

MI Neighborhood CDBG

Region J Presentation on Uses of 2025 CDBG Funds

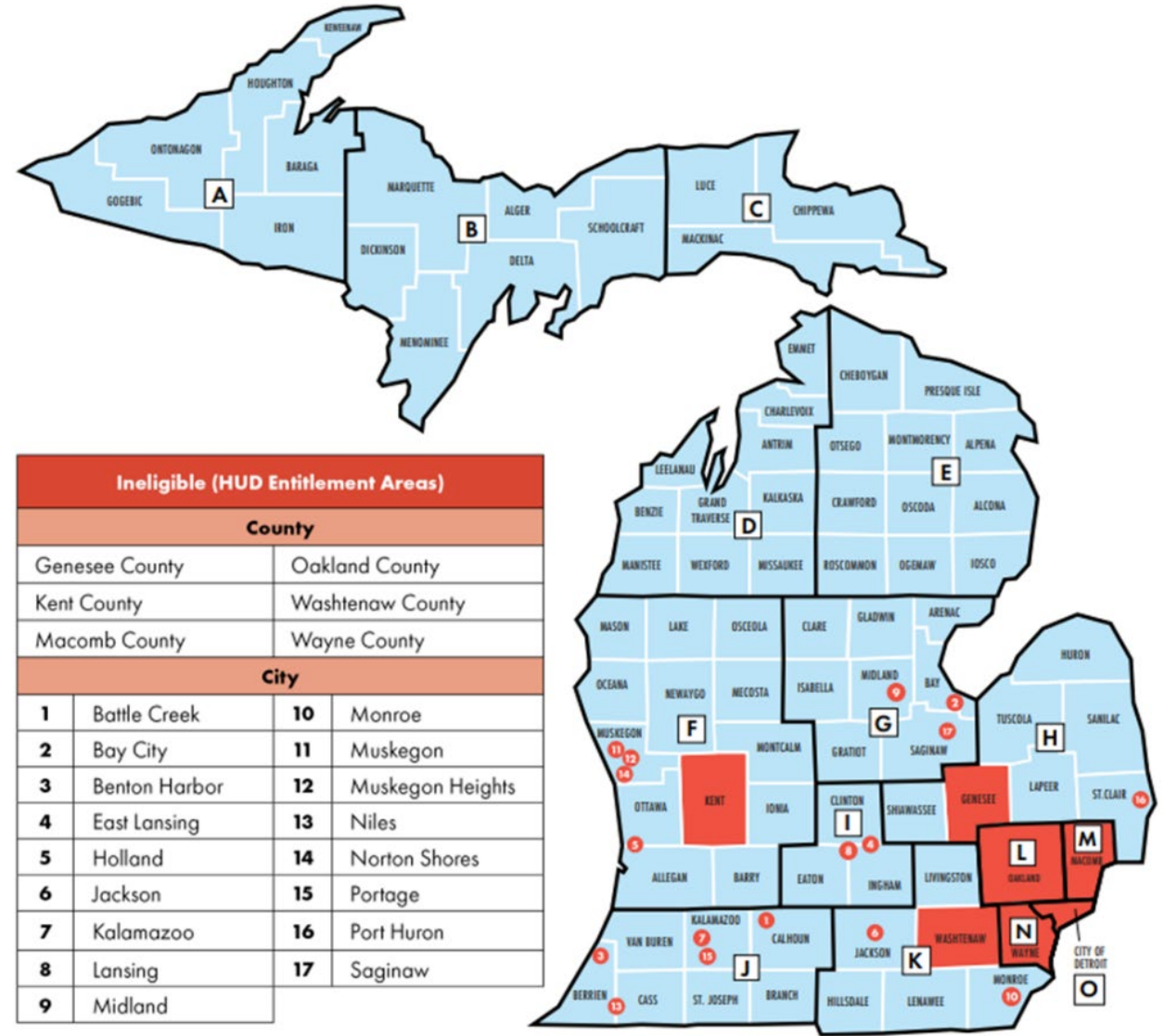


MI Neighborhood CDBG Overview



How does it work?

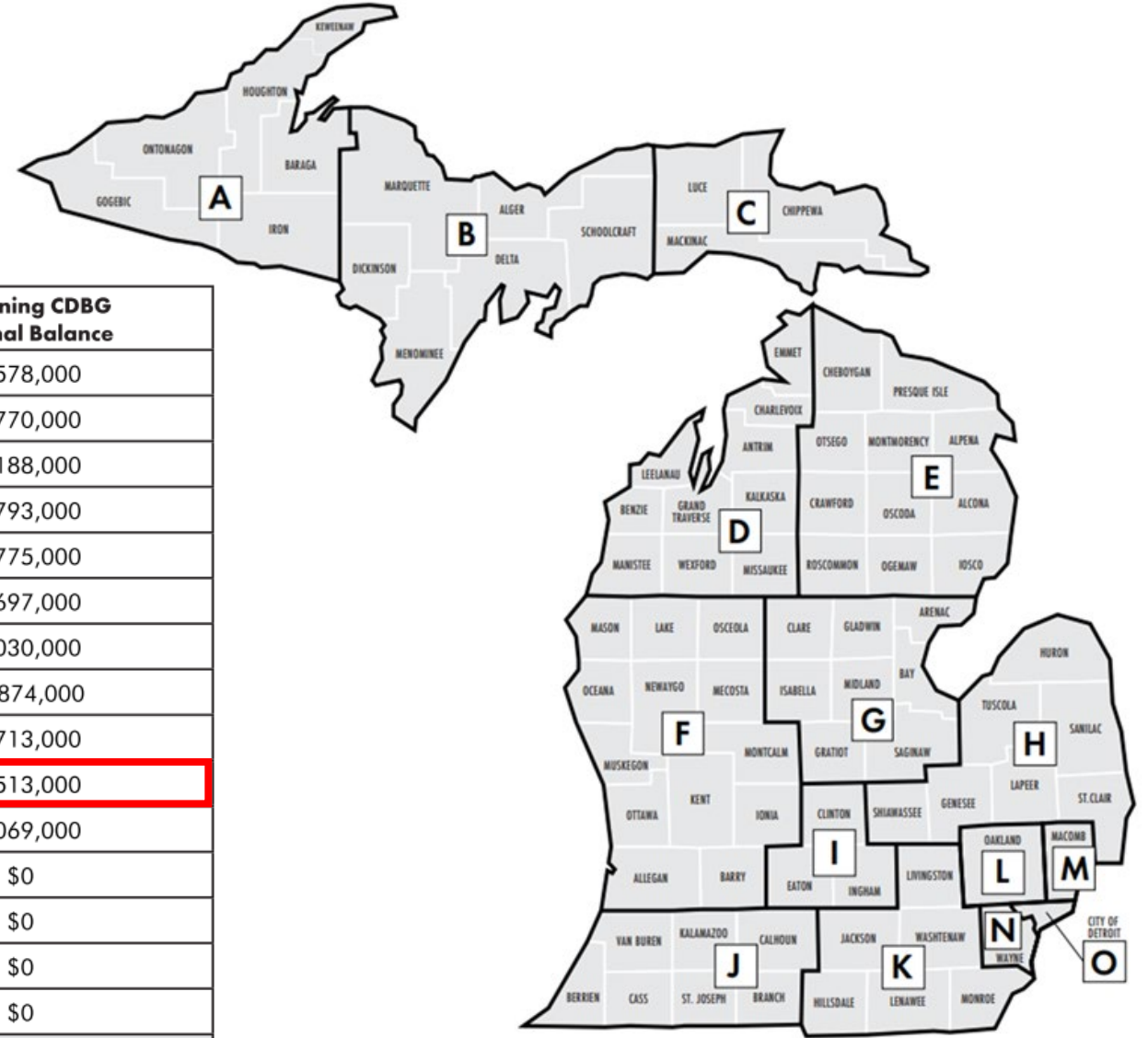
- **Only UGLGs may apply.** An UGLG is a city, county, township, village, or other general-purpose political subdivision of a state responsible for local governance and administration
- **Letter of Intent**—launches November 3rd and closes December 4th.
- **Notification** of designated funds by middle of January.
- **Award of funds** contingent upon completing full application in 4 months.



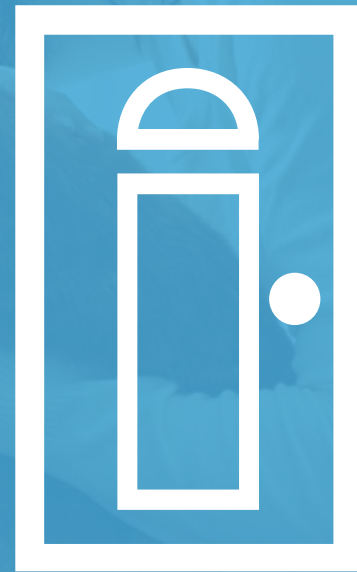
MI Neighborhood Overview

MI Neighborhood Program Reservations (CDBG)

RHP	Regional CDBG Investment Target	Regional CDBG Reservations	Remaining CDBG Regional Balance
A	\$1,578,000	\$0	\$1,578,000
B	\$1,770,000	\$0	\$1,770,000
C	\$1,188,000	\$0	\$1,188,000
D	\$2,793,000	\$0	\$2,793,000
E	\$2,775,000	\$0	\$2,775,000
F	\$5,697,000	\$0	\$5,697,000
G	\$3,030,000	\$0	\$3,030,000
H	\$2,874,000	\$0	\$ 2,874,000
I	\$1,713,000	\$0	\$1,713,000
J	\$3,513,000	\$0	\$3,513,000
K	\$3,069,000	\$0	\$3,069,000
L	\$0	\$0	\$0
M	\$0	\$0	\$0
N	\$0	\$0	\$0
O	\$0	\$0	\$0
Totals	\$30,000,000	\$0	\$30,000,000



CDBG Activities





C D B G A c t i v i t i e s

Eligible Activities

Homeowner Rehab

Assists low-and moderate-income homeowners with needed repairs up to \$40,000

Rental Rehab

Provides up to \$100,000 per unit, to redevelop unoccupied residential spaces for low- and moderate-income renters, typically in mixed use, downtown settings, up to seven units.

Reconstruction/Resale

Provides up to \$200,000 for the development infill housing on the site of a recent demolition for resale to a low- and moderate-income homebuyer (\$100,000 grant and \$100,000 repayable construction loan)



C D B G A c t i v i t i e s

CDBG Expanded Activities

Housing Infrastructure

Provides up to \$75,000 per unit for essential physical improvements that directly enable an affordable housing development, such as sidewalks, water and sewer extensions, roads, and parking areas.

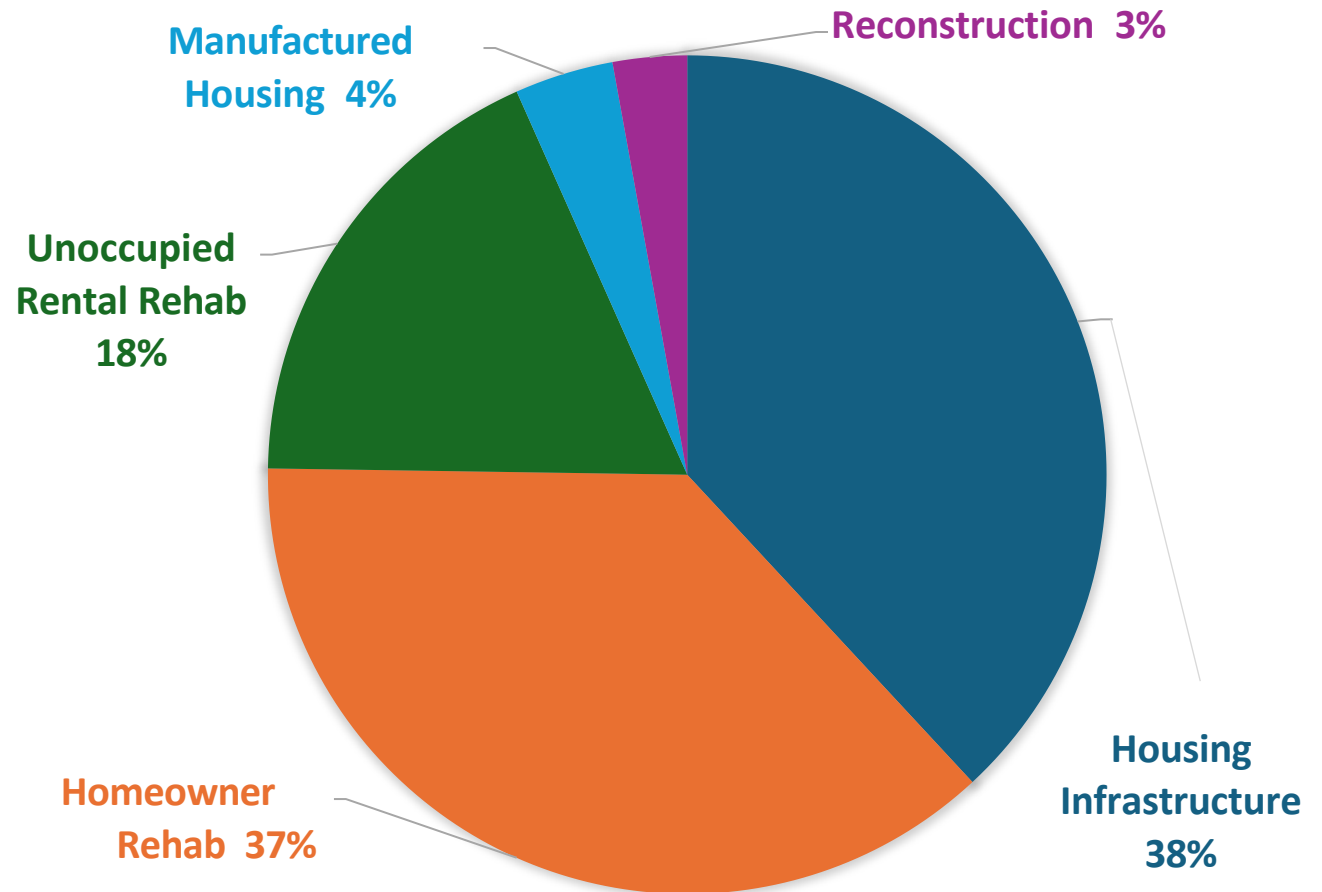
Manufactured Housing

Provides up to \$100,000 per unit for Grantee purchase of HUD approved manufactured housing units from a facility. Both the unit and the land must be owned by the grantee, zoned properly, and sold together to a low- and moderate-income homebuyer.



C D B G Activities

Activity Interest in 2025



Key Dates





Eaton Village, Eaton Rapids

M I N e i g h b o r h o o d C D B G

Application Timeline

- **Letter of Intent Launch (LOI)—November 3rd**
 - The "Apply Now" button will go live on the website: www.michigan.gov/mshdacdbg.
 - The LOI will include 14 required questions and must be accompanied by a letter of support from the highest elected official.
 - A detailed submission guide will be posted to assist applicants.
- **CDBG LOI Q&A Session—November 13th:**
 - Virtual meeting invite will be posted to the website.
- **LOI Submission Deadline—December 4th**
- **Consultations—Month of December:**
 - Conducted with every applicant via email or remote virtual meeting depending on the complexity of the proposal.
- **Application Period—December to Mid-April**
 - Goal: Grant Agreements by Spring



MI Neighborhood CDBG

Training Opportunities

Homeowner Rehab Best Practices—November 6th

- Remote training
- Guidance on project administration & proper documentation practices
- Half of the session dedicated to designing programs for compliance with the Lead Safe Housing Rule
- Details posted soon to www.michigan.gov/mshdacdbg

CDBG Basics for New Grantees—November 19th

Add training description: in person in Lansing, participation is limited, will prioritize new grantees and their partners.

Environmental Review Training—Early Spring 2026

Provided by MSHDA environmental consultants for Grantees with Homeowner Rehab activities. Covers completion of Tier II reviews.

Determining Readiness



Determining Readiness: LOI & Grantee Consultation

- The Letter of Intent signals the applicant's interest and commitment to the program
- Readiness is assessed through:
 - A consultation with the grantee to evaluate capacity, planning, and funding strategy
 - Review of the Letter of Intent for alignment with program goals and timelines
- Key evaluation criteria:
 - Does the grantee have the capacity to administer the program—either through existing staff or with partner organizations?
 - Has project planning progressed enough to support a full application within four months?
 - Is there a funding strategy in place that ensures committed funds by the time the full application is submitted?



Woodward Way, East Lansing



Eaton Village, Eaton Rapids

M I N e i g h b o r h o o d C D B G

Readiness by Activity

- **Homeowner Rehab Consultations Ensure:**
 - Understanding of key roles.
 - A plan to handle compliance with the Lead Safe Housing Rule
 - Contractor recruitment plan
- **Housing Infrastructure Consultations Ensure:**
 - Eligible use of the funds
 - Site control by time of application
 - Projects are properly zoned for future development
 - All improvements will be publicly owned
 - Stamped engineering, plans and specs, and Phase I & II Environmental work will be complete by the time of application
 - Funding for Infrastructure and Housing are fully committed by time of application
 - No incompatible sources of funding (such as LIHTC)

QUESTIONS?

Contact Us: MSHDA-CDBG@michigan.gov

Website: www.michigan.gov/mshdacdbg

