

ELIGIBLE DISTRESSED AREAS

Updated June 14, 2021

Eligible Distressed Areas are generally those cities, villages and townships which exhibit higher than statewide average levels of economic distress. Applicants for certain competitive MSHDA programming who are located in an Eligible Distressed Area may receive enhancements to their applications. **There are no cash awards available to residents, businesses, or local governments based on the Eligible Distressed Areas list.**

Section 11 of Public Act 346 of 1966 defines an “eligible distressed area” as one or more of the following:

1. Community Wide:

A community that meets all of the following requirements (formula allocation):

- A. The municipality shows a negative population change from 1970 to the date of the most recent federal decennial census.
- B. The municipality shows an overall increase in the state equalized value of real and personal property of less than the statewide average increase since 1972.
- C. The municipality has a poverty rate, as defined by the most recent decennial census, greater than the statewide average.
- D. The municipality has had an unemployment rate higher than the statewide average unemployment rate for three of the preceding five years.

2. Blighted Areas Within a Community:

An area located in a city with a population of at least 10,000 which is either designated as a “blighted area” by a local legislative body or which is determined by the Authority to be blighted or largely vacant by reason of clearance or blight. If the Authority designates the area as blighted, it must determine that private enterprise has failed to provide a supply of adequate, safe, and sanitary dwellings sufficient to meet market demand. In addition, the city must approve the changes in income limits that are associated with this designation by either a resolution or written communication from the higher legislative body of the city or the mayor.

3. Neighborhood Enterprise Zone Qualified Communities:

An area located in a local unit of government certified by the Michigan Enterprise Zone Authority as meeting the criteria prescribed in Section 2(d) of the Neighborhood Enterprise Zone Act of 1992. These criteria include all county seats.

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CITIES

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

VILLAGES

Atlanta
Baldwin
Bellaire
Beulah
Cassopolis

Centreville
Eagle River
Kalkaska
L'Anse
Leland

Mio
Newberry
Ontonagon
Paw Paw
Roscommon

TOWNSHIPS (County)

Benton (Berrien)
Bridgeport (Saginaw)
Brookfield (Huron)
Buena Vista (Saginaw)
Calumet (Houghton)
Carp Lake (Ontonagon)
Carrollton (Saginaw)
Champion (Marquette)
Columbia (Tuscola)
Columbus (Luce)
Duncan (Houghton)
Elba (Gratiot)
Elmwood (Tuscola)

Emerson (Gratiot)
Fairfield (Lenawee)
Genesee (Genesee)
Indianfields (Tuscola)
LaGrange (Cass)
L'Anse (Baraga)
Lansing (Ingham)
Leoni (Jackson)
Marlette (Sanilac)
McMillan (Luce)
Minden (Sanilac)
Montrose (Genesee)
Mt. Morris (Genesee)

Mueller (Schoolcraft)
Oscoda (Iosco)
Oliver (Huron County)
Pulawski (Presque Isle)
Redford (Wayne)
Royal Oak (Oakland)
Sebewaing (Huron)
Sheridan (Calhoun)
Sodus (Berrien)
Spaulding (Saginaw)
Turner (Arenac)
Wakefield (Gogebic)
Wisner (Tuscola)

TOTALS = 193 EDAs: 139 Cities, 39 Townships, and 15 Villages.