**OAKLAND COUNTY REGIONAL HOUSING PARTNERSHIP**

**MSHDA | STATEWIDE HOUSING PLAN**

**GOVERNMENT FUNDING PROGRAMS**

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**FEDERAL FUNDING PROGRAMS**

**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

**Federal Insured Loans 221(d)(4) & 223(f)**

Section 223(a)(7) insures mortgage loans to facilitate the refinancing of certain mortgages currently insured by FHA and to HUD-held loans on projects subject to the Multifamily Assisted Housing Reform and Affordability Act of 1997 (MAHRA).  A mortgage refinanced pursuant to Section 223(a)(7) is insured under the same section of the National Housing Act (NHA) as was the mortgage originally insured under that section of the act, for example, Section 221(d)(4) or Section 223(f).

<https://www.hud.gov/program_offices/housing/mfh/progdesc/rentcoophsg221d3n4>

And

<https://www.hud.gov/program_offices/housing/mfh/progdesc/purchrefi223f>

**Public Housing Replacement Housing Factor Funding**

Capital Fund Grants that are awarded to Public Housing Authorities that have removed units from inventory for the sole purpose of developing new public housing units. The Capital Fund formula rule at 24 CFR 905.10(i) provides that a PHA may receive RHF grants for public housing units demolished or sold for a period of up to five years. A PHA may only be given RHF funding for public housing units that have not already been funded for replacement public housing units under public housing development, Major Reconstruction of Obsolete Public Housing (MROP), HOPE VI, or any other programs that would otherwise provide replacement housing.

<https://www.hud.gov/program_offices/public_indian_housing/programs/ph/capfund/rhf#:~:text=What%20are%20Replacement%20Housing%20Factor,developing%20new%20public%20housing%20units>

**20+ Discretionary Funding Initiates**

HUD awards discretionary funding through over 20 Grant programs that support HUD initiatives, including Affordable Housing Development and Preservation, Community and Economic Development, Environment and Energy, Fair Housing, Homelessness, Homeownership, Rental Assistance, Supportive Housing and Services.

The Notice of Funding Opportunities (NOFO) is published each year on Grants.gov for HUD’s Discretionary Funding Programs.  These NOFOs describe the type of funding available on a competitive basis and provide information on submission of an application, typically up to 30 to 90 days from the date of the NOFO publication on grants.gov.

<https://www.hud.gov/program_offices/cfo/gmomgmt/grantsinfo/fundingopps>

And

<https://www.federalgrants.com/federal-housing-grants.html>

**Housing Trust Fund**

The Housing Trust Fund (HTF) provides grants to states to produce and preserve affordable housing for extremely low- and very low-income households. States and state-designated entities are eligible grantees for the HTF. HUD allocates HTF funds by formula annually. A State must use at least 80 percent of each annual grant for rental housing; up to 10 percent for homeownership; and up to 10 percent for the grantee's reasonable administrative and planning costs. HTF funds may be used for the production or preservation of affordable housing through the acquisition, new construction, reconstruction, and/or rehabilitation of non-luxury housing with suitable amenities. All HTF-assisted units will be required to have a minimum affordability period of 30 years.

<https://www.hud.gov/program_offices/comm_planning/htf>

**HOME Investment Partnership Programs**

Provides formula grants to states and localities that communities use - often in partnership with local nonprofit groups - to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people. HOME is the largest federal block grant to state and local governments designed exclusively to create affordable housing for low-income households. HOME funds are awarded annually as formula grants to participating jurisdictions (PJs). The program’s flexibility allows states and local governments to use HOME funds for grants, direct loans, loan guarantees or other forms of credit enhancements, or rental assistance or security deposits.

<https://www.hud.gov/program_offices/comm_planning/home>

**Mark to Market Program**

The Mark-to-Market (M2M) program preserves affordability and availability of low income rental multifamily properties with federally insured program. The purpose of M2M is to reduce rents to market levels by restructuring existing debt to levels supportable by these rents. The [Green Initiative](https://www.hud.gov/program_offices/housing/mfh/presrv/presmfh/greenini) is also available through this program to assist owners in rehabilitating their properties in the most sustainable way feasible.

<https://www.hud.gov/program_offices/housing/mfh/presrv/presmfh/aboutm2m>

**U.S. DEPARTMENT OF AGRICULTURE | RURAL DEVELOPMENT**

**Single Family Housing Repairs Loans & Grants**

Known as the Section 504 Home Repair program, provides loans to very-low-income homeowners to repair, improve or modernize their homes or grants to elderly very-low-income homeowners to remove health and safety hazards.

<https://www.rd.usda.gov/programs-services/single-family-housing-programs/single-family-housing-repair-loans-grants/mi>

**538 Guaranteed Loans**

The program works with qualified private-sector lenders to provide financing to qualified borrowers to increase the supply of affordable rental housing for low- and moderate-income individuals and families in eligible rural areas and towns.

<https://www.rd.usda.gov/programs-services/multifamily-housing-programs/multifamily-housing-loan-guarantees>

**515 Direct Loans**

This program provides competitive financing for affordable multi-family rental housing for low-income, elderly, or disabled individuals and families in eligible rural areas.

<https://www.rd.usda.gov/programs-services/multifamily-housing-programs/multifamily-housing-direct-loans>

**FEDERAL HOUSING FINANCE AGENCY**

**Federal Home Loan Bank**

Under the Federal Home Loan Bank Act (FHLBank Act), the specified uses of AHP funds are to finance the purchase, construction, or rehabilitation of owner-occupied housing for low- or moderate-income households (with incomes at 80 percent or less of the area median income), and the purchase, construction, or rehabilitation of rental housing where at least 20 percent of the units are affordable for and occupied by very low-income households (with incomes at 50 percent or less of the area median income). The AHP leverages other types of financing and supports affordable housing for special needs and homeless families, among other groups.

<https://www.fhfa.gov/PolicyProgramsResearch/Programs/AffordableHousing/Pages/Affordable-Housing-Home-Loan-Banks.aspx>

**U.S. NATIONAL PARK SERVICE**

**Tax Incentives for Preserving Historic Properties**

The Federal Historic Preservation Tax Incentives program encourages private sector investment in the rehabilitation and re-use of historic buildings. It creates jobs and is one of the nation's most successful and cost-effective community revitalization programs. It has leveraged $131.73 billion in private investment to preserve more than 49,000 historic properties since 1976. The National Park Service, through its [Technical Preservation Services](https://www.nps.gov/orgs/1739/index.htm) division, and the [Internal Revenue Service](https://www.irs.gov/businesses/small-businesses-self-employed/rehabilitation-tax-credit-real-estate-tax-tips) administer the program in partnership with [State Historic Preservation Offices](https://www.nps.gov/subjects/taxincentives/shpos.htm).

[Historic Preservation Tax Incentives (U.S. National Park Service) (nps.gov)](https://www.nps.gov/subjects/taxincentives/index.htm)

**INTERNAL REVENUE SERVICE**

**Home Energy Tax Credits**

The Inflation Reduction Act of 2022 empowers Americans to make homes and buildings more energy-efficient by providing federal tax credits and deductions that will help reduce energy costs and demand, as we transition to cleaner energy sources.Through 2032, federal income tax credits are available to homeowners, that will allow up to $3,200 annually to lower the cost of energy efficient home upgrades by up to 30 percent.

In addition to the energy efficiency credits, homeowners can also take advantage of the modified and extended Residential Clean Energy credit, which provides a 30 percent income tax credit for clean energy equipment, such as rooftop solar, wind energy, geothermal heat pumps and battery storage through 2032, stepping down to 22 percent for 2033 and 2034.

<https://www.irs.gov/credits-deductions/home-energy-tax-credits>

**New Markets Tax Credit Program**

The New Markets Tax Credit (NMTC) Program, enacted by Congress as part of the Community Renewal Tax Relief Act of 2000, is incorporated as section 45D of the Internal Revenue Code. This Code section permits individual and corporate taxpayers to receive a credit against federal income taxes for making Qualified Equity Investments (QEIs) in qualified community development entities (CDEs). These investments are expected to result in the creation of jobs and material improvement in the lives of residents of low-income communities. businesses, improving community facilities such as daycare centers, and increasing home ownership opportunities.

[Microsoft Word - ATG-NMTC Final May 2010.doc (irs.gov)](https://www.irs.gov/pub/irs-utl/atgnmtc.pdf)

**STATE OF MICHIGAN FUNDING PROGRAMS**

**Michigan Trust Fund Act | Act 489 of 2000**

AN ACT to create certain funds; to provide for the allocation of certain revenues among certain funds and for the operation, investment, and expenditure of certain funds; and to impose certain duties and requirements on certain state officials. History: 2000, Act 489, Imd. Eff. Jan. 11, 2001;Am. 2005, Act 232, Imd. Eff. Nov. 21, 2005.

<https://www.legislature.mi.gov/documents/mcl/pdf/mcl-Act-489-of-2000.pdf>

**MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY**

**Low-Income Housing Tax Credits (LIHTC)**

The Low Income Housing Tax Credit Program is an investment vehicle created by the federal Tax Reform Act of 1986, which is intended to increase and preserve affordable rental housing by replacing earlier tax incentives with a credit directly applicable against taxable income. Administered in Michigan by the Michigan State Housing Development Authority (MSHDA), this program permits investors in affordable rental housing who are awarded the credit- corporations, banking institutions, and individuals - to claim a credit against their tax liability annually for a period of 10 years.

<https://www.michigan.gov/mshda/developers/lihtc/lihtc/low-income-housing-tax-credit-lihtc>

**Missing Middle Housing Program**

The Missing Middle Housing Program (“MMHP”) is a housing production program designed to address the general lack of attainable housing and the housing challenges underscored by the COVID-19 pandemic.  The MMHP seeks to increase the supply of workforce housing to support the growth and economic mobility of employees by providing grant funds to developers thereby defraying the cost of construction and rehabilitation of properties specifically targeted to households in the 60% - 120% Area Median Income (AMI). MSHDA is not currently taking applications. There have been two rounds for eligible developers to apply for funding. T**he next round of funding is currently not available. Check link below for updates.**

<https://www.michigan.gov/mshda/developers/missing-middle>

**Housing Tax Increment Financing Program**

On July 19, 2023, Public Act 90 of 2023 (“PA 90”) became effective and amended the Brownfield Act to include certain housing development activities as eligible activities. Prior to PA 90, TIF was only available to property owners who coordinated with local BRAs and (a) the Department of Environment, Great Lakes, and Energy (“EGLE”) for certain environmental cleanup activities, and (b) the Michigan Strategic Fund (“MSF”) for certain business development and community development activities. Pursuant to PA 90, brownfield work plans and combined brownfield plans that involve the use of taxes levied for school operating purposes and that request reimbursement for housing development activities for affordable and/or subsidized housing must be reviewed by the Michigan State Housing Development Authority (“MSHDA”).

<https://www.michigan.gov/mshda/developers/tax-increment-financing-tif>

**Multiple Family Direct Lending Program**

MSHDA offers direct lending to eligible borrowers in the form of loans from both tax-exempt and taxable bonds, as well as MSHDA gap funding loans and equity bridge loans in certain situations, for the development of affordable rental housing. MSHDA direct lending programs are available for both new construction and acquisition and rehabilitation of affordable or conventionally financed rental housing, mixed use buildings or the adaptive re-use of other structures.

<https://www.michigan.gov/mshda/developers/multifamily-direct-lending-pgrms>

**Reduce Rate Fast-Track Loan-Pilot Program [updated February 2024]**

Multifamily developments seeking to utilize long-term Tax-Exempt Bond financing coupled with 4% Low-Income Housing Tax Credits (LIHTC) will be eligible to apply under the Reduced-Rate Fast-Track Loan Pilot Program (RRFT Program).

<https://www.michigan.gov/mshda/-/media/Project/Websites/mshda/developers/assets/mfdlp/RRFT-Pilot-Program---Extended-2024.pdf?rev=45d8bdfae80743459aec621eb8ab9549&hash=A465D013D476204116B8226AD40D39A6>

**Environmental Reviews**

MSHDA Qualified Consultants List provides developers with a list of environmental consultants that have demonstrated knowledge of MSHDA's Environmental Review Requirements and can provide the necessary reports and documentation needed to meet MSHDA's Environmental Review Requirements.

<https://www.michigan.gov/mshda/developers/relatedlinks>

**Market Research**

The **Office of Market Research (OMR)** provides timely, impactful analysis to MSHDA and its stakeholders that adds context around housing decisions, provides the key analyses necessary to build more equitable and inclusive communities, broadens quality affordable housing options available to Michigan residents, and ensures that the investments MSHDA makes have market viability.

<https://www.michigan.gov/mshda/developers/housing-market-research>

**Housing Choice Voucher Program**

This federal program provides rent subsidies for very low income people who find their own housing in private homes and apartment buildings. HUD regulations encourage applicants with Housing Choice Vouchers to look for housing outside of concentrated areas, [maps](https://www.michigan.gov/mshda/rental/housing-choice-voucher/deconcentration-map-listing) are available to identify those areas. Participants in the Housing Choice Voucher Program may qualify for other opportunities such as the [Family Self-Sufficiency](https://www.michigan.gov/mshda/rental/housing-choice-voucher/hcv-family-self-sufficiency-program) and [Key to Own Homeownership](https://www.michigan.gov/mshda/rental/housing-choice-voucher/key-to-own-homeownership-program) programs. For information on your rights under the Violence Against Women Act (VAWA), visit the [Violence Against Women Act of 2013 (VAWA)](http://www.michigan.gov/mshda/0,4641,7-141-5555_41607-426003--,00.html) page.

<https://www.michigan.gov/mshda/rental/housing-choice-voucher/housing-choice-voucher-program-overview>

**Project Based Voucher Program**

The Project Based Voucher (PBV) program is a component of the Michigan State Housing Development Authority's (MSHDA) Housing Choice Voucher (HCV) Program. The HCV program is federally funded by the United States Department of Housing and Urban Development (HUD) Public and Indian Housing (PIH) and is the primary resource for providing rental assistance to very low to moderate income families. MSHDA's PBV program targets extremely low income (30% AMI) supportive housing target populations to include: Homeless - 2 Categories (literally homeless, and/or domestic violence survivors), Chronically Homeless and Special Needs as indicated within the most current LIHTC - Addendum III. Project based rental assistance is attached to specific housing units that are determined to be decent, safe, and sanitary through the Housing Quality Standards Inspection. Project-Based contracts are awarded to owners and developers of properties through an owner proposal selection process.

<https://www.michigan.gov/mshda/rental/hcv-project-based-vouchers/hcv-project-based-voucher-pbv-program>

**811 Project Rental Assistance**

U.S. Department of Housing and Urban Development’s (HUD) **Section 811 Project Rental Assistance (811PRA) Program**allows persons with disabilities to live as independently as possible. The goal of this program is to expand the number of supportive housing units available in order to promote the integration of low-income people with disabilities into the community who might otherwise be institutionalized or become homeless. The program is intended to support people with disabilities that qualify for Medicaid in their transition out of nursing facilities, out of foster care, out of homelessness, or to maintain their presence in the community. Michigan State Housing Development Authority (MSHDA) is partnering with the Michigan Department of Health and Human Services (MDHHS) to administer Michigan’s 811PRA program.

<https://www.michigan.gov/mshda/homeless/homeless-and-special-housing-needs-programs/811-project-rental-assistance-pra-program>

**Michigan Economic Development Corporation**

**Michigan Community Revitalization Program**

The Michigan Community Revitalization Program (MCRP) is an incentive program available from the Michigan Strategic Fund (MSF), in cooperation with the Michigan Economic Development Corporation (MEDC). The focus of the MCRP is to encourage and promote structural renovations and redevelopment of brownfield and historic preservation sites located in traditional downtowns and high-impact corridors. MCRP provides gap financing in the form of performance-based grants, loans, or other economic assistance for eligible investment projects in Michigan.

<https://www.michiganbusiness.org/services/mcrp/>

**State Historic Preservation Tax Credit**

The State Historic Preservation Office (SHPO) evaluates, protects, and promotes Michigan’s historic built environment and archaeological sites. This program helps property owners, developers, and local and state agencies identify and seize opportunities to celebrate and rehabilitate historic places that define local communities.

<https://www.miplace.org/historic-preservation/>

**Resources for Developers**

MEDC's strategic focus aims to position Michigan on the leading edge of economic development. Supporting and growing the talent in Michigan is a key focus in accomplishing this goal. The Developer Toolkit and Build MI Community initiative provide technical assistance resources to real estate entrepreneurs and access to real estate development gap financing for incremental redevelopment projects. The organization is committed to eliminating barriers to accessing MEDC tools and services to better serve real estate entrepreneurs with limited experience, building a strong pipeline of developers in Michigan.

<https://www.miplace.org/developers/>

**Department of Environment. Great Lakes & Energy**

**Home Energy Rebate Programs**

The Inflation Reduction Act (IRA) authorized the U.S. Department of Energy (DOE) to carry out the Home Energy Rebate Programs to help households save money on energy bills, improve energy efficiency, and reduce indoor and outdoor air pollution. The Home Energy Rebate Programs consists of two programs: the Home Efficiency Rebates (IRA Section 50121) and the Home Electrification and Appliance Rebates (IRA Section 50122).

The Home Efficiency Rebates will provide funding to lower the upfront cost of whole-home energy efficiency upgrades in single-family and multi-family homes aiding retrofitting and electrification efforts. The Home Electrification and Appliance Rebates will help finance the upfront cost of efficient electric technologies in single-family and multi-family homes.

<https://www.michigan.gov/egle/about/organization/materials-management/energy/rfps-loans/home-energy-rebate-programs>

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**OAKLAND COUNTY FUNDING PROGRAMS**

**Oakland Together Housing Trust Fund**

The Oakland Together Housing Trust Fund (HTF) supports the development and preservation of affordable, attainable, workforce, and mixed-income housing throughout Oakland County by leveraging HTF funds with the financial resources of the private sector and other governmental funding sources.

<https://www.oakgov.com/community/neighborhood-housing-development/grants-funding/housing-trust-fund>

**Rental Development Funding**

The primary goal of this program is to increase the inventory and availability of affordable housing to the residents of Oakland County. The key focus is in expanding such developments into geographical areas (Cities, Villages, Townships) that currently have low availability of affordable rental housing. While geographical expansion is the key focus, the area must also have access to supportive services to sustain the development such as but not limited to walkability to potential jobs, groceries, and other amenities as well as access to transportation.

<https://www.oakgov.com/community/neighborhood-housing-development/grants-funding/rental-development-funding>

**Brownfield Program**

A Brownfield Redevelopment Authority (BRA) is established by a local unit of government to help promote economic growth. Brownfield Redevelopment involves the evaluation and cleanup of properties that are contaminated, blighted, and/or functionally obsolete. This program lays the foundation for redevelopment in a community.

Some of the results of Brownfield Redevelopment include making the property and surrounding area environmentally safe and more enticing for investment. Tax Increment Financing (TIF) provides an incentive for developers to invest in a property with environmental and/or other challenges. The developer works with the BRA to prepare and implement a work plan to identify the contamination problems and resolve them.

<https://www.oakgov.com/community/community-development/brownfield-initiative>