

MOVING QUICKLY TO ADDRESS MICHIGAN'S HOUSING SUPPLY SHORTAGE



PROGRESS TO GOAL

Michigan.gov/BuildingMIHomes



66,766
/ 115,000 GOAL

2024: ANOTHER HISTORIC YEAR FOR HOUSING INVESTMENTS



OVERALL IMPACT



\$2.15 billion in MSHDA housing production funding.



Supported the purchase, construction, or rehabilitation of **12,421 homes**.



4,135 construction jobs created through housing development, paying **\$157.8 million** in wages.



\$25.69 million in grants for homeless services and supportive services.

Note: All dollar amounts reflect FY 2023-24.



HOMEOWNERSHIP

\$772 million supporting 5,082 families, all federally funded

- MI Rate Relief Mortgage
- MI Home Loan & MI 10K DPA
- First Generation Down Payment Assistance (state funded)
- Restrictions & parameters:
 - Typically 120% AMI. Up to 140% AMI for larger households and targeted areas.
 - 3% down payment.
 - Homebuyer education required.
 - Purchase price cap is set at 90% of IRS safe harbor. Awaiting new IRS guidelines.

LOW-INCOME HOUSING TAX CREDITS

5,441 unit new and rehabilitated multifamily rental with \$1.19 billion – federally funded

- Households up to 60% AMI, a few at 80% with income averaging.
- Tax credit equity typically covers roughly 40-70% of the total cost.
- LIHTC equity leveraged 1:2 in outside investment.





MISSING MIDDLE HOUSING PROGRAM

1,475 Missing Middle units were financed in 49 developments with \$100 million

- Funded with state-appropriated American Rescue Plan Act dollars.
- Households between 60-120% AMI are eligible.
- Missing Middle Housing Program funding leveraged 1:4 in outside investment.

HOUSING TAX INCREMENT FINANCING

814 units were financed under this program

- Funded by local/state property tax capture.
- Households below 120% AMI are eligible.
- Housing TIF is driven by local needs.
- TIF tax capture leveraged 1:3 in outside investment.





MI NEIGHBORHOOD

- Funded by a blend of state and federal dollars.
- A response to the regional action plans.
- MI Neighborhood represents the consolidation of 9 programs into 1.
- Households up to 120% AMI are eligible; at least 20% of the units at 60% AMI or below.
- More than \$120 million has been made available so far.

RENTAL ASSISTANCE & HOMELESS SERVICES

- Funded by federal dollars.
- Housing Choice Vouchers: \$246.8 million in support for 30,835 families.
- \$25.69 million in grants disbursed for homeless and supportive services.
- Primarily serves at or below 30% AMI.





Habitat for Humanity and Covenant HealthCare Build, Saginaw

EMPLOYER-ASSISTED HOUSING FUND

- Michigan is adding just one new home for every 14 new jobs created in the state.
- New \$10 million fund offers dollar-for-dollar match to employers investing in housing for local workforce.
- Rental housing must remain affordable for at least 10 years; for-sale housing 5 years.
- Employers can contribute cash investment, land donation, a below-market rate loan, or some combination approved by MSHDA. Housing cannot be conditioned on tenant's employment.
- Since launch, we've received eight complete applications; 28 more are in progress.

WHAT'S NEXT

- Asking the Legislature for flexible funding resources.
- Updating the Statewide Housing Plan.
- Removing barriers and streamlining access to MSHDA programs.



MSHDA RESOURCES



ANNUAL REPORT

Available at Michigan.gov/mshda/about/transparency-and-reports



PRODUCTION GOALS REPORT

Available on our website and sent directly to Legislature annually.



REGIONAL ACTION PLANS AND QUARTERLY PROGRESS REPORTS

Available at Michigan.gov/housingplan and sent directly to Legislature quarterly.

QUESTIONS?

