subsidy	60,913	29,000	31,913
Bond Insurance Expense	26,721	121,000	(94,279)
Homeownership Counseling Costs	73,705	98,000	(24,295)
Other	-	-	-
Federal Assistance Programs Expense	78,420,966	78,420,966	-
TOTAL EXPENSES	<u>88,585,422</u>	<u>90,064,966</u>	<u>(1,479,543)</u>
EXCESS (DEFICIENCY) OF INCOME OVER EXPENSES	<u>\$ 3,888,530</u>	<u>\$ 1,199,278</u>	<u>\$ 2,689,252</u>

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
STATEMENT OF REVENUES AND EXPENSES

MONTH OF DECEMBER 31, 2023

	ACTUAL	BUDGET	OVER (UNDER) BUDGET
<u>INCOME:</u>			
Interest Income:			
Mortgage Loans	\$ 18,944,907	\$ 16,791,000	\$ 2,153,907
Investments	3,420,141	1,864,000	1,556,141
	<u>22,365,048</u>	<u>18,655,000</u>	<u>3,710,048</u>
Interest Expense	(14,077,157)	(12,721,000)	(1,356,157)
Net Interest Income	<u>8,287,891</u>	<u>5,934,000</u>	<u>2,353,891</u>
State Approp MI Housing and Comm Dev Fund	-	-	-
Multi-Family Servicing Fees	0	-	-
Preservation Fees	-	59,000	(59,000)
LIHTC Fees	343,817	350,000	(6,183)
Section 8 Existing Fees	3,200,423	1,934,000	1,266,423
Federal Programs Administration Fees	4,425,946	1,611,000	2,814,946
Contract Administration Fees	1,282,911	1,145,000	137,911
Gain (Loss) on Sale of Investments, Net	-	-	-
Gain (Loss) on Debt Retirement, Net	2,501,943	303,000	2,198,943
Gain (Loss) on Sale of Mortgages, Net	-	-	-
Miscellaneous Income	99,624	896,000	(796,376)
Federal Assistance Programs Income	75,480,184	75,480,184	-
TOTAL INCOME	<u>95,622,738</u>	<u>87,712,184</u>	<u>7,910,554</u>
<u>EXPENSES:</u>			
Operating Expenses:			
Salaries and Fringe Benefits	3,702,005	4,011,000	(308,995)
Technical Service Contracts	695,762	648,000	47,762
General Consultant Contracts	224,073	121,000	103,073
Rent, building depreciation & utilities	61,726	93,000	(31,274)
Building maint, equipment purchase & rental	19,202	77,000	(57,798)
Computer & Related Equipment Purchases	114,110	804,000	(689,890)
Charges from other State Departments	261,000	261,000	-
Travel	3,602	26,000	(22,398)
Telephone	19,235	99,000	(79,765)
Printing, Supplies, & Postage	12,847	28,000	(15,153)
Advertising and Publicity	178,322	162,000	16,322
Sec 8 Property Mgrs Fees & Expenses	1,321,478	1,100,000	221,478
Temporary Clerical Assistance	15,009	55,000	(39,991)
Training	15,793	10,000	5,793
All Other	(30,323)	113,000	(143,323)
Deferred Operating Costs	(180,000)	(206,000)	26,000
Total Operating Expenses	<u>6,433,839</u>	<u>7,402,000</u>	<u>(968,161)</u>
Single Family & HIP Mtg fees	993,078	1,051,000	(57,922)
Costs of Issuing, Paying Notes and Bonds	219,472	273,000	(53,528)
Provision for Losses on Uncoll. Mort.	1,766,537	1,091,000	675,537
Housing Development Grants	167,725	1,264,000	(1,096,275)
Michigan Housing and Community Dev Fund Grar	-	-	-
Rent Subsidy	30,209	29,000	1,209
Bond Insurance Expense	104,918	122,000	(17,082)
Homeownership Counseling Costs	110,376	97,000	13,376
Other	-	-	-
Federal Assistance Programs Expense	75,888,696	75,888,696	-
TOTAL EXPENSES	<u>85,714,851</u>	<u>87,217,696</u>	<u>(1,502,845)</u>
EXCESS (DEFICIENCY) OF INCOME OVER EXPENSES	<u>\$ 9,907,887</u>	<u>\$ 494,488</u>	<u>\$ 9,413,400</u>

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

NOTES TO FINANCIAL STATEMENTS FOR QUARTER ENDED DECEMBER 31, 2023

Year to date as of December 2023:

Long term investment-book:	\$766,799,918
Excess of market over book:	<u>(\$85,981,860)</u>
Long term investment-market:	\$680,818,058
Unrealized Gain (Loss) for this Fiscal Year (July - Dec):	\$3,022,955

Average interest rates earned on mortgage loans and investments were approximately as follows (excludes mortgagors' escrow fund investments) (in thousands):

<u>Quarter Ended</u>	<u>Mortgage Loans</u>		<u>Investments</u>		<u>Aggregate</u>	
	<u>Amount</u>	<u>Rate</u>	<u>Amount</u>	<u>Rate</u>	<u>Amount</u>	<u>Rate</u>
March 20	3,362,524	4.72	701,311	2.16	4,063,835	4.28
June 20	3,425,916	4.70	694,066	1.55	4,119,982	4.17
Sept 20	3,450,247	4.83	719,892	1.44	4,170,139	4.24
Dec 20	3,498,662	4.85	789,710	1.26	4,288,372	4.19
March 21	3,558,295	4.79	769,693	1.18	4,327,988	4.15
June 21	3,586,364	4.76	736,372	1.33	4,322,736	4.18
Sept 21	3,603,157	4.57	987,929	0.87	4,591,086	3.77
Dec 21	3,629,969	4.54	936,911	0.99	4,566,880	3.81
March 22	3,721,310	4.45	784,750	1.15	4,506,060	3.88
June 22	3,770,766	4.41	833,470	1.69	4,604,236	3.92
Sept 22	3,824,894	4.54	917,376	2.28	4,742,270	4.10
Dec 22	3,981,139	4.53	822,545	3.23	4,803,684	4.31
March 23	4,197,970	4.57	780,011	4.01	4,977,981	4.48
June 23	4,384,852	4.64	1,044,582	4.53	5,429,434	4.62
Sept 23	4,553,214	4.68	958,674	4.79	5,511,888	4.70
Dec 23	4,748,539	4.73	965,334	4.73	5,713,873	4.73

Average rate borne by Authority bonds were as follows (in thousands):

<u>Quarter Ended</u>	<u>Fixed Rate Bonds</u>		<u>Variable Rate Bonds</u>		<u>Aggregate</u>	
	<u>Amount</u>	<u>Rate</u>	<u>Amount</u>	<u>Rate</u>	<u>Amount</u>	<u>Rate</u>
March 20	2,940,348	3.76	249,010	1.76	3,189,358	3.60
June 20	2,886,590	3.66	243,623	0.57	3,130,213	3.34
Sept 20	3,033,620	3.61	227,747	0.20	3,261,367	3.37
Dec 20	3,105,225	3.56	224,450	0.17	3,329,675	3.34
March 21	3,242,360	3.46	220,320	0.10	3,462,680	3.25
June 21	3,129,610	3.49	195,340	0.11	3,324,950	3.29
Sept 21	3,431,575	3.32	184,905	0.07	3,616,480	3.15
Dec 21	3,440,947	3.30	166,218	0.12	3,607,165	3.15
March 22	3,334,803	3.31	161,508	0.27	3,496,311	3.17
June 22	3,397,817	3.22	186,111	1.06	3,583,928	3.11
Sept 22	3,389,871	3.40	310,555	1.51	3,700,426	3.24
Dec 22	3,384,423	3.55	339,134	2.78	3,723,557	3.48
March 23	3,434,857	3.49	471,673	3.69	3,906,530	3.51
June 23	3,869,685	3.76	423,448	3.97	4,293,133	3.78
Sept 23	3,975,094	3.73	433,368	4.33	4,408,462	3.79
Dec 23	4,233,557	3.78	391,507	4.34	4,625,064	3.83

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
NOTES TO FINANCIAL STATEMENTS
QUARTER AND YEAR TO DATE ENDED DECEMBER 31, 2023

1. Single-Family activity for the quarter and year to date December 31, 2023, was as follows:

	<u>Current Quarter</u>		<u>Year to Date</u>	
	<u>Units</u>	<u>Amount</u>	<u>Units</u>	<u>Amount</u>
Commitments outstanding – Beginning	518	\$74,367,266	502	\$71,677,258
Commitments issued	1,319	186,874,412	2,648	376,987,742
Loans purchased	(1,335)	(185,407,249)	(2,637)	(375,326,324)
Cancellations, adjustments, etc.	<u>(8)</u>	<u>(968,660)</u>	<u>(19)</u>	<u>(2,472,907)</u>
Commitments outstanding - Ending	<u>494</u>	<u>\$70,865,769</u>	<u>494</u>	<u>\$70,865,769</u>

Single-Family Delinquency Report as of December 31, 2023:

<u>Days Delinquent</u>	<u>Delinquent</u>		<u>% of Total Loans</u>		
	<u># of Loans</u>	<u>Loan Amount</u>	<u>12/31/23</u>	<u>09/30/23</u>	<u>12/31/22</u>
30-59	2,001	\$200,107,580	7.33%	6.81%	6.68%
60-89	705	71,148,690	2.60%	1.87%	1.76%
90+Possible Foreclosure	<u>841</u>	<u>85,329,058</u>	<u>3.12%</u>	<u>3.16%</u>	<u>5.16%</u>
	<u>3,547</u>	<u>\$356,585,328</u>	<u>13.05%</u>	<u>11.84%</u>	<u>13.60%</u>

2. Home Improvement loan activity for the quarter and from inception of the program was as follows:

	<u>Quarter</u>	<u>Cumulative</u>
Number of loans purchased	0	27,941
Amount purchased	\$0	\$177,795,294
Average interest rate	0.00%	5.72%
Average loan amount	\$0	\$6,363

Home Improvement loan delinquency report as of December 31, 2023:

<u>Days Delinquent</u>	<u>Delinquent</u>		<u>% of Total Loans</u>		
	<u># of Loans</u>	<u>Loan Amount</u>	<u>12/31/23</u>	<u>09/30/23</u>	<u>12/31/22</u>
30-59	2	\$11,972	0.96%	0.95%	2.58%
60-89	1	7,168	0.57%	2.44%	1.48%
Over 90	<u>17</u>	<u>179,840</u>	<u>14.41%</u>	<u>13.19%</u>	<u>10.72%</u>
	<u>20</u>	<u>198,980</u>	<u>15.94%</u>	<u>16.58%</u>	<u>14.78%</u>

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
 DETAIL OF MULTIFAMILY MORTGAGE LOANS
 DECEMBER 31, 2023

DEVELOPMENTS UNDER CONSTRUCTION AND MONTH OF INITIAL CLOSING

MSHDA NUMBER	DEVELOPMENT NAME	DATE	UNITS	MORTGAGE COMMITMENT	12/31/2023	
289-3	DAENER HABS	4/23	192	\$19,738,744	\$19,738,744	
300-2	TRUMBULL CROSSING	1/23	245	13,697,350	13,697,350	
440-3	JEFFERSON SQUARE	3/23	180	16,329,305	16,329,305	
526-2	MCDONALD SQUARE II	10/22	180	518,407,737	18,407,737	
595-3	RISEWOOD VISTA	3/23	150	13,424,321	13,424,321	
597-3	VANDYKE CENTER	8/23	200	16,450,254	16,450,254	
614-3	SOUTH HILL	5/23	120	15,183,326	15,183,326	
904-2	HELEN O'DEAN BUTLER APTS	9/23	97	4,554,011	4,554,011	
955-2	PINEHURST TOWNHOMES	5/22	97	6,847,730	6,847,730	
3144	VAN DYKE APTS	7/21	135	12,591,346	243,074	
3788	WESTCHESTER VILLAGE SOUTH	8/22	150	6,140,865	6,140,865	
3805	MACX ALTER	11/21	14	1,940,338	940,338	
3806	VILLAGE AT LAFRANIER WOODS	10/21	115	18,608,006	18,608,006	
3845	LOCKWOOD OF ANN ARBOR	11/21	154	34,205,189	25,814,940	
3850	LYON TOWNSHIP SENIOR LIVING	3/20	130	24,802,198	24,585,624	
3857	AMERICAN HOUSE VILLAGES AT BLOOMFIELD	11/20	150	30,326,523	30,326,523	
3915	HARTLAND SENIOR LIVING	4/23	146	32,486,186	6,333,493	
3929	UNION SUITES AT MICHAEL	10/23	98	11,309,284	0	
3934	LAJOYA GARDENS 4% FKA HUBBARD VERNOR	3/23	28	1,800,145	0	
3937	UNION AT OAK GROVE	10/21	220	27,251,417	17,842,328	
3949	LAJOYA GARDENS 9% FKA HUBBARD VERNOR	3/23	25	1,429,161	1,429,161	
3955	HOM FLATS AT MAYNARD	11/22	240	33,698,717	21,152,005	
3957	REVEREND DR. JIM HOLLEY RESIDENCES 4%	12/21	30	2,271,250	2,271,250	
3958	REVEREND DR. JIM HOLLEY RESIDENCES 9%	12/21	30	1,044,082	1,044,082	
3966	WALTER FRENCH 4%	6/23	24	1,502,837	0	
3968	LAROF FROH	3/22	100	7,747,765	7,747,765	
3990	CATHEDRAL ARTS APTS 4%	3/23	27	1,518,179	1,918,179	
3996	CATHEDRAL ARTS APTS 9%	3/23	26	1,450,586	1,450,586	
4010	APARTMENTS ON CLARK	5/23	295	41,149,657	11,651,842	
4011	BRANARD ST APTS II	1/23	120	7,200,520	5,312,124	
4012	GRANDMONT ROSEDALE PARK COLLECTIVE II	3/23	35	1,936,133	1,873,680	
4016	LAKE HURON WOODS PHASE II COTTAGES	12/23	45	5,556,742	0	
4022	WALTER FRENCH 9%	6/23	52	3,893,488	2,274,622	
4028	CAMPBELL ST APTS OF DET	6/23	40	3,336,048	0	
4036	SPRINGWELLS PROPERTIES	12/22	89	3,416,998	3,416,998	
4039	MERRILL PLACE II	9/22	27	3,060,905	21,118	
4061	MACH I	8/23	388	15,796,100	14,208,183	
4072	THE VINEYARDS	4/23	51	4,796,907	4,482,894	
4078	CLARK COMMONS III	11/23	98	7,973,888	0	
4079	THE ANCHOR AT MARINERS INNS 4%	6/23	14	720,000	285,325	
4080	THE ANCHOR AT MARINERS INNS 9%	6/23	30	1,518,930	0	
				4,587	\$475,823,168	\$336,197,883

COMPLETED DEVELOPMENTS (PAST THEIR CUT-OFF DATE) AWAITING FINAL CLOSING AND INITIAL CLOSING MONTH

GRAND RIVER SHORES	12/06			\$520,000	\$464,631	
124-2 CLIFFVIEW APTS	12/20	126		7,676,165	7,676,165	
617-3 RIVER TERRACE II	9/22	270		18,345,852	18,345,852	
648-2 JEFFERSON MEADOWS II	3/22	83		4,791,974	4,791,974	
1440-2 FERUGSON APTS	6/20	119		994,963	994,963	
2028-2 MORNINGSIDE COMMONS II	5/22	64		3,075,878	3,075,878	
2983 TREMORE APTS	6/15	28		610,234	610,234	
3717 HECHTMAN I	3/22	103		18,880,195	18,880,195	
3757 GARDENVIEW ESTATES 5 AB	6/17	97		2,500,003	2,500,003	
3793 MARWOOD	5/21	71		5,060,495	5,060,495	
3846 ROYAL OAK MANOR	5/20	243		12,321,602	11,361,671	
3852 GREENBRIAR APTS	08/21	40		2,627,536	2,627,536	
3853 BRENTWOOD APTS	08/21	50		3,110,393	3,110,393	
3856 HOM FLATS ON 28TH WEST PHASE II	9/20	160		19,246,384	19,246,384	
3912 SAVANNAH WILSHIRE	9/21	40		1,511,749	1,511,749	
3921 WAVERLY PLACE	12/20	140		10,345,643	10,345,643	
3926 CARRIAGE PLACE APTS	7/21	234		12,812,000	12,812,000	
3963 RIVER TERRACE	7/22	115		6,825,412	6,825,412	
3967 HILDEBRANDT PARK	11/21	100		7,390,751	7,390,751	
3991 COUNTRY VIEW III	5/22	198		1,374,723	1,374,723	
4026 CLAWSON MANOR	12/22	251		19,616,006	19,616,006	
				2,532	\$159,637,958	\$158,622,460

DEVELOPMENTS WITH CONSTRUCTION LOANS

289-3 DAENER HABS		192		\$9,661,256	\$4,298,465	
300-2 TRUMBULL CROSSING	1/23	245		5,314,360	2,782,509	
440-3 JEFFERSON SQUARE	3/23	180		10,798,488	9,817,862.01	
526-2 MCDONALD SQUARE II	10/22	180		512,516,333	1,828,861.29	
595-3 RISEWOOD VISTA	3/23	150		7,700,400.00	4,761,530.88	
597-3 VANDYKE CENTER	8/23	200		13,118,370	902,619	
614-3 SOUTH HILL	5/23	120		4,566,908	4,483,240	
617-3 RIVER TERRACE II	9/22	270		10,549,771.00	10,409,331.95	
648-2 JEFFERSON MEADOWS II	3/22	83		2,973,656	2,996,247	
904-2 HELEN O'DEAN BUTLER APTS	9/23	97		4,625,078	629,296	
955-2 PINEHURST TOWNHOMES	5/22	97		2,167,270	1,679,784	
2028-2 MORNINGSIDE COMMONS II	5/22	64		3,219,503	3,190,298	
3144 VAN DYKE APTS	7/21	135		3,908,654	0	
3717 HECHTMAN I	3/22	103		4,999,805	0	
3803 TRANSFIGURATION APTS	12/20	19		2,995,149	0	
3412 PALMER PARK SQUARE	12/11	202		13,350,000	680,205	
3593 TREMORE APTS	7/14	28		2,378,972	130,127	
3757 GARDENVIEW ESTATES 5 AB	6/17	97		9,695,259	0	
3788 WESTCHESTER VILLAGE SOUTH	8/22	150		4,323,801	4,321,801	
3793 MARWOOD APTS	5/21	71		4,254,916	4,254,916	
3805 MACX ALTER	12/21	14		1,868,476	1,924,838	
3850 LYON TOWNSHIP SENIOR LIVING	3/20	130		1,740,204	0	
3852 GREENBRIAR APTS	08/21	40		1,042,464	580,100	
3853 BRENTWOOD APTS	08/21	50		1,164,607	714,096	
3912 SAVANNAH WILSHIRE	9/21	40		2,515,988	2,515,988	
3921 WAVERLY PLACE	12/20	140		4,733,084	0	
3926 CARRIAGE PLACE APTS	7/21	234		8,154,134	8,154,134	
3929 UNION SUITES AT MICHAEL	10/23	98		4,262,688	0	
3934 LAJOYA GARDENS (FKA HUBBARD VERNOR)	3/23	28		4,773,640	0	
3940 LAJOYA GARDENS 9% (FKA HUBBARD VERNOR)	3/23	25		6,315,840	332,855	
3957 REVEREND DR. JIM HOLLEY RESIDENCES 4%	12/21	30		1,631,662	1,319,102	
3958 REVEREND DR. JIM HOLLEY RESIDENCES 9%	12/21	30		5,437,684	3,751,732	
3968 RIVERVIEW TERRACE	7/22	115		4,774,588	4,774,588	
3966 WALTER FRENCH 4%	6/23	24		2,643,741	0	
3967 HILDEBRANDT PARK	11/21	100		4,136,114	4,136,114	
3968 LAROF FROH	8/21	100		4,539,837	4,539,837	
3990 CATHEDRAL ARTS APTS 4%	3/23	27		2,765,485	250,084	
3991 COUNTRY VIEW III	5/22	198		10,241,145	10,241,145	
3996 CATHEDRAL ARTS APTS 9%	3/23	26		7,263,740	2,732,553	
4010 APARTMENTS ON CLARK	5/23	295		2,995,275	0	
4011 BRANARD ST APTS II	1/23	120		3,915,180	0	
4012 GRANDMONT ROSEDALE PARK COLLECTIVE II	3/23	35		3,455,190	0	
4016 LAKE HURON WOODS PHASE II COTTAGES	12/23	45		2,111,391	0	
4022 WALTER FRENCH 9%	6/23	52		10,301,779	0	
4026 CLAWSON MANOR	12/22	251		9,536,553	9,536,553	
4028 CAMPBELL ST APTS OF DET	6/23	40		5,968,550	0	
4036 SPRINGWELLS PROPERTIES	12/22	89		2,808,755	2,362,238	
4039 MERRILL PLACE II	9/22	27		1,976,964	0	
4061 MACH I	8/23	388		25,301,817	0	
4072 THE VINEYARDS	4/23	51		1,607,731	0	
4078 CLARK COMMONS III	11/23	98		15,968,586	0	
4079 THE ANCHOR AT MARINERS INNS 4%	6/23	14		3,205,698	0	
				5,637	\$301,328,541	\$114,633,048
TOTAL COMPLETED/NON-COMPLETED				7,119	\$936,789,667	\$609,453,591

DEVELOPMENTS WITH CONSTRUCTION LOANS - FUNDED OUT OF MORTGAGE RESOURCE FUNDS

3955 HOM FLATS AT MAYNARD	12/22	240		\$11,301,283	\$0	
4010 APARTMENTS ON CLARK	5/23	295		19,193,058	0	
				240	\$11,301,283	\$0

OUTSTANDING COMMITMENTS AS OF DECEMBER 31, 2023

	DATE	# OF UNITS	PERMANENT LOAN	CONSTRUCTION LOAN	TOTAL		
1022-2 NOBETT FAIRMAR RESIDENCES	6/23	43	687,710	0	687,710		
3792 GOLFVIEW MEADOWS	11/17	27	895,960	3,290,650	4,286,610		
3814 WHSPERING WOODS	12/18	193	14,634,069	0	14,634,069		
3857 7850 E JEFFERSON 4%	7/23	31	1,325,810	3,555,364	4,881,174		
3858 7850 E JEFFERSON 9%	7/23	44	767,212	0	767,212		
3859 7850 E JEFFERSON 4% - 2	7/23	31	1,325,810	3,545,636	4,871,446		
3928 FIELD STREET III	11/20	49	3,590,481	0	3,590,481		
3970 MEYERS SENIOR APTS II	11/23	73	3,034,154	6,755,846	9,960,000		
3975 7850 E JEFFERSON 9% - 2	7/23	44	767,212	0	767,212		
4027 HUBBARD FARMS APTS	9/22	60	2,786,427	5,583,291	8,369,718		
4029 RIVER'S EDGE	6/22	226	5,026,438	28,362,178	33,388,616		
4030 MANCHESTER PALACE	1/23	200	10,802,234	8,720,763	19,522,997		
4038 LAKEWOOD	3/23	146	18,368,654	3,488,991	21,857,645		
4073 THE HIVE ON RUSSELL	12/23	78	4,019,452	7,811,646	11,831,098		
4075 CARRIAGE TOWNE PLACE	12/23	24	236,649	1,161,970	1,398,619		
4076 PARKVIEW APTS 4%	10/23	23	1,472,032	2,077,968	3,550,000		
4077 PARKVIEW APTS 9%	10/23	23	1,158,176	0	1,158,176		
				1315	\$71,108,490	\$74,354,303	\$145,462,793

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
SEED LOANS, REPAYABLE GRANTS AND BRIDGE LOANS
December 31, 2023

MSHDA #	DEVELOPMENT	TOTAL AUTHORIZED	TOTAL DISBURSED	TOTAL REPAID	TOTAL WRITE OFF	BALANCE 12/31/2023
280	REPAYABLE FIRE SAFETY GRANTS: BUENA VISTA	56,204	57,097	8,725		48,372
		56,204	57,097	8,725	0	48,372
	REPAYABLE ENERGY CONSERVATION GRANTS:					
17	JACKSON	31,003	31,003	0		31,003
43	BANGOR DOWNS	54,875	54,531	0		54,531
44	OAK MEADOWS	68,262	61,806	2,339		59,467
61	CARL TERRACE	131,117	131,117	0		131,117
568	DIVINE MR	650	650	0		650
708	MADISON SQUARE REHAB	9,182	9,182	0	9,182	0
		295,089	288,289	2,339	9,182	276,768
	<u>REPAYABLE GRANTS:</u>					
678-G	DETROIT NPHC	100,000	100,000	90,870		9,130
HDF-04	JERICO HOUSE	55,000	8,836	0		8,836
HDF-13	INNER CITY CHRISTIAN FEDERATION (ICCF)	75,000	75,000			75,000
HDF-22	NATIONAL CHURCH RESIDENCE	69,183	56,250	0		56,250
HDF-96	WOMEN'S RESOURCE CENTER OF GRAND TRAVERSE AREA	435,000	435,000	0		435,000
HDF-110	PROPERTY STABILIZATION, INC, A MICHIGAN CORPORATION	248,500	245,000	245,000		0
HDF-139	WAYNE METROPOLITAN COMMUNITY ACTION AGENCY	180,000	180,000			180,000
		1,162,683	1,100,086	335,870	0	764,216
HDF-2006-0140-DVHI	UNDERGROUND RAILROAD, INC	600,000	600,000	45,677		554,323
HDF-2006-0493-DVHI	BIG RAPIDS HOUSING COMMISSION	246,415	246,415			246,415
HDF-2006-5040-DVHI	WOMEN'S INFORMATION SERVICES	474,186	528,585			528,585
HDF-2006-5352-DVHI	SAFE HORIZONS	450,000	450,000	450,000		0
HDF-2006-5148-DVHI	YMCA WEST CENTRAL MICHIGAN	570,000	570,000			570,000
HDF-2006-0341-CHI	GREATER LANSING HOUSING COALITION/FERRIS LDHA LP	500,000	500,000	500,000 (1)		0
HDF-2019-0074-MOD	KALAMAZOO NEIGHBORHOOD HOUSING SERVICES	196,000	196,000	168,330		27,670
HDF-2019-0298-MOD	CITY OF COLDWATER	196,000	308,330	308,436		-106
HDF-2019-0318-MOD	BETHANY HOUSING MINISTRIES	196,000	177,537	145,745	31,792	0
HDF-2019-0493-MOD	BIG RAPIDS HOUSING COMMISSION	196,000	177,970	176,531		1,439
HDF-2019-0530-MOD	CITY OF DOWAGIAC	196,000	380,461	184,461		196,000
HDF-2019-9931-MOD	HABITAT FOR HUMANITY NORTHEAST MICHIGAN	196,000	190,003	129,368		60,635
HDF-2019-9936-MOD	CITY OF BEAVERTON	196,000	352,693	347,653		5,041
HDF-2019-9948-MOD	BARRY COUNTY COMMUNITY FOUNDATION	196,000	196,000	196,000		0
HDF-2020-5936-MOD	GENESEE COUNTY LAND BANK AUTHORITY	196,000	147,000			147,000
HDF-2020-9959-MOD	MARQUETTE COUNTY LAND BANK AUTHORITY	196,000	193,708	156,660		37,048
HDF-2020-9961-MOD	NORTHERN MICHIGAN LIMITED DIVIDEND HOUSING ASSOC, LLC	196,000	196,000	120,051		75,949
HDF-2021-1280-MOD	VILLAGE OF CASSOPOLIS	200,000	200,000			200,000
HDF-2021-9971-MOD	FOUR COUNTY COMMUNITY FOUNDATION	200,000	200,000			200,000
		5,396,601	5,810,702	2,928,912	31,792	2,849,998
	<u>PREDEVELOPMENT LOANS</u>					
HDF-43	NORTHERN HOMES CDC	177,300	177,300	100,000		77,300
HDF-97	NORTHERN HOMES CDC	74,325	71,546	5,631		65,915
HDF-106	INNER CITY CHRISTIAN FED (ICCF)	375,000	547,421	547,421		0
HDF-161	GRAND TRAVERSE COUNTY LAND BANK	65,000	61,444		61,444	0
HDF-212	HOMESTRETCH NPHC	78,650	104,706	104,706		0
HDF-239	CADILLAC HOUSING INITIATIVE PROGRAMS	56,720	30,275		30,275	0
HDF-359	AVALON HOUSING	150,000	148,193	148,193		0
HDF-388	OCEANNA COUNTY HOUSING COMMISSION NONPROFIT CORP	101,254	101,254	101,254		0
HDF-390	HOMESTRETCH NPHC	58,700	53,507	53,507		0
HDF-391	LINC UP NON-PROFIT CORP	82,149	82,149	82,149		0
HDF-420	AVALON HOUSING INC	150,000	133,269	0		133,269
		1,369,098	1,511,063	1,142,861	91,719	276,484
	TOTAL SEED LOANS, REPAYABLE GRANTS AND PREDEVELOPMENT LOANS					4,215,838
	LESS: RESERVE FOR LOSS					-1,909,000
	NET REPAYABLE GRANTS, SEED LOANS, AND PREDEVELOPMENT LOANS					2,306,839

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
PASSTHROUGH OBLIGATIONS

Bonds issued pursuant to Section 44(c) of the Act and not yet called were as follows as of December 31, 2023:

<u>Name</u>	<u>Credit Enhancement</u>	<u>Amount</u>
Berrien Woods III	Federal Home Loan Bank	5,041,746
Alderwood Estates	Federal Home Loan Bank	6,835,000
River Park Village (Whittier)	Fannie Mae	3,730,000
Williams Pavilion	FHA Mortgage Insurance	6,340,000
Sand Creek	Citibank	3,425,000
Sand Creek Village II Apt.	Citibank	5,220,000
Teal Run Apartments	Citibank	6,035,000
Cityline Apartments		23,202,000
The Porter		12,923,000
Clark Road Family		25,094,000
Clark Road Senior		24,110,000
800 E Court Street		12,710,000
New Baltimore		9,097,000
Butternut Creek		9,581,000
Beacon Hill		17,949,000
Lexington Village		42,374,000
Traditions of Holland		16,822,000
Deaconess Towers		18,000,000
Greenhouse Apts		18,568,000
		<u>\$267,056,746</u>

CURRENT AND HISTORICAL HOMEOWNERSHIP DATA

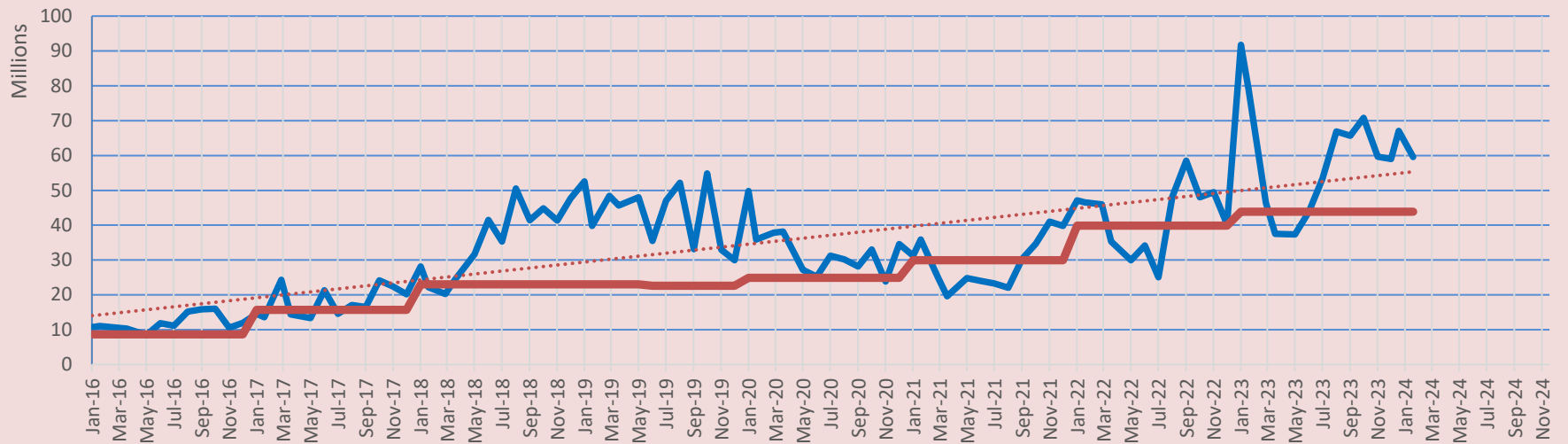
February 2024



MSHDA's Homeownership Division delivers responsive homeownership products, education and technical assistance that empower our customers and strengthen and sustain Michigan communities. We work with our partners to provide creative solutions that maximize existing resources and preserve homeownership opportunities for future generations.

SINGLE FAMILY MORTGAGES

GOAL PURCHASED



Monthly Homeownership Production Report: FEBRUARY 2024

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MI HOME Loan Programs

Series /Date	Month	RESERVATIONS	APPLICATIONS RECEIVED	COMMITMENTS BEGINNING	COMMITMENTS ISSUED	Reinstatements Net	Transfers IN or Adjustment	Transfers OUT or Adjustment	COMMITMENTS ENDING	PURCHASED #1	PURCHASED-DPA	#	PURCHASED Prior Total	PURCHASED NEW Total	1st + DPA TO DATE	NEWEST ALLOCATED										
031	Feb-24	0	\$ -	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	031	\$ 32,837,184.00	\$ 32,837,184.00	\$ 34,689,829.00	\$ 10,000,000.00						
	Jan-24	0	\$ -	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	101	\$ 1,852,645.00	\$ 1,852,645.00	remaining:	\$ (24,689,829.00)						
065	Feb-24	0	\$ -	0	\$0.00	4	\$438,350.00	0	\$0.00	1	\$121,307.00	0	\$0.00	-5	-\$559,657.00	0	\$0.00	0	\$0.00	065	\$ 247,977,786.00	\$ 247,977,786.00	\$ 263,156,308.00	\$ 300,000,000.00		
5/19/2023	Jan-24	0	\$ -	3	\$286,158.00	4	\$438,350.00	2	\$196,158.00	-4	-\$492,412.00	45	\$6,217,664.00	-9	-\$1,320,073.00	4	\$438,350.00	44	\$6,078,762.00	38	\$354,714.00	165	\$ 15,178,522.00	\$ 15,178,522.00	remaining:	\$ 36,843,692.00
066	Feb-24	464	\$66,519,423.00	277	\$39,698,606.00	477	\$66,721,571.00	313	\$45,631,092.00	-5	-\$672,670.00	5	\$556,666.00	0	\$2,991.00	366	\$52,711,304.00	424	\$59,528,346.00	412	\$3,899,907.00	066	\$ 176,151,624.00	\$ 235,679,970.00	\$ 250,184,229.00	\$ 400,000,000.00
9/5/2023	Jan-24	364	\$51,649,957.00	492	\$67,722,785.00	477	\$66,721,571.00	459	\$63,831,506.00	-3	-\$430,326.00	8	\$1,234,152.00	-42	-\$5,873,800.00	477	\$66,721,571.00	425	\$60,989,955.00	387	\$3,679,155.00	166	\$ 10,604,352.00	\$ 14,504,259.00	remaining:	\$ 149,815,771.00
TOTAL	Feb-24	464	\$66,519,423.00	277	\$39,698,606.00	481	\$67,159,921.00	313	\$45,631,092.00	-4	-\$551,363.00	5	\$556,666.00	-5	-\$556,666.00	366	\$52,711,304.00	424	\$59,528,346.00	412	\$3,899,907.00					

MCC

	RESERVATIONS	APPS RECEIVED	COMMITMENTS	CERTIFICATES					
213 MCC	Feb-24	16	\$ 2,531,746.00	10	\$ 1,646,066.00	11	\$ 1,855,066.00	8	\$ 1,331,084.00
12/7/2022	Jan-24	10	\$ 1,608,466.00	9	\$ 1,495,183.00	8	\$ 1,314,283.00	6	\$ 829,689.00

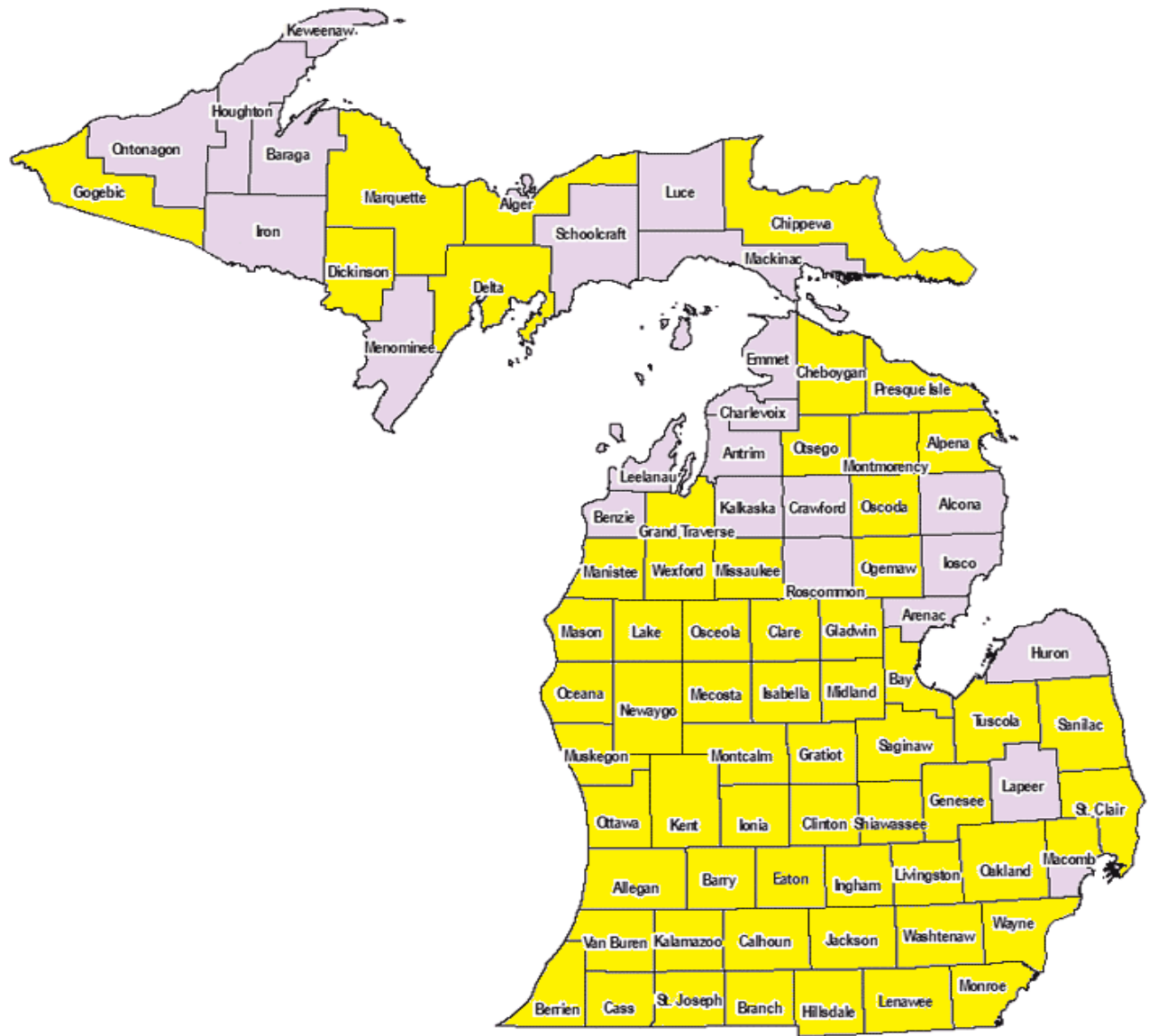
MI 10K DOWN PAYMENT ASSISTANCE PROGRAM

The MI 10K DPA Loan program is a \$10,000 down payment assistance program available throughout the state. The MI 10K DPA Loan must be combined with a MI Home Loan.

February 2024

Loans in 2024		New this month		
County	#	Loan Amt	DPA Amt	Total \$
Alcona				\$ -
Alger				\$ -
Allegan	2	\$ 349,241	\$ 18,662	\$ 367,903
Alpena	3	\$ 193,375	\$ 29,119	\$ 222,494
Antrim				\$ -
Arenac				\$ -
Baraga				\$ -
Barry	7	\$ 1,216,704	\$ 59,997	\$ 1,276,701
Bay	16	\$ 1,729,802	\$ 157,042	\$ 1,886,844
Benzie				\$ -
Berrien	5	\$ 764,987	\$ 49,215	\$ 814,202
Branch	1	\$ 170,050	\$ 9,399	\$ 179,449
Calhoun	10	\$ 1,187,778	\$ 91,385	\$ 1,279,163
Cass	2	\$ 194,246	\$ 18,771	\$ 213,017
Charlevoix				\$ -
Cheboygan	1	\$ 152,192	\$ 10,000	\$ 162,192
Chippewa	1	\$ 220,433	\$ 10,000	\$ 230,433
Clare				\$ -
Clinton	1	\$ 181,390	\$ 9,024	\$ 190,414
Crawford				\$ -
Delta				\$ -
Dickinson	1	\$ 191,900	\$ 10,000	\$ 201,900
Eaton	8	\$ 1,241,824	\$ 79,549	\$ 1,321,373
Emmet				\$ -
Genesee	38	\$ 4,324,643	\$ 357,085	\$ 4,681,728
Gladwin	3	\$ 409,020	\$ 27,328	\$ 436,348
Gogebic	1	\$ 57,000	\$ 5,130	\$ 62,130
Grand Traverse	1	\$ 215,303	\$ 10,000	\$ 225,303
Gratiot	2	\$ 294,565	\$ 20,000	\$ 314,565
Hillsdale	2	\$ 282,783	\$ 18,460	\$ 301,243
Houghton				\$ -
Huron				\$ -
Ingham	19	\$ 2,245,353	\$ 180,608	\$ 2,425,961
Ionia	6	\$ 921,975	\$ 58,547	\$ 980,522
Iosco				\$ -
Iron				\$ -
Isabella	2	\$ 248,738	\$ 18,208	\$ 266,946
Jackson	9	\$ 1,130,903	\$ 70,448	\$ 1,201,351
Kalamazoo	15	\$ 2,252,252	\$ 128,347	\$ 2,380,599
Kalkaska				\$ -
Kent	16	\$ 3,124,220	\$ 158,439	\$ 3,282,659
Keweenaw				\$ -
Lake				\$ -
Lapeer	3	\$ 556,611	\$ 28,865	\$ 585,476
Leelanau				\$ -
Lenawee	3	\$ 352,404	\$ 26,136	\$ 378,540
Livingston	1	\$ 217,765	\$ 10,000	\$ 227,765
Luce				\$ -
Mackinac				\$ -
Macomb	35	\$ 5,447,138	\$ 336,135	\$ 5,783,273
Manistee	3	\$ 386,895	\$ 27,556	\$ 414,451

Marquette				\$	-
Mason	2	\$ 277,553	\$ 18,474	\$	296,027
Mecosta	1	\$ 128,250	\$ 10,000	\$	138,250
Menominee				\$	-
Midland	9	\$ 1,412,914	\$ 86,411	\$	1,499,325
Missaukee	1	\$ 142,373	\$ 9,652	\$	152,025
Monroe	4	\$ 553,684	\$ 38,767	\$	592,451
Montcalm	3	\$ 414,356	\$ 24,506	\$	438,862
Montmorency				\$	-
Muskegon	17	\$ 2,750,566	\$ 167,322	\$	2,917,888
Newaygo	2	\$ 285,082	\$ 14,507	\$	299,589
Oakland	14	\$ 2,406,607	\$ 140,000	\$	2,546,607
Oceana	2	\$ 292,071	\$ 18,489	\$	310,560
Ogemaw	2	\$ 239,989	\$ 18,361	\$	258,350
Ontonagon				\$	-
Osceola	1	\$ 145,500	\$ 9,123	\$	154,623
Oscoda				\$	-
Otsego	1	\$ 114,880	\$ 8,599	\$	123,479
Ottawa				\$	-
Presque Isle				\$	-
Roscommon				\$	-
Saginaw	12	\$ 1,198,227	\$ 114,884	\$	1,313,111
Saint Clair	8	\$ 1,117,147	\$ 71,363	\$	1,188,510
Saint Joseph	3	\$ 413,753	\$ 27,758	\$	441,511
Sanilac	1	\$ 184,300	\$ 10,000	\$	194,300
Schoolcraft				\$	-
Shiawassee	6	\$ 706,986	\$ 59,207	\$	766,193
Tuscola	2	\$ 202,823	\$ 20,000	\$	222,823
Van Buren	5	\$ 815,180	\$ 45,268	\$	860,448
Washtenaw	4	\$ 693,763	\$ 37,500	\$	731,263
Wayne	94	\$ 13,006,152	\$ 906,323	\$	13,912,475
Wexford	1	\$ 57,997	\$ 9,938	\$	67,935
TOTAL	412	\$ 57,821,643	\$ 3,899,907	\$	61,721,550
February Total Purchases	424	59,528,346.00	3,899,907.00	\$	63,428,253
Percentage that used DPA	97%	97%	100%		97%



2024 BOARD CALENDAR

JANUARY
VOTING ITEMS:
<ul style="list-style-type: none">• Intent to Reimburse Resolution• Short-term Warehouse Borrowing Resolution
DISCUSSION ITEMS:
<ul style="list-style-type: none">• SFRB 2024 Series A (Fixed Rate, Non AMT)• SFRB 2024 Series B (Fixed Rate, Taxable)

FEBRUARY
VOTING ITEMS:
<ul style="list-style-type: none">• SFRB 2024 Series A (Fixed Rate, Non AMT)• SFRB 2024 Series B (Fixed Rate, Taxable)
DISCUSSION ITEMS:
<ul style="list-style-type: none">• FY 2023-2024 PHA Plan• Multifamily Bond Deal

MARCH
VOTING ITEMS:
<ul style="list-style-type: none">• FY 2023-2024 PHA Plan
DISCUSSION ITEMS:
<ul style="list-style-type: none">• Quarterly Financials

APRIL
VOTING ITEMS:
<ul style="list-style-type: none">• Multi-Family Bond Deal
DISCUSSION ITEMS:

MAY
VOTING ITEMS:
DISCUSSION ITEMS:
<ul style="list-style-type: none">• 2024-25 Budget

JUNE
VOTING ITEMS:
<ul style="list-style-type: none">• 2024-25 Budget
DISCUSSION ITEMS:
<ul style="list-style-type: none">• Pass-Through Program• Quarterly Financials

JULY
VOTING ITEMS:
<ul style="list-style-type: none">• Pass-Through Program
DISCUSSION ITEMS:
<ul style="list-style-type: none">• Single-Family Bond Deal

AUGUST
VOTING ITEMS:
<ul style="list-style-type: none">• Single-Family Bond Deal
DISCUSSION ITEMS:

SEPTEMBER
VOTING ITEMS:
DISCUSSION ITEMS:

OCTOBER
VOTING ITEMS:
DISCUSSION ITEMS:
<ul style="list-style-type: none"> • Board Meeting Schedule for 2025

NOVEMBER
VOTING ITEMS:
<ul style="list-style-type: none"> • Approval of Board Meeting Schedule for 2025
DISCUSSION ITEMS:
<ul style="list-style-type: none"> • Audited Year-End 6/30/2024 Financials

DECEMBER
VOTING ITEMS:
DISCUSSION ITEMS: