



JENNIFER M. GRANHOLM
GOVERNOR

STATE OF MICHIGAN
MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
LANSING

KEITH MOLIN
EXECUTIVE DIRECTOR

September 24, 2009

Tax Credit Award Announcements

Pursuant to the applicable provisions of the American Recovery and Reinvestment Act, in order to be eligible for federal Tax Credit Assistance Program (TCAP) funding, a rental housing development must, among other things, receive an award of Low Income Housing Tax Credit between October 1, 2007 and September 30, 2009.

The list below represents all projects to which MSHDA has awarded tax credits during this period EXCEPT for:

- a. Projects that returned their LIHTC awards and applied for the 9% Tax Credit Exchange Program;
- b. Projects that have received reservations since the end of August, 2009; and
- c. Projects the Authority is currently considering for provisional awards of either 4% or 9% LIHTC.

The Authority plans to post additional awards early next week consisting of projects that have applied for 4% or 9% credits and that have been determined to be eligible for LIHTC awards subject to further review and the provision of soft funding adequate to ensure financial feasibility.

Sponsors should review the list on the next few pages. If you believe you were awarded credits between October 1, 2007 and September 30, 2009 and your project is not listed below or included in one of the three categories listed in a, b, or c above, please contact Andy Martin at 517-241-0599 or at martina4@michigan.gov.

Sponsors should also note that not all projects listed below will receive TCAP funding, nor are all such projects necessarily eligible under other aspects of the Authority's 4% and 9% Equity Support Programs (program statements can be accessed at the link below: <http://www.michigan.gov/mshda/0,1607,7-141-5546-216102--,00.html>). Projects must still compete for TCAP funding and meet other state and federal program requirements. The award listing published below is published solely for the sake of identifying projects for possible future TCAP award.

Questions about the 4% or 9% Equity Support Programs can be directed to Steve Lathom at 517-373-8853 or via email at lathoms@michigan.gov.



Project #	Project Name	LIHTC Amt Awarded	Type of Award	Date of Award	Credit Type
Y08032	101 South Division Lofts Apartments	\$ 492,163	Initial	10/02/08	9%
T07012	Alpena Pines Senior Housing	\$ 170,477	Initial	11/01/07	4%
Z09062	American House Hazel Park	\$ 320,650	Initial	08/19/09	9%
Z09063	American House Lakeside I	\$ 248,007	Initial	08/19/09	9%
Z09064	American House Lakeside II	\$ 244,625	Initial	08/19/09	9%
Z09065	American House Oakland	\$ 412,498	Initial	08/19/09	9%
X07088	Applewood Village & Highland Terrace Apt	\$ 176,112	Initial	11/29/07	9%
W06020	Armory Artswalk Apartments	\$ 1,096,446	Initial	12/01/06	9%
X07028	Art Center Apartments	\$ 387,951	Initial	10/29/07	9%
T07138	Bay Pointe (was Windscape)	\$ 319,359	Initial	11/27/07	4%
X07026	Beacon Hill Apts	\$ 565,230	Initial	12/13/07	9%
T05098	Belleview Place II	\$ 5,502	Additional	09/14/07	4%
T04027	Benton Harbor HOPE VI - Phase II	\$ 86,586	Additional	08/04/08	4%
X07018	Birch Lake Apartments	\$ 132,955	Initial	11/08/07	9%
T07126	Braidwood Manor Apartments	\$ 240,218	Initial	08/24/07	4%
Y08096	Bridge Street Place	\$ 276,830	Initial	12/01/08	9%
X07024	Butternut Creek	\$ 382,812	Initial	12/13/07	9%
T07141	Calumet Apartments	\$ 467,497	Initial	02/14/08	4%
T07132	Cambridge Woods Apartments	\$ 171,784	Initial	09/18/07	4%
T07002	Carrington Place	\$ 297,417	Initial	02/08/07	4%
W06125	Center Park Apartments	\$ 89,680	Initial	06/12/07	9%
T07137	Charring Square Apartments	\$ 589,061	Initial	12/03/07	4%
W06123	Clarendon Glen	\$ 89,302	Initial	06/04/07	9%
T06160	Clinton Street Place	\$ 89,056	Initial	12/19/06	4%
T06159	Cobblestone Village Apartments	\$ 155,711	Initial	11/28/06	4%
X07092	Coldwater Crossings Apartments	\$ 166,965	Initial	10/30/07	9%
W06062	Coleman Apartments Phase II	\$ 116,761	Initial	02/28/07	9%
Z09068	Comstock Village	\$ 780,704	Initial	08/19/09	9%
X07076	Cranbrook Senior Village	\$ 621,934	Initial	10/25/07	9%
W06128	Crossings, The	\$ 78,760	Initial	03/09/07	9%
T08069	Crosstown Apartments	\$ 432,799	Initial	07/22/08	4%
Z09005	Cutler View	\$ 313,980	Initial	08/19/09	9%
T08068	Dauner Haus Apartments	\$ 379,770	Initial	08/26/08	4%
T05101	Deaconess Tower	\$ 46,226	Additional	04/11/08	4%
T04097	Delhi Stratford Place	\$ 42,734	Additional	11/09/06	4%
X07013	Duke Barrington Apartments	\$ 316,147	Initial	09/14/07	9%
T04090	Eastside Village	\$ 564	Additional	03/18/08	4%
Z09039	Emerald Springs IA	\$ 1,491,026	Initial	08/19/09	9%
Z09040	Emerald Springs IB	\$ 1,442,254	Initial	08/19/09	9%
T07010	Emerald Woods Senior	\$ 90,289	Initial	04/24/07	4%
W06119	Ephesus Homes	\$ 982,381	Initial	03/01/07	9%
W06146	Evert Park Apartments	\$ 49,342	Initial	12/19/07	9%
W06033	Fife Lake and Kingsley Arms Apartments	\$ 172,604	Initial	06/04/07	9%
Z09001	Fourth Street Senior Housing	\$ 344,684	Initial	08/19/09	9%
W06129	Friendship Village Apartments	\$ 214,025	Initial	02/26/07	9%
T08142	Gardenview Estates Phase I	\$ 846,197	Initial	01/26/09	4%
W06034	Gaslight Square Apartments	\$ 195,238	Initial	03/09/07	9%
Z09045	Ginger Square Apartments	\$ 698,320	Initial	08/19/09	9%
X07015	Glendale Apartments	\$ 79,777	Initial	10/11/07	9%
Z09030	Grand Traverse Commons	\$ 1,474,569	Initial	08/19/09	9%

Project #	Project Name	LIHTC Amt Awarded	Type of Award	Date of Award	Credit Type
X07117	Greenhouse Apartments	\$ 995,779	Initial	10/29/07	9%
W06018	Hastings Meadows Apartments	\$ 70,103	Initial	10/03/06	9%
T07140	Hawks Ridge Apartments	\$ 443,178	Initial	08/06/08	4%
T07139	Heron Manor Enhanced Supp Hsng for Srs	\$ 143,015	Initial	12/12/07	4%
Y08039	Highland Manor Apartments	\$ 541,463	Initial	12/15/08	9%
X07047	Hubbard Communities	\$ 811,827	Initial	10/12/07	9%
W06142	Jefferson Square Apartments	\$ 1,033,011	Initial	02/22/07	9%
Y08073	Keystone Village Apartments	\$ 276,491	Initial	12/03/08	9%
T04132	Kings Lane	\$ 7,041	Additional	12/20/06	4%
T07133	Kingston Place Senior Apartments	\$ 132,813	Initial	10/22/07	4%
T06005	Lakeview Apartments	\$ 550	Additional	12/28/07	4%
Y08029	Lanier Court Apartments	\$ 387,016	Initial	12/26/08	9%
T08065	Lincolnshire Village Apartments	\$ 395,221	Initial	06/20/08	4%
T05099	Lockwood of Fenton	\$ 5,273	Additional	11/15/07	4%
X07016	Lowell Apartments	\$ 93,229	Initial	11/08/07	9%
T06107	Madison Tower	\$ 428,496	Initial	11/15/06	4%
T05004	Maple Village II	\$ 14,585	Additional	10/26/06	4%
T08143	Maplewood Manor	\$ 93,225	Initial	01/09/09	4%
T07142	Mari Dan Miller Farms	\$ 375,402	Initial	02/27/08	4%
T08064	Maxwell Place Sr/Coastal Crossings III	\$ 186,087	Initial	05/28/08	4%
Y08017	Mayville Apartments	\$ 42,236	Initial	09/26/08	9%
Z09061	McCalla Greene	\$ 368,085	Initial	08/19/09	9%
T07143	McCoy Townhouses	\$ 272,220	Initial	12/28/07	4%
T07129	McDonald Square Apartments	\$ 596,132	Initial	09/06/07	4%
X07052	Meadow Hills North Apartments	\$ 51,040	Initial	12/17/07	9%
Y08012	Northern Park Apts (Lakeside)	\$ 178,679	Initial	04/30/08	9%
T06115	Northland Meadow	\$ 3,983	Additional	02/05/08	4%
Z09054	NSO Bell Housing	\$ 1,500,000	Initial	08/19/09	9%
W06036	Oak Park Apartments	\$ 428,229	Initial	06/04/07	9%
T07130	Park Meadows Apartments	\$ 244,848	Initial	09/10/07	4%
Y08031	Pear Street Apartments	\$ 127,543	Initial	06/30/08	9%
X07100	Perry Square	\$ 207,779	Initial	12/20/07	9%
T08063	Piquette Square	\$ 808,980	Initial	09/02/08	4%
T07011	Pond Street Village	\$ 117,537	Initial	04/17/07	4%
T04125	Preston Pointe @ Brownstown	\$ 2,387	Additional	06/21/07	4%
Z09041	Quail Meadow Apartments	\$ 577,253	Initial	08/19/09	9%
W06152	Raupp Street Housing	\$ 342,333	Initial	03/21/07	9%
Y08027	Red Flannel Acres	\$ 114,529	Initial	09/23/08	9%
W06068	Renaissance Court	\$ 646,927	Initial	12/06/06	9%
X07008	Renaissance Place	\$ 437,714	Initial	08/23/07	9%
W06039	Residences at Westbrook Place	\$ 944,763	Initial	02/20/07	9%
T08067	Ridgewood Vista Apartments	\$ 503,871	Initial	08/26/08	4%
T05100	River Park Village Sr Apts @ the Whittier	\$ 1,299,632	Initial	11/08/06	4%
Y08018	Rivercrest Apartments	\$ 50,855	Initial	09/26/08	9%
T06113	Riverview Terrace	\$ 650	Additional	10/11/07	4%
T06108	Romulus Tower	\$ 433,485	Initial	12/04/06	4%
X07004	Roosevelt Park Lofts	\$ 367,479	Initial	08/23/07	9%
X07075	Rouge Woods Apartments	\$ 274,611	Initial	12/03/07	9%
X07033	Saks Park Homes	\$ 890,960	Initial	10/19/07	9%
W06019	Sand Hill Apartments	\$ 73,312	Initial	06/05/07	9%

Project #	Project Name	LIHTC Amt Awarded	Type of Award	Date of Award	Credit Type
T06106	Sandusky Senior Apartments	\$ 147,694	Initial	10/04/06	4%
T07124	Sawmill Estates Family	\$ 180,088	Initial	07/16/07	4%
T07125	Sawmill Estates Senior	\$ 126,111	Initial	07/16/07	4%
X07091	Silver Star Apartments	\$ 571,169	Initial	12/20/07	9%
T06109	Solberg Tower	\$ 508,525	Initial	12/04/06	4%
T07128	South Hill Apartments	\$ 488,885	Initial	08/31/07	4%
Z09018	South Saginaw Homes II	\$ 1,100,695	Initial	08/19/09	9%
X07007	Southwest Housing Partners III	\$ 316,416	Initial	12/20/07	9%
X07048	Springwells Partners V	\$ 473,049	Initial	12/20/07	9%
X07005	Springwells Village Townhomes	\$ 447,284	Initial	10/26/07	9%
T05152	Stone Lake Manor	\$ 14,310	Additional	11/13/08	4%
X07069	Sycamore House	\$ 438,724	Initial	12/18/07	9%
W06066	Thurgood Marshall Homes	\$ 1,301,322	Initial	04/04/07	9%
X07097	Town Center Apartments	\$ 317,967	Initial	12/17/07	9%
T06104	Townline Apts	\$ 672	Additional	10/11/07	4%
T07127	Van Dyke Apartments	\$ 744,277	Initial	08/31/07	4%
X07029	Vanguard Elderly	\$ 858,403	Initial	12/19/07	9%
W06042	Venture Pontiac Homes I	\$ 212,978	Initial	03/06/07	9%
T06091	Village at Appledorn	\$ 8,692	Additional	11/05/07	4%
T05096	Village at Bay Ridge II	\$ 49,390	Additional	09/15/08	4%
T04126	Village Glen Apts	\$ 21,996	Additional	08/01/07	4%
T06157	Village of Spring Meadows SLC	\$ 287,168	Initial	11/20/06	4%
T06156	Village Park Apartments	\$ 610,718	Initial	05/11/07	4%
W06029	Waterford Meadows	\$ 665,421	Initial	02/16/07	9%
T05095	Waterford Park Apartments	\$ 3,230	Additional	03/29/07	4%
T06110	Wayne Tower	\$ 352,753	Initial	11/15/06	4%
W06124	Wedgewood Apartments	\$ 57,671	Initial	05/22/07	9%
W06027	Westland Meadows Apartments	\$ 455,964	Initial	02/26/07	9%
T04137	Weston Apartments	\$ 54,426	Additional	06/28/07	4%
T06100	White Pines II	\$ 2,387	Additional	11/09/07	4%
W06051	Wildwood Manor Apartments	\$ 73,295	Initial	06/05/07	9%
T06111	Williams Pavilion	\$ 643,865	Initial	06/08/07	4%
Z09042	Woodside Square Apartments	\$ 506,557	Initial	08/24/09	9%
Y08019	Yale Apartments	\$ 51,219	Initial	09/26/08	9%