



**GREATER LANSING
HOUSING COALITION**

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13 April 2009

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Michigan State Housing Development Authority
735 East Michigan Avenue
PO Box 30044
Lansing, Michigan 48909

Re: AMERICAN RECOVERY & REINVESTMENT ACT
PRELIMINARY IMPLEMENTATION PLAN
9% Tax Credit Exchange Program

Dear Mr. Lagrand:

Thank you very much for this opportunity to submit comments regarding the Michigan State Housing Development Authority (MSHDA) Draft American Recovery and Reinvestment Act (ARRA) Implementation Plan. The Greater Lansing Housing Coalition (GLHC) as developer of the project, received a Reservation of LIHT in 2008 for Ballentine Apartments, a permanent supportive housing project in Lansing.

My comments address suggestions for consideration as you allocate funds for the **9% Tax Credit Exchange Program**. This program will allow sponsors with an unsyndicated 9% LIHTC award from 2007 or 2008 to return reserved credits and apply for direct funding from MSHDA in lieu of syndication of the credit award.

GLHC has experienced exactly the difficulty in marketing tax credits this program intends to address. I sincerely appreciate MSHDA efforts to address the market difficulties with the 9% Tax Credit Exchange plan.

When GLHC applied and MSHDA awarded us a Reservation of LIHTC, specific funding amounts was reserved for permanent supportive housing (PSH) projects. I am requesting that the final implementation plan for ARRA continues a set aside of funds for PSH projects.



Further, the Ballentine Apartments project that GLHC proposed in the LIHTC application is a preservation project. We are attempting to preserve 16 units of housing for homeless people, add two additional units and recreate a transitional housing project as PSH. I would also request that MSHDA give special consideration and priority to preservation projects. As Michigan communities struggle to meet the needs of people impacted by our struggling economy, I believe it is in our best interest to not lose existing housing units for homeless people.

I am hopeful that the implementation of ARRA will be quickly resolved. We look forward to being able to take advantage of this program to continue the efforts of agencies working in this state to provide quality affordable housing to low income people and formerly homeless people.

If you have any questions, please don't hesitate to call on me. Thank you again for this opportunity to provide comments.

Sincerely,


Lynne Martinez
Executive Director