



REQUEST FOR PROPOSALS

DATE OF ISSUE: September 14, 2021

TO: Potential Providers of Services

RE: **Request for Proposals (“RFP”) to Conduct Tenant File Audits and Physical Inspections**

Quick Reference

	Date	Time
Deadline to submit questions about this RFP:	September 28, 2021	4 PM Eastern (Detroit, MI)
Anticipated date Authority will post answers to questions:	September 30, 2021	
Proposal deadline:	October 12, 2021	4 PM Eastern (Detroit, MI)
Anticipated contract begin date:	January 2022	

I. Services Sought by Authority

The Compliance Monitoring Section of the Michigan State Housing Development Authority (“Authority” or “MSHDA”) is issuing this Request for Proposals (“RFP”) to retain qualified contractors to perform tenant file audits (“file audits” or “audits”) and/or physical inspections (“physical inspections” or “inspections”) for the Authority’s multifamily rental portfolio. Contractor(s) selected under this RFP will perform file audits and/or physical inspections in accordance with state and federal regulations.

Proposals may be submitted for performing file audits, physical inspections, or both file audits and physical inspections for any specific region(s) of Michigan.

Michigan law allows for veterans preference only; however, women-owned, minority-owned, and small businesses authorized to conduct business in the State of Michigan are encouraged to submit proposals.

The Authority anticipates awarding a three-year contract. Two optional annual renewals may later be awarded at the discretion of the Authority.

II. Contents of this RFP

- Services sought, tasks and activities (“Scope of Work” or “SOW”)
- Exhibit A – Notices to Bidders

- Exhibit B – Proposal Submission
- Exhibit C – Proposal Format
- Exhibit D – Project Personnel Form
- Exhibit E – Proposed Fee Schedule Form
(*fillable form, see accompanying Excel file*)
- Exhibit F – Compliance Monitoring Regions Map
- Exhibit G – Developments and Units by County and Region
- Exhibit H – Compliance Property Portfolio
- Exhibit I – Frequently Asked Questions (FAQ)
- Exhibit J – Estimated Units for File Audits & Inspections by Year and Region

III. **Overview**

The Authority seeks a **file audit and physical inspection** service provider (“Bidder” or “selected contractor”) to **conduct file audits and physical inspections for MSHDA’s multifamily rental portfolio in accordance with State and Federal laws and regulations.**

Bidders may submit proposals to be considered for file audit, physical inspection, or both file audits and physical inspection.

Proposals must clearly indicate those services (i.e., file audit, physical inspection, or both) for which the Bidder is interested in being evaluated and considered for a contract award.

IV. **General Objectives**

In accordance with this RFP, prospective contractors will competitively bid to perform services for developments financed or assisted by a variety of programs administered by the Authority, including but not limited to the following:

1. Project-Based Section 8 Program* (“Section 8”) (**physical inspections only**);
2. Section 236 Program (“Section 236”);
3. Low Income Housing Tax-Credit Program (“LIHTC”) or (“tax credit”);
4. Taxable Bond Program;
5. Tax-Exempt Bond Programs (“80/20”, “70/30”, “1%”, “TEAM” and “Tax-Exempt Bond”);
6. Neighborhood Preservation Program (“NPP”);
7. HOME TEAM Advantage Program (“HOME TEAM Program”);
8. HOME Rental Programs;
9. Pass-Through Program;
10. Tax Credit Assistance Program (“TCAP”);
11. Section 1602 (“Exchange Program”);
12. Neighborhood Stabilization Program (“NSP”); and
13. Housing Trust Fund (“HTF”).

*Important Note Regarding Project-Based Section 8 Developments:

Physical inspections for Section 8 developments are included in this RFP. Tenant file audits for Section 8 developments (including Section 8 Moderate Rehab developments) are NOT included in this RFP. MSHDA Asset Management staff

conducts the Section 8 tenant file audits during the Management and Occupancy Review process. A selected contractor will conduct file audits on Section 8 developments only if those developments are also financed or assisted by additional funding sources/programs, and such audits will be conducted only for those additional programs (i.e., LIHTC, HOME, etc.)

Maintenance of Legal Existence of Entity: At the execution and throughout the term of an awarded contract, each selected contractor shall operate as a limited liability corporation, corporation, or similar entity registered, in good standing, and authorized to do business in the State of Michigan, and will provide valid documentation of same upon request.

Each selected contractor and its key persons (or project personnel) must possess the knowledge, experience, and skills necessary to perform file audits and/or physical inspections. The services must be performed in accordance with, but not limited to, the following: an awarded MSHDA agreement, federal law, HUD and IRS regulations and requirements, and MSHDA policies in effect at the time of the file audit or physical inspection. For your convenience, knowledge, experience, specific tasks and activities are outlined below in accordance with those required for file audits and physical inspections respectively.

V. File Audit – Processes, Requirements, Tasks & Activities

A. Overview of File Audits. File audits are required to determine if owners of multifamily rental housing developments funded under certain government programs are complying with federal and state regulations. These regulations include certifying the incomes of tenants, ensuring that rents charged are within program guidelines and ensuring that households meet requirements for program and project eligibility.

1. At developments designated by the Authority, the selected contractor shall perform file audits in accordance with Authority requirements. Remote field audits may be performed with Authority written permission. Processes and forms required to provide services are subject to change following written notice by the Authority but shall not result in a material increase in the time necessary to complete the file audit.
2. Each selected contractor shall use Authority-approved language and format for letters, reports and forms (i.e., Scheduling Letters, File Audit Reports, etc.) and shall use Authority-designated software when conducting file audits and reporting file audit results.

B. File Audit Frequency.

1. Depending on the source(s) of funding, projects must be audited on an eighteen-month, three-year or five-year cycle for the duration of the applicable compliance and extended use period. Listed below is the required file audit frequency for each program. The Authority reserves the right to conduct audits more frequently if the Authority deems this necessary and appropriate based on the results of a previous tenant file audit or for any other reason(s).
2. File audits must be performed according to the following frequencies or at the request of the Authority:

- a. LIHTC, TCAP and Exchange Program developments – File audits are conducted every 3 years for developments in the initial 15-year compliance period and every 5 years from year 16 through the end of the extended use period.
- b. Section 236 and Authority-Financed developments (with or without LIHTC) – File audits are conducted every 18 months. Authority- financed developments include developments financed or assisted pursuant to the Taxable Bond Program and Tax-Exempt Bond Programs, including other gap financing like HTF (80/20, 70/30, 1%, TEAM and Tax-Exempt Bond).
- c. HOME developments (with or without LIHTC) – File audits are conducted every 3 years.
- d. Developments with Multiple Sources of Funding – File audit frequency for developments with multiple sources of funding defaults to the most restrictive program requirement.

C. File Audit Assignments and Deadlines. The Authority will provide each selected contractor with a list of the developments to be audited during the calendar year and the due dates for performing the file audits. **Selected Contractors must conduct file audits by the required deadline.** The Authority reserves the right under an awarded contract to change the file audit assignment list at any time.

D. Determining the Number of Files to Review. The selected contractor will audit the minimum percentage of restricted files for each project in accordance with the program requirements listed below. The Authority reserves the right to require the selected contractor to review a higher percentage of files, if the Authority deems this necessary and appropriate based on the results of a previous tenant file audit or for any other reason. The selected contractor will review at least one resident file for each building in a project, except single-family homes in scattered site developments.

When calculating the number of files to review, partial numbers of files must be rounded up to the next whole number. For example, if 20% of the files for the restricted units equal 10.1 files, 11 files must be reviewed.

Selected contractors must notify the Authority by email if the number of files to audit in the Authority's Multifamily Property Inspection ("MPI") system does not accurately reflect the program requirements as stated in this section.

Minimum percentages are listed as follows:

1. LIHTC, TCAP and Section 1602 Developments.
 - a. Lesser of 20% of the restricted units in the development, or the number set forth in Low-Income Housing Credit Minimum Unit Sample Size Reference Chart in Revenue Procedure 2016-15.
2. Authority-Financed Developments.

- a. 20% of the restricted units in the development.

3. Section 236 Developments.

- a. The number of files to be audited is based on HUD's formula below:

Number of Units	Minimum File Sample
100 or Fewer	5 files plus 1 for each 10 units over 50
101-600	10 files plus 1 for each 50 units or part of 50 over 100

4. HOME Developments.

- a. A statistically valid sample, typically 20% of the restricted HOME units in the development or 100% if 1-4 HOME assisted units.

5. Developments with Multiple Funding Sources.

- a. The number of files to audit defaults to the most restrictive program requirement, and requires layering of the required units. (e.g., For a 100-unit project that requires auditing of 10 HOME units and 20 LIHTC units, the selected contractor would audit a total of 20 units with 10 of those units being funded with both HOME and LIHTC.)

E. File Audit Sample Requirements. The selected contractor will randomly select the required number of resident files to be reviewed in accordance with the file audit sample requirements listed below. The selected contractor will notify the development's Management Agent of the files selected for review when the file auditor arrives at the location of the file audit. The selected contractor may not notify the development Owner/Management Agent of the files selected for review prior to the day the file audit is conducted.

1. The file audit sample must include a broad representation of the resident profile at the development and should include as many varied occupancy related issues and situations as possible. For example, the sample should include different unit types (1 bedroom, 2 bedroom, etc.) and must meet the sampling requirements of each funding source (LIHTC, HOME, Section 236, etc.) at the development.
2. A file sample consisting of only new move-ins is not acceptable (except for new developments during initial lease-up).
3. The Authority may designate specific files to audit.
4. Each selected contractor must conduct file audits on restricted units only and should not audit any "market-rate units". Note: Section 236 residents that pay market rent are not considered "market-rate units". Section 236 market renter units are restricted units and therefore they must be included in the sample of files to be selected for audits.

F. Scheduling and Preparing for Tenant File Audits.

1. The selected contractor will contact the Management Agent/Owner by phone or email no more than 15 calendar days prior to the audit to arrange the file audit date, time and location.
2. The selected contractor will confirm the scheduled file audit by sending written notice in a format specified by the Authority ("Scheduling Letter") to the development's Management Agent/Owner no more than 15 calendar days prior to the scheduled audit date. When the scheduled date is confirmed, the file audit scheduled date and time must be entered into the Authority's MPI system.
 - a. The Scheduling Letter must include the scheduled date, time and the location of the file audit. It is recommended that the name of the management agent representative who scheduled the audit also be included in the letter.
 - b. The selected contractor will address the Scheduling Letter to the Management Agent of the development. For LIHTC developments, a copy of the letter must be sent to the Owner.
 - c. An electronic copy of the letter must be emailed to the Authority Compliance Monitoring.
 - d. The Scheduling Letter must notify the management agent/owner that a current rent roll (or similar report) and a vacancy report must be submitted to the file audit selected contractor at least 10 calendar days prior to the scheduled audit, preferably by email. Upon receipt, this information must be provided to the individual who will conduct the audit, and the auditor must review the information prior to conducting the file audit. Obtaining this information before the audit gives the selected contractor the ability to plan the file sample, which saves valuable time on the day of the file audit.

Important Note: If the management agent fails to provide this required information, the selected contractor must notify the Authority for assistance in obtaining this documentation.

- e. The rent roll (or similar report) and vacancy report must include the information listed below for all units:
 - i. Unit Number.
 - ii. Head of Household Name (first and last).
 - iii. Move-in Date.
 - iv. Designation (Market Rate or Program/Funding Source).
- f. The rent roll (or similar report) and vacancy report must include the information listed below for all restricted units:
 - i. Current income.
 - ii. Current rent.
 - iii. Programs/Funding Sources and AMI % (i.e., LIHTC 50%, HOME 30%, etc.) Any and all applicable unit designations for each unit must be included, such as elderly, disabled, homeless, domestic violence, etc.

- g. The vacancy report must include:
 - i. Unit Number.
 - ii. Move-out date of last resident.
 - iii. Number of days vacant (preferred but not mandatory).

- 3. The selected contractor will select the tenant file audit sample in accordance with the File Audit Sample Requirements outlined in Section VI.E above.

G. Conducting Tenant File Audits. The selected contractor shall conduct file audits no later than the deadline specified by the Authority and in accordance with Authority requirements. While performing tenant file audits, the selected contractor will maintain tenant files in good order and return them to the development in the same condition.

- 1. The selected contractor must request the following items from the owner/manager at the time of the audit:
 - a. Tenant files for the units selected for review.
 - b. Updates to the development's rent roll, if applicable.
 - c. Updates to the development's vacancy report, if applicable.
 - d. Any other program-related documents, reports, etc. deemed necessary by the selected contractor or the Authority.
- 2. The selected contractor must review any particular file(s) requested by the Authority.
- 3. The selected contractor must review the required number of files in accordance with program regulations and Authority policy (see Determining the Number of Files to Review in Section VI.D provided above). Important Note: Selected contractors must notify the Authority if the number of files to audit provided electronically by the Authority does not meet the requirements in Section VI.D.
- 4. The selected contractor must review the resident files and determine if households are in compliance with program/project rules and regulations (see File Audit Requirements provided in Section VI.H below.)
- 5. The selected contractor must record the results of each file audit by entering audit data into the Authority's MPI software (including the unit number and designation (Low Home or High HOME) of each HOME-funded unit file reviewed), and create a File Audit Report ("Audit Report") and cover letter. Selected contractors shall use Authority approved letters, forms and reports to conduct tenant file audits.
- 6. The selected contractor must submit the audit data to the Authority via upload using MPI software. Each selected contractor must send the Audit Report and cover letter in PDF file format electronically to the Management Agent/Owner and to the Authority via email.
- 7. During and at the conclusion of the file audit, the selected contractor must verbally review and explain, the file audit results and findings with the development's

management agent representative or personnel. The selected contractor will provide the management agent representative with an opportunity during or at the conclusion of the audit to locate any missing or misfiled documents. The selected contractor should also provide the Management Agent with an opportunity to ask questions about the audit.

8. The selected contractor must track and store all data, letters, forms, reports and management agent responses generated during the file audit process in an electronic format and as required by the Authority. (See Technical Specifications and Requirements in Paragraph P found below.)

H. File Audit Requirements. The selected contractor must review tenant files to determine compliance with applicable program/project rules and regulations. The selected contractor's review shall include, but not be limited to, the following information:

1. Initial tenant certification and verifications. Income at move-in (or initial eligibility) of each household and the supporting documentation used to determine that income. (Note: Move-in or initial eligibility information may not be available for Section 236 developments. If the information is not available, the selected contractor shall note it, but this shall not be considered to be noncompliance. However, if the development has Section 8/LIHTC or Section 236/LIHTC, missing move-in, or initial eligibility documentation must be reported as noncompliance.)
2. Current tenant certification and verifications. Current income of each household and the supporting documentation used to determine that income.
3. Determine if household is qualified under the appropriate income limit.
4. Zero Income Statements, where required.
5. For Section 236 projects, deductions and allowances (i.e., medical, elderly, and dependent) for each household and the documentation used to determine those deductions and allowances, if required.
6. Supplemental documentation (i.e., social security cards (or numbers), birth certificates, etc.).
7. Project and program eligibility* of each household for student status, elderly status*, etc.
8. Re-certifications for each household, if required.
9. The rent amount charged to each household.
10. Appropriate utility allowance amount for each unit.
11. The lease agreement.
12. The consistency of the information provided in the tenant file, on reports submitted to the Authority by the development's Owner including the owner's rent roll,

vacancy report and the lease agreement.

13. For all developments, obtain the current number of vacant units and vacancy percentage. If the percentage of vacancy is 10% or higher, selected contractors must obtain from the Owner/Management agent an explanation and improvement plan for addressing the vacancy issue.
14. For Section 236 developments, an electronic copy of the incorrect and corrected versions of 50059 forms must be obtained and submitted to the Authority.
15. For all noncompliance findings for all developments, electronic copies of pertinent documents, i.e., TIC, 50059, verifications, etc. must be obtained and submitted to the Authority.
16. HOME unit designation (Low HOME/High HOME).
17. Required Lead Based Paint notifications (if applicable) are provided to residents and receipts or other documentation are included in tenant files.
18. Other items and information as specified by the Authority.

* Important note regarding resident eligibility for HUD elderly developments: Certain developments have HUD's approval allowing near elderly individuals to reside at elderly developments. For these developments, a copy of the HUD approval waiver must be obtained at the time of the audit and an observation noted in the audit report. Absence of this documentation must be reported as noncompliance in the event that residents of elderly developments do not meet HUD's age requirements (age 62 or older).

I. Issuing File Audit Letters and Initial File Audit Reports. After the tenant file audit has been conducted, the selected contractor must prepare and submit a letter and an initial File Audit Report to the Management Agent and to the Authority in accordance with the following requirements:

1. The file audit letter and File Audit Report must be issued to the attention of the Management Agent and the Authority no later than 30 calendar days after the date the file audit was conducted.
2. For LIHTC developments, a copy of the file audit letter and File Audit Report must also be sent to the project Owner.
3. The requirements for the file audit letter and initial File Audit Report are as follows:
 - a. File audit letter. The selected contractor must use Authority-approved language and format.
 - b. File Audit Report. The selected contractor must use Authority-approved language and format.
 - i. All Files Reviewed. The selected contractor must list all units reviewed in the File Audit Report, including those with no noncompliance issues. For

each unit reviewed the following information is required:

- Unit number
 - Resident name (Head of Household)
 - Move-in or initial eligibility date
 - HOME unit designation (Low or High), if applicable
 - Any other additional information required by the Authority.
- ii. File Audit Findings, Observations, and Corrective Actions for Units with Potential Noncompliance.
- Brief but detailed description of each File Audit Finding and/or Observation
 - List of required and/or suggested corrective actions that the Management Agent/Owner may/must take.
 - Date each unit identified was “out of compliance”
 - Required Correction Deadline. The Authority’s correction deadline is 30 days. The selected contractor conducting audits may approve extensions up to 60 day (additional 30) for extenuating circumstances. If the selected contractor approves an extension, the Owner/Management Agent must submit the final Audit Response (as defined in Section VI.J) to the Authority for review no later than the extension due date. For extenuating circumstances, an extension up to 90 days may be approved by the Authority.
 - “Back in compliance” date, if the noncompliance has been corrected.
 - Selected contractor mail and email address for File Audit Responses – selected contractor must include the mailing and email address that file audit responses and correction documents must be sent to.
 - Addressee of audit letter – selected contractor shall address the audit letter to the Management Agent for the development. The selected contractor shall send copies to the Authority Compliance and for LIHTC developments a copy should also be sent to the Owner.
 - Compliance (or Noncompliance) with Program Requirements. The selected contractor should state in the audit letter that, based on the files reviewed, the selected contractor believes that the development complies (or does not comply) with program/project requirements.
 - The File Audit Report must also contain overall observations, if applicable.

J. Reviewing Management Responses and Issuing Follow-up Letters. The Owner/Management Agent is required to submit a complete, accurate and timely written response to the File Audit Report (“Audit Response” or “AR”) to the selected file audit contractor and Authority Compliance. The AR must describe the corrective actions taken and include pertinent documentation of those actions.

1. Requirements For File Audit Responses. The AR must address all findings cited in the File Audit Report. For each unit cited as being in noncompliance, the following information is required for each individual finding:

- a. Description of the corrective actions taken.
- b. Correction date; and
- c. Documentation (TIC forms, 50059 forms, verifications, etc.) of the corrective action taken. The documentation should be submitted to the selected file audit contractor only. The selected file audit contractor will then provide the Authority with electronic copies of certain documentation as specified in the Contractor Close-out Process outlined below.
 - i. If a complete, accurate and timely response is received, the file audit contractor will issue a close-out letter to notify the Owner/Management Agent that any findings, observations and/or general issue(s) have been satisfactorily resolved and the file audit is being closed (See Contractor Close-out Process found below).
 - ii. If a response is received, but the response is incomplete, inaccurate or if a correction or additional documentation is needed, the file audit contractor must send a follow-up letter to the Owner/Management Agent. The follow-up letter must request the correction and/or additional documentation be provided no later than 10 calendar days from the follow-up letter date.

K. Issuing Nonresponse Letters.

- 1. If no response to the Audit Report is received from the Owner/Management Agent by the required correction deadline, the selected contractor must send a notification of noncompliance letter (nonresponse letter) per Authority guidelines using Authority-approved language. The nonresponse letter must be sent no later than 3 calendar days after the required correction date.
- 2. If a response to the nonresponse letter is received, the selected contractor will review the response as specified in Section VI.J above. If the response is incomplete, inaccurate or additional documentation is needed, the selected contractor must send a follow-up letter to the Owner/Management Agent. The follow-up letter must request that the correction and/or additional documentation be provided no later than 10 calendar days from the follow-up letter date.
- 3. After the nonresponse letter is issued, if no response is received after the required response period, the selected contractor must close-out the file audit with the outstanding noncompliance issues described in the close-out letter and in the final Audit Report and the Summary Report of Noncompliance Findings. Noncompliance issues must be referred to the Authority for resolution.

L. Contractor Close-out Process. After the correction deadline has expired and the required follow-up correspondence has been issued, or after the selected contractor has received a complete and accurate response, the selected contractor must close-out the file audit process as described below:

- 1. File Audit Close-out Letter and Final Audit Report.

- a. The selected contractor must issue a Close-out Letter and Final Audit Report to the Owner/Management Agent using Authority-approved language and format no later than 14 calendar days after the end of the final correction period.
- b. Final File Audit Report and Summary of Noncompliance Findings. The selected contractor must use the Authority-approved form. The Final File Audit Report must include the file audit information required in the initial file audit (See Section VI.I) and must also include the current status of each noncompliance finding or issue (corrected or uncorrected), the date each unit was brought "back into compliance" and LIHTC 8823 recommendation, if applicable.
- c. If the selected contractor closes the file audit with outstanding noncompliance issues, the Authority will work with the Management Agent/Owner to correct any outstanding noncompliance issues.
- d. The selected contractor must send the Authority an electronic copy of the Close-out Letter, Final Audit Report and Summary of Noncompliance Findings and any other pertinent documents per the requirements below, within 7 calendar days of the close-out letter date.

The selected contractor must submit the following documents to the Authority within 7 calendar days of the close-out letter date, if any or all of these documents have not yet been submitted to the Authority:

- i. Electronic copy of the management agent's response cover letter (Note: Backup documentation will only be sent to the Authority upon request and must be maintained per Authority guidelines. Refer to the paragraph entitled "Record Keeping" found below.)
- ii. Electronic copy of the rent roll.
- iii. Electronic copy of the vacancy report.
- iv. For developments with vacancies that exceed 10%, an electronic copy of the development's marketing efforts and plans to resolve the vacancy issue.
- v. For Section 236 developments with noncompliance findings, the selected contractor must submit an electronic copy of the incorrect and corrected versions of the 50059 forms.
- vi. For all developments with noncompliance findings, the selected contractor must submit electronic copies of pertinent correction documents, i.e., TIC, 50059, verifications, etc. must be obtained and submitted to the Authority.

M. Extension Requests. The Authority's correction deadline is typically 30 days from the date the initial File Audit Report is issued. If extenuating circumstances exist, the Owner/Management Agent may submit an extension request in writing to the file audit contractor and the Authority for approval.

The selected file audit contractor may approve extensions up to 60 days (additional 30)

for extenuating circumstances. If the selected contractor approves an extension, the Owner/Management Agent must submit the final AR to the Authority for review no later than the extension due date.

N. Additional File Audit Contractor Requirements. The selected contractor will work with Compliance Monitoring and/or other designated Authority staff to ensure consistency and uniformity in file audit and reporting procedures. Work will include but may not be limited to the following:

1. Attend Authority Workshops, Meetings and Conference Calls. Selected contractors must attend Authority Compliance workshops, meetings and/or conference calls to:
 - a. Ensure familiarity with state agency policies and consistency in the file audit process.
 - b. Review file audit progress and results.
 - c. Discuss file audit process issues.
 - d. Discuss forms that must be included in the tenant files, forms required for monitoring tenant files, file audit standards, etc.
 - e. Notify the Authority of issues or concerns regarding file audits conducted or scheduled to be conducted (i.e., missing rent roll or vacancy reports, serious noncompliance, etc.).
 - f. The selected contractor shall be available to the Authority to discuss methods and results of the file audits and responses from Management Agents/Owners. The selected contractor will provide verbal or written clarification regarding the file audit findings of any and all developments to Authority staff and/or Owners/Management Agents when needed.
 - g. The selected contractor shall also provide copies or notes, correction documents, etc. pertaining to file audits, if/when requested by Authority staff.
2. **Attend trainings on HUD Handbook 4350.3, Occupancy Requirements of Subsidized Multifamily Housing Programs and LIHTC Training.** Requirements include but may not be limited to the following:
 - a. Selected contractors must attend trainings on HUD Handbook 4350.3, Occupancy Requirements of Subsidized Multifamily Housing Programs on an annual basis. Selected contractors must provide electronic copies of the training certificates to the Authority in January each year while under contract with the Authority.
 - b. Selected contractors performing audits on LIHTC developments must also attend at least one tax credit compliance seminar each year. Selected contractors must provide electronic copies of the training certificates to the Authority each year while under contract with the Authority

c. The Authority is not responsible for any contractor training costs.

3. Submit Invoices for Payment of Fees. The selected contractor must submit invoices for services rendered in a manner and format prescribed by the Authority. The selected contractor may only bill the Authority for units that are reviewed. The selected contractor must send a copy of the file audit cover letter and report by electronic mail, first class or overnight mail, or hand delivery when the invoice is submitted for payment.

4. Record Keeping. The selected contractor must maintain records as deemed necessary by the Authority and make the records available to the Authority for three (3) years after the expiration of the awarded contract or extension thereof (see Technical Specifications and Requirements below).

O. Assistance from the Authority. Authority Compliance staff will provide scheduling or other types of assistance to the selected contractor if an Owner/Management Agent fails to respond or cooperate with the selected contractor in the file audit process. The selected contractor must notify the Authority by email of any issues that require Authority staff assistance.

P. File Audit Technical Specifications and Requirements. The Authority has developed systems to help streamline the file audit process. In order for this process to continue to work, the selected contractor must be able to use these systems for conducting and reporting file audits.

1. The Authority's Online Databases – MPI and CARS. In order to use the Authority's online databases, MPI and the Compliance Audit Response System ("CARS"), selected contractors must have administrative access to their devices and a web browser that is I.E. (Internet Explorer) capable at an 8.0 version or higher. Also, selected contractors must have the ability to turn off pop-up blockers. Please note that all related expenses are the responsibility of the selected contractor.

The Authority Compliance Portal, featuring CARS must be used for follow-up and tracking of the file audit processes.

2. The Authority's Multifamily Property Inspection (MPI) Software. The Authority will provide the selected contractor with MPI software and instructions for installation. The MPI software will be provided to the selected contractor(s) at no charge. MPI is updated periodically and selected contractors are required to install and maintain updates on a timely basis when issued.

MPI is a software application that allows selected contractors to schedule inspections or audits, record data and create physical inspection reports and file audit reports. Selected contractors access MPI through a secured web portal to schedule inspections and audits. Once the property inspection or audit has been scheduled, property data can be downloaded from the Authority Compliance database for use during or after the inspection or audit to input findings. After inspection or audit findings have been entered into MPI, Physical Inspection Reports or File Audit Reports can be generated. MPI is a disconnected application which allows selected contractors to enter inspection or audit data and create

reports on-site without an internet connection. Once inspection or audit data is entered, an internet connection is required to upload the data to the Authority.

The MPI software provided by the Authority is and remains the property of the Authority. Selected contractors must agree not to copy, loan, or sell the MPI software, or make it available to other persons or entities (other than the selected contractor's employees or subcontractors) or use the software for any purpose other than Authority file audits and physical inspections. The selected contractor may not alter or modify the software in any way.

In order to run the MPI program, the selected contractor(s) must have administrative access to their machines, an Internet service provider and an email account. Please note that all related expenses are the responsibility of the selected contractor.

3. **Authority Compatible Software.** All documentation related to file audits that is stored electronically and/or submitted to the Authority must be in a compatible format. The following software programs are currently compatible with the Authority's systems:

- a. Adobe, and
- b. Microsoft Products (e.g., Excel, Access, Word).

4. **Contractor Database.** Selected contractors are required to create and maintain a database for tracking the status of the file audit processes. The data for each property must contain the project name, address and the Authority number. The selected contractor must retain the data collected in the database throughout the life of the contract, including any contract renewals or extensions. Periodically throughout the contract period, the Authority may request that the selected contractor provide a file audit status report.

At contract expiration, any and all data collected for the contracted services will be given to the Authority via data transfer in an approved format. Approved formats are listed below in order of the Authority's preference:

- a. SQL
- b. Microsoft Access
- c. Microsoft Excel

5. **Ownership of Data and Records.** Any and all Work Products developed or otherwise created under an awarded contract shall be deemed the property of the Authority.

6. **Record Keeping.** The selected contractor shall retain and make available to the Authority (and the Auditor General of the State of Michigan, or any authorized representative) all file audit records for three (3) years after the expiration of an awarded contract or extension thereof unless permission to destroy them on an earlier date is granted by both the Authority and the State of Michigan.

VI. Physical Inspections – Processes, Requirements, Tasks & Activities

- A. Overview of Physical Inspections.** Inspections are required to determine if owners of multifamily rental housing developments funded under certain government programs are complying with federal and state regulations. These regulations include ensuring that the developments are suitable for occupancy.
- B. Types and Requirements for Performing Physical Inspections.** At developments designated by the Authority, the selected contractor shall perform physical inspections in accordance with Authority requirements. Virtual inspections may be performed with Authority written approval. Processes and forms required to provide services are subject to change following written notice by the Authority but shall not result in a material increase in the time necessary to complete the physical inspection.

The selected contractor shall use Authority-approved language and format for letters, reports and forms (i.e., Scheduling Letters, Hazard Notice Forms, Physical Inspection Reports, etc.) and shall use the Authority's Multifamily Property Inspection ("MPI") software when conducting physical inspections and reporting physical inspection results.

- 1. UPCS Plus Inspections.** The physical inspection standard for Section 8, Section 236, and Authority-financed developments is "UPCS Plus". The basis for this standard is the Uniform Physical Condition Standard ("UPCS") with additional Authority requirements ("M Items"). All physical inspection contractors and their inspectors must have training and proficiency in UPCS standards.
- 2. US Department of Housing and Urban Development ("HUD") REAC Inspections.** HUD requires that the Authority conduct REAC inspections utilizing HUD's REAC system, standard and timeline for a small portfolio of FHA- insured projects for which the Authority is the Mortgagee. HUD REAC inspections must be conducted according to HUD's timeline, utilize REAC inspection standards and the inspection results must be uploaded to HUD and the Authority through HUD's REAC system.

To conduct the Authority REAC inspections, selected physical inspection contractors must meet HUD's minimum qualification requirements and must be trained and certified in HUD's REAC protocol and procedures. The Physical Assessment Sub System ("PASS") of the Office of Public and Indian Housing - Real Estate Assessment Center ("PIH-REAC") facilitates these inspections for all HUD-affiliated properties.

The Authority must contract with at least one REAC certified inspector to remain in compliance with HUD requirements. Contractors that are UPCS trained, but are not REAC certified and HUD approved to conduct REAC inspections do not qualify to conduct REAC inspections for the Authority.

- 3. Physical Inspection Standards.** When conducting physical inspections, the selected contractor must follow and apply the following physical inspections standards:

- a. Section 8, Section 236 and Authority-financed Taxable Bond and TaxExempt Bond developments, including other gap financing like HTF - “UPCS Plus” Standards (AuthorityInspection).

UPCS Plus - The physical inspection standard for Section 8, Section236, and Authority-financed developments is the “UPCS Plus”. The basis for this standard is the Uniform Physical Condition Standard (UPCS) with additional Authority requirements (M Items). All physicalinspectors must have training and proficiency in UPCS standards. The Authority will provide training for the selected contractors on theadditional requirements of “UPCS Plus”.

The “UPCS Plus” manual is posted on the Authority Compliance Monitoring website at www.michigan.gov/mshda, (click on “Property Managers” “Compliance for Rental Housing”, “Manuals”, “UPCS PlusPhysical Inspection Manual”).

- b. LIHTC, TCAP, Exchange Program and HOME developments – “UPCS” Standards (Uniform Physical Condition Standards).

UPCS is the physical inspection standard which is used by HUD REAC PASS inspectors, but Authority UPCS inspections utilize the Authority’s MPI system which does not include a REAC score. The UPCS standard requires UPCS training, but does not require HUD REAC training or certification. All physical inspectors must be proficient in the UPCS standards.

- c. FHA-Insured Developments – HUD REAC Inspection Standards, Timeline and System is required.

HUD requires that the Authority conduct REAC inspections for certain FHA-insured projects for which the Authority is the Mortgagee. HUD REAC inspections must be conducted according to HUD’s timeline using REAC inspection standards. Inspection results must be reported to HUD and the Authority through HUD’s REAC system. The REAC system applies a score to each inspection conducted.

Conducting the Authority REAC inspections requires individuals to become trained and certified in HUD’s REAC protocol andprocedures. The Physical Assessment Sub System (PASS) of the Office of Public and Indian Housing - Real Estate Assessment Center(PIH-REAC) facilitates these inspections for all HUD-affiliated properties.

- 4. Developments with Multiple Sources of Funding.** The inspection frequencyfor developments with multiple sources of funding defaults to the most restrictive program requirement. (Section 8 with LIHTC, Section 236 with LIHTC, HOME with Authority-financed and all Authority-financed with LIHTC developments – Authority “UPCS Plus” standards).
- 5. Training and Certification for Physical Inspections.** Selected physical inspection contractors shall ensure that key persons who perform physical inspections have received training on physical inspections from a program approved by HUD or the Authority. The selected contractor shall provide recent

certificates of training in UPCS for each key person who performs Physical Inspections, thereby certifying that the key person is adequately trained to perform Physical Inspections as described in this RFP and an awarded contract.

- 6. Requirement to Provide Inspector Resumes and Training Certificates.** Bidders must provide a resume for each key person detailing the key person's technical knowledge and experience. Copies of the most recent compliance training certificates for each key person (HUD 4350.3, LIHTC, HOME, UPCS, REAC, etc.) must also be provided.
- 7. Authority Meetings.** During the term of an awarded contract, the selected contractor shall participate in orientations and workshops provided by the Authority to help the selected contractor develop expertise and familiarity with the Authority's specific requirements and quality requirements, which may include:
 - a. The requirements of the Authority's specific policies and procedures for each program, governing regulations, and performance standards and expectations.
 - b. The respective responsibilities and duties of the selected contractor and the Authority in connection with inspection services.
 - c. Forms that the selected contractor will use when providing inspection services.
- 8. Physical Inspection Frequency.** Depending on the source(s) of funding, projects must be inspected on a one-year, three-year or five-year cycle for the duration of the compliance period and extended use period. Listed below is the required physical inspection frequency for each program. The Authority reserves the right to conduct inspections more frequently if the Authority deems this necessary and appropriate based on the results of a previous inspection or for any other reason(s):
 - a. LIHTC, TCAP and Exchange Program developments – physical inspections are conducted every 3 years for developments in the initial 15 year compliance period and every 5 years from year 16 through the end of the extended use period.
 - b. Section 8, Section 236 and Authority-financed developments (with or without LIHTC) – Physical inspections are conducted every 12 months. Authority-financed developments include developments financed or assisted pursuant to the Taxable Bond Program and Tax-Exempt Bond Programs, including other gap financing like HTF (80/20, 70/30, 1%, TEAM and Tax-Exempt Bond).
 - c. HOME developments (with or without LIHTC) – Physical inspections are conducted every 3 years. Developments with Multiple Sources of Funding – Physical inspection frequency for developments with multiple sources of funding default to the most restrictive program requirement.
- 9. Physical Inspection Assignments and Deadlines.** The Authority will provide the selected contractor with a list of the developments to be inspected during the calendar year and the due dates for performing the inspections. The selected contractor must conduct inspections by the required deadline. The Authority reserves the right to change the inspection assignment list at any time.

10. Determining the Number of Units to Inspect. The selected contractor must inspect the minimum percentage of units for each project in accordance with the program requirements listed below. The Authority reserves the right to require the selected contractor to inspect a higher percentage of units, if the Authority deems this necessary and appropriate based on the results of a previous inspection or for any other reason.

The selected contractor must inspect at least one unit in each building of a project, except single-family homes in scattered site developments. These properties require inspection of the exterior of each building and the grounds, but only require that 20% of the units in the project be inspected.

For developments financed through the Section 8 and Section 236 Programs, the selected contractor shall not inspect more than 25 units unless the development also includes LIHTC units, which require that 20% of the low-income units per project be inspected.

Specific numbers of units to be inspected are as follows:

- a. LIHTC, TCAP and Exchange Program. Lesser of 20% of the restricted units in the development, or the number set forth in Low-Income Housing Credit Minimum Unit Sample Size Reference Chart, in Revenue Procedure 2016-15. The Contractor shall not inspect any market-rate units.
- b. Authority Financed Taxable Bond and Tax-Exempt Bond Developments. 20% of the total units (including restricted and market-rate units).
- c. Section 8 and Section 236 Program Units. 20% of the restricted units in the development, not to exceed 25 units. The selected contractor shall not inspect any market rate units.
- d. HOME Developments. A statistically valid sample, typically 20% of the restricted units in the development or 100% if 1-4 HOME assisted units. The selected contractor shall not inspect any market rate units.

Developments with Multiple Funding Sources. The number of units to inspect defaults to the most restrictive program requirement, and requires layering of the required units. (Ex., for a 100 unit project that requires inspection of 10 HOME units and 20 LIHTC units, the selected contractor would inspect a total of 20 units with 10 of those units being funded with both HOME and LIHTC.)

Important Notes: When calculating the number of units to inspect, partial numbers of units must be rounded up to the next whole number. For example, if 20% of the restricted units are 10.1 units, 11 units must be inspected.

The selected contractor must notify the Authority by email if the number of units to inspect in the Authority's MPI system does not accurately reflect the program requirements as stated in this section.

11. Physical Inspection Sample Requirements. The selected contractor will randomly select the required number of units to be inspected in accordance with the physical inspection sample requirements listed below. The selected contractor will notify the Management Agent of the units selected for inspection when the inspector arrives at the location of the physical inspection. The selected contractor must not notify the development Owner/Management Agent of the units selected for inspection prior to the day the physical inspection is conducted.

- a. The physical inspection sample must include a broad representation of the resident profile at the development and should include as many varied occupancy-related issues and situations as possible. For example, the sample should include different unit types (1 bedroom, 2 bedroom, etc.) and must meet the requirements of each funding source (LIHTC, HOME, Section 8, etc.) at the development.
- b. A unit sample consisting of only new move-ins and/or vacant units is not acceptable (except for new developments during initial lease-up).
- c. The Authority may designate specific units to inspect.
- d. Restricted Units Only: For Section 8, Section 236 and HOME developments the selected contractor shall conduct physical inspections on restricted units only and should not inspect any “market-rate units”. (Note: Section 236 residents that pay market rent are not considered “market-rate units”. Section 236 market renters are restricted units and therefore they must be included in the sample of units to be selected for inspection).
- e. Restricted and Market Units: For Authority-financed Tax-Exempt and Taxable Bond developments the physical inspection shall include 20% of the total units (restricted and market-rate units).
- f. If any units have been vacant for more than 30 days and are not currently in the process of being leased, at least one of these vacant units must be inspected to ensure the vacant unit is market-ready. If there are several units that have been vacant for an extended period, the selected contractor should inspect the unit(s) that has/have been vacant for the longest period of time.

C. Physical Inspection Process. The selected contractor will be required to schedule, conduct, follow-up, and close physical inspections in accordance with the Authority’s physical inspection process. Email is the preferred method of delivery for all inspection documents and correspondence.

1. Scheduling and Preparing for Physical Inspections.

- a. The selected contractor will contact the Management Agent/Owner by phone or email no more than 15 calendar days prior to the inspection to arrange the inspection date and time.
- b. No more than 15 calendar days prior to the scheduled inspection date, the selected contractor will, in a format specified by the Authority, confirm the scheduled inspection by sending written notice (“Scheduling Letter”) to the

development's Management Agent/Owner. When the scheduled date is confirmed, the inspection date and time must be entered into the Authority's MPI system.

- i. The Scheduling Letter must include the scheduled inspection date, time and the location of the physical inspection. It is recommended that the name of the management agent representative who scheduled the inspection also be included in the letter.
- ii. The selected contractor will address the Scheduling Letter to the Management Agent of the development. For LIHTC developments, a copy of the letter must be sent to the Owner.
- iii. An electronic copy of the Scheduling Letter must be emailed to Authority Compliance staff.
- iv. Rent Roll, Vacancy Report, and Building Certificates: The Scheduling Letter must notify the Management Agent/Owner that a current rent roll (or similar report) and vacancy report must be submitted to the selected physical inspection contractor at least 10 calendar days prior to the scheduled inspection, preferably by email. Also, building certificates (i.e. fire suppression, elevator, lead base paint, etc.) must be submitted prior to inspection.

Upon receipt, this information must be provided to the individual who will conduct the physical inspection and the inspector must review the information prior to conducting the inspection. Obtaining this information before the inspection gives the selected contractor the ability to plan the unit sample, which saves valuable time on the day of the inspection. Important Note: If the Management Agent fails to provide this required information, the selected contractor must notify the Authority for assistance in obtaining this documentation.

The rent roll (or similar report) for **all units** must include the following:

- Unit #
- Head of Household Name (first and last)
- Move-in Date
- Designation (Market Rate or Program/Funding Source)

For **all restricted units** the rent roll (or similar report) should include Programs/Funding Sources and AMI % (i.e. LIHTC 50%, HOME 30%, etc.) Any and all applicable unit designations for each unit must be included (i.e., elderly, disabled, homeless, domestic violence, etc.)

Vacancy reports must include the information listed below.

- Unit #
- Move-out Date of Last Resident
- Number of Days Vacant (preferred but not mandatory)

- c. The selected contractor will choose the inspection sample in accordance with

the Physical Inspection Sample Requirements provided above in Section VII.B.11.

- d. The selected contractor will review the CNA report, if applicable (see Section below entitled “Conducting CNA Reviews at Authority- Financed Developments”).

2. Conducting Physical Inspections. The selected contractor must conduct physical inspections in accordance with Authority requirements and no later than the deadline specified by the Authority.

- a. The selected contractor must request the following items from the Owner/Manager at the time of the inspection:
 - i. Updates to the development’s rent roll, if applicable.
 - ii. Updates to the development’s vacancy report, if applicable.
 - iii. Local health, safety, or building code violations and documentation of violation corrections.
 - iv. Any other documents, reports, etc. deemed necessary by the selected contractor or the Authority.
- b. The selected contractor must inspect any particular unit(s) requested by the Authority.
- c. The selected contractor must inspect the required number of units in accordance with program regulations and Authority policy (See Section VII.B.10 above entitled Determining the Number of Units to Inspect). Important Note: The selected contractor must notify the Authority if the number of units to inspect provided electronically by the Authority does not meet the requirements in Section VII.B.10.
- d. The selected contractor must inspect each unit and area of the subject property and determine if there are any UPCS and/or Authority inspection deficiencies (M items), if applicable (see Section VII.C.3 below entitled Physical Inspection Requirements).
- e. The selected contractor must record the results of each inspection by entering the inspection data into the MPI software (**including the number and designation of each HOME unit inspected**), and create a Physical Inspection Report and a cover letter. The selected contractor shall use Authority approved letters, forms and reports to perform physical inspections and/or re-inspections.
- f. The selected contractor must submit the inspection data to the Authority via upload using the MPI software. The selected contractor must send the Physical Inspection Report and cover letter in PDF file format electronically to the Management Agent/Owner and to the Authority via email.

- g. Selected physical inspection contractors must not discuss findings or results directly with residents, or with the management agent representative while in the presence of the residents (i.e. tenant housekeeping issues). However, if a resident requests that the selected contractor inspect a particular item(s) in the unit, the inspector should comply with the resident's request and should note any observed deficiencies.
- h. During and at the conclusion of the inspection, the selected contractor must verbally review and explain, the inspection results and deficiencies with the development's management agent representative or personnel. The selected contractor will provide the management agent representative with an opportunity during or at the conclusion of the inspection to ask questions about the inspection.
- i. The selected contractor shall be available to discuss methods and results of the physical inspections with the Authority.
- j. The selected contractor must track and store all data, letters, forms, reports and management agent responses generated during the physical inspection process in an electronic format and as required by the Authority. (See below Section VII.F entitled Technical Specifications and Requirements.)

3. Physical Inspection Requirements. The selected contractor's primary responsibilities during the physical inspection are as follows:

- a. The selected contractor must inspect the following areas of the property and determine if there are any life-threatening/Exigent Health and Safety ("EH&S") issues or other UPCS deficiencies at the property. If applicable, the selected contractor must also determine if there are any Authority deficiencies (M items):
 - i. Site (including outdoor grounds and parking lots).
 - ii. Building Exteriors.
 - iii. Building Systems.
 - iv. Common Areas (non-residential).
 - v. Residential Buildings and Units.
- b. If there are any life-threatening/EH&S deficiencies, the selected contractor must report those issues to the Owner/Management Agent and the Authority by issuing a Hazard Notice at the conclusion of the inspection. The inspector and the owner/management agent representative must sign the Hazard Notice form. The selected contractor must send an electronic copy of the notice to the Authority no later than 24 hours after the conclusion of the inspection.
- c. When conducting physical inspections, the selected contractor must address any local health, safety, or building code violations as provided for in Section VII.C.4 entitled Reviewing/Documenting Local Health, Safety or Building Code Violations.

- d. If a Capital Needs Assessment ("CNA") Report is provided to the selected contractor, the selected contractor must review the CNA Report, inspect the CNA designated areas and include comments in the Physical Inspection Report regarding the status of the CNA work completed, work in progress and any CNA required work that appears to be needed, but is not yet in process (see below Section VII.C.5 entitled Conducting CNA Reviews at Authority-Financed Developments).

4. Reviewing/Documenting Local Health, Safety or Building Code Violations.

- a. When conducting physical inspections, the selected contractor must ask the management agent/owner representative if any local health, safety, or building code violations reports or notices have been issued since the Authority (or a physical inspection contractor of the Authority) conducted the last physical inspection.
- b. If a violation(s) has occurred, the inspector must obtain a copy of the local health, safety, or building code violation reports or notices for any and all violations issued.
- c. The Contractor must review all local health, safety, or building code violation reports or notices issued and the corrective actions taken.
- d. If violations have been issued, the inspector must inspect the area(s) and include in the Inspection Report a description of the issue(s) and whether or not the issues have been resolved.

5. Conducting CNA Reviews at Authority-Financed Developments. CNAs have been conducted on certain Authority-financed developments. For these developments, the selected contractor must review the CNA report and perform a CNA inspection per Authority guidelines.

The Authority will provide the selected contractor with the CNA report(s). The selected contractor must review the development's CNA report(s) prior to conducting the physical inspection and must inspect CNA items per Authority guidelines. The selected contractor must provide feedback in the Physical Inspection Report regarding all CNA matters (i.e., the "CNA Review").

The "CNA Review" consists of the following:

- a. Prior to conducting physical inspections at Authority-financed developments, the selected contractor shall review the CNA report for the development, if a CNA is available for the particular development.
- b. The CNA Review shall be conducted once a year for each Authority-financed development during the physical inspection to confirm the status of work or items recommended or cited in the CNA as requiring repair or replacement.
- c. The selected contractor shall report the status of the work or items recommended in the CNA in the Physical Inspection Report.

6. Issuing Physical Inspection Letters and Physical Inspection Reports. After the physical inspection has been conducted, the selected contractor must prepare and submit a letter and a Physical Inspection Report to the Management Agent and to the Authority in accordance with the following requirements:

- a. The letter and Physical Inspection Report must be issued to the attention of the Management Agent and the Authority no later than 30 calendar days after the date the inspection was performed.
- b. For LIHTC developments, a copy of the letter and Physical Inspection Report must also be sent to the project Owner.
- c. The requirements for the inspection cover letter and Physical Inspection Report are as follows:
 - i. Inspection report cover letter. The selected contractor must use Authority-approved language and format.
 - ii. Physical Inspection Report. The selected contractor must use Authority-approved language and format. The report must include the following:
 - Summary of the weather conditions at the time the inspection was conducted (sunny, raining, etc.).
 - All Units Inspected – The selected contractor must list all units reviewed in the Physical Inspection Report, including those with no compliance issues which will indicate that there are no observed deficiencies (NOD).
 - All UPCS deficiencies observed and any Authority deficiencies, if applicable.
 - CNA comments, if applicable.
 - Comments regarding local health, safety, or building code violations reports or notices, if applicable.
 - Certification status for elevator, fire alarm, fire suppression and boiler systems, if applicable (buildings with 11 units or more require boiler certificates).
 - Required information regarding potential bed bug issues.
 - Note: Inspectors should not inspect units that are reported to have bed bugs. If a unit selected for inspection is reported to have bed bugs, the inspector must choose a different unit to inspect.
 - Any additional inspector comments regarding the physical condition of the property.
 - Any additional information requested by the Authority.

7. Management Agent/Owner Requirements for Correcting Deficiencies and Deadlines for Submitting Physical Inspection Responses. Management Agents/Owners are required to correct all deficiencies the inspector observed during the inspection and must provide to the inspector and the Authority Compliance, a complete, accurate and timely Physical Inspection Response (“PIR”) which consists of an Owner Certification and Attachment A Report. The

PIR must include a description of the corrective actions taken and the date(s) the corrective actions were completed. PIRs must be received and the corrective actions must be completed and reported to the inspector and the Authority in accordance with the requirements in the chart below:

“Physical Inspection Deadlines for Corrective Actions and Owner/Management Responses”

PI Deficiency	Correction Deadline	Owner/Management Response Deadline
EH&S (Life-Threatening)	Immediate/no later than 24 hours after the inspection date	No later than 3 business days after the <u>inspection date</u>
H&S (Non-Life Threatening) L1, L2 & L3	No later than 60 calendar days after the date the Physical Inspection Report is issued (inspection cover letter date)	No later than 60 calendar days after the date the Physical Inspection Report is issued (inspection cover letter date)
M	No later than 6 months after the Physical Inspection Report is issued (inspection cover letter date)	<u>First Response</u> - No later than 60 calendar days after the date the Physical Inspection Report is issued (inspection cover letter date). If any “M” items are uncorrected, response must include the date it is anticipated that corrections will be made; <u>Second Response</u> - No later than 6 months after the date the Physical Inspection Report is issued (inspection cover letter date). Response must include the actual dates the work was completed.

8. Reviewing Management Responses and Issuing Follow-up Letters. If the selected physical inspection contractor observed any deficiencies during the inspection, the Owner/Management Agent is required to submit a complete, accurate and timely written response to the PIR to the inspector and Authority Compliance. The PIR must describe the corrective actions taken and include the date the corrective actions were completed.

- a. **EH&S Response.** If the inspector observed any life- threatening/EH&S deficiencies during the inspection, the Owner/Management Agent must correct the issues immediately or no later than 24 hours after the inspection date. The Owner/Management Agent must also submit a written EH&S response (“EHSR”) to the inspector and the Authority no later than 3 business days after the inspection is conducted.
- b. **Reviewing the EHSR.** Upon receipt of the EHSR, the selected contractor must review the documents and determine if all physical inspection deficiencies have been corrected in a manner that is satisfactory to the inspector and in accordance with Authority requirements specified in the instructions for completing the Owner Certification and Attachment A forms which are located on the Authority Compliance website (click on Rental, Property Managers, Compliance for Rental Housing, Forms, Physical Inspection Forms).

- c. Physical Inspection Response. In addition to the EH&SR noted above, the Owner/Management Agent must submit a PIR no later than 60 calendar days after the report date for UPCS and Authority deficiencies.
- d. Reviewing the PIR and Issuing Follow-up Letters. Upon receipt of the PIR, the selected contractor must review the documents and determine if all inspection deficiencies have been corrected timely and in a manner that is satisfactory to the inspector and in accordance with Authority requirements.
 - i. If a complete, accurate and timely PIR is received, the selected contractor will issue a close-out letter to notify the Owner/Management Agent that deficiencies have been satisfactorily resolved and the physical inspection is being closed (See below Section VII.C.10 entitled Contractor Close-out Process.)
 - ii. If a response is received, but the response is incomplete, inaccurate, or if a correction or additional documentation is needed, the selected contractor must send a follow-up letter to the Owner/Management Agent. The follow-up letter must request that the correction and/or additional documentation be provided no later than 10 calendar days from the follow-up letter date.

If all deficiencies have not been certified as corrected and some outstanding issues still exist, the follow-up letter must notify the Management Agent/Owner that corrective actions are required and list the items not certified as corrected. The selected contractor must forward an electronic copy of this follow-up letter to the Authority's Compliance Monitoring.
 - iii. The selected contractor shall be available to the Authority to discuss responses from Management Agents/Owners and/or to provide copies of notes, correction documents, etc., pertaining to inspections.

9. Issuing Nonresponse and Follow-up Letters.

- a. If the Management Agent/Owner does not respond by the required correction deadline for the EH&S response or 60-day response, the selected contractor must issue a nonresponse letter (using Authority-approved language) to the Management Agent/Owner (with an electronic copy to the Authority's Compliance Monitoring). The nonresponse letter must be issued no later than 3 calendar days after the required correction date.
- b. If a response to the nonresponse letter is received, the selected contractor will review the response as specified in Section VII.C.8 above. If the response is incomplete, inaccurate, or additional documentation is needed, the selected contractor must send a follow-up letter to the Owner/Management Agent. The follow-up letter must request that the correction and/or additional documentation be provided no later than 10 calendar days from the follow-up letter date.

- c. After the nonresponse letter is issued, if no response is received after the required response period, the selected contractor must close-out the physical inspection with the outstanding noncompliance issues described in the close-out letter and the noncompliance issues must be referred to the Authority for resolution.

10. Physical Inspection Closeout Process. Upon completion of the physical inspection process, the selected contractor shall submit a closeout letter in the Authority-approved format to the Management Agent/Owner (with an electronic copy to the Authority's Compliance Monitoring). If outstanding items still exist when the selected contractor closes the inspection, the Authority will take the appropriate enforcement action to resolve the issues.

11. Extension Requests. If all corrections cannot be made by the required deadline because of extenuating circumstances, the Management Agent/Owner must submit an Extension Request to the inspector. The request must be submitted on the Authority's Extension Request form or in a similar format with all the required information. The Extension Request form can be found on the Authority website (click on Rental, Property Managers, Compliance for Rental Housing, Forms, and Physical Inspection Forms).

http://www.michigan.gov/mshda/0,1607,7-141-8002_26576_26589-90761--,00.html

The selected physical inspection contractor may approve extensions up to 6 months for extenuating circumstances. If an extension is approved, the Owner/Management Agent must submit the final PIR to the Authority for review no later than the extension due date.

12. Conducting Re-inspections. Re-inspections shall be performed if requested in writing by the Authority. The Authority reserves the right to add additional inspection items or units under special conditions, if the Authority deems this necessary and appropriate based on the results of the previous inspection or for any other reason(s).

If requested by the Authority, re-inspections at Authority-financed developments shall:

- a. Be performed 6 months after the annual inspection or when requested by the Authority.
- b. Include a review of all deficiencies noted during the last physical inspection to ensure the satisfactory completion of the work.

13. Follow-up Inspections for HOME. Follow-up inspections may be required for certain HOME units and shall be performed only if requested in writing by the Authority.

For all properties with HOME funds committed after 8/23/2013, the HOME Final Rule 07/24/2013, Section 92.504(d)(1)(B), requires that a follow-up inspection be conducted to verify that all hazardous deficiencies have been corrected within 12 months of the physical inspection.

D. Additional Physical Inspection Requirements. Selected contractors will work with Compliance Monitoring and/or other designated Authority staff to ensure consistency and uniformity in physical inspection and reporting procedures.

1. Attend Authority Workshops, Meetings and Conference Calls. Selected contractors must attend Authority Compliance workshops, meetings and/or conference calls to:

- a. Ensure familiarity with state agency policies and consistency in the physical inspection process.
- b. Review physical inspection progress and results.
- c. Discuss physical inspection process issues.
- d. Discuss requirements for owner response forms.
- e. The selected contractor must be available to the Authority to discuss methods and results of the physical inspections and responses from Management Agents/Owners. The selected contractor will provide verbal or written clarification regarding the physical inspection deficiencies of any and all developments to Authority staff and/or Owners/Management Agents when needed. The selected contractor shall also provide copies or notes, etc., pertaining to physical inspections, if requested by Authority staff.

2. Attend Trainings on UPCS and Authority (“UPCS Plus”) Requirements.

- a. All selected contractors must attend UPCS training. The Authority is not responsible for any contractor training costs.
- b. To ensure consistency and uniformity in inspections, selected contractors must attend workshops provided by the Authority to discuss inspection processes and forms and inspection standards including “UPCS Plus” requirements. A mandatory training session for selected contractors is tentatively scheduled for December 2021.
- c. The physical inspection standard for Authority financed developments is “UPCS Plus”. The basis for this standard is the Uniform Physical Condition Standard (UPCS) and also includes additional Authority requirements. UPCS is the standard used by HUD REAC PASS inspectors. Training and proficiency in this standard is required of all Authority selected contractors.

3. Submit Invoices for Payment of Fees. The selected contractor must submit invoices for services rendered in a manner and format prescribed by the Authority. The selected contractor may only bill the Authority for units that are inspected. A copy of each inspection cover letter and Physical Inspection Report must be sent to the Authority by electronic mail, first class or overnight mail, or hand delivery when the selected contractor’s invoice is submitted for payment.

4. Record Keeping. The selected contractor must maintain records as deemed

necessary by the Authority and make the records available to the Authority for three (3) years after the expiration of the awarded contract or extension thereof. (See Section VII.F below entitled Technical Specifications and Requirements.)

E. Assistance from the Authority. Authority Compliance staff will provide scheduling or other types of assistance to the selected contractor if an Owner/Management Agent fails to respond or cooperate with the selected contractor in the physical inspection process. The selected contractor must notify the Authority by email of any issues that require Authority staff assistance.

F. Physical Inspection Technical Specifications and Requirements. The Authority has developed systems to help streamline the physical inspection process. In order for this process to continue to work, the selected contractor must be able to use these systems for conducting and reporting physical inspections.

1. The Authority's Online Databases – MPI and OPIC. In order to use the Authority's online databases, Multifamily Property Inspection ("MPI") and Owner's Physical Inspection Certification ("OPIC"), the selected contractor must have administrative access to their devices and a web browser (i.e., Internet Explorer capable at an 8.0 version or higher.) Also, the Contractor must have the ability to turn off pop-up blockers. Please note that all related expenses are the responsibility of the Contractor.

The Authority Compliance Portal, featuring OPIC must be used for follow-up and tracking of the physical inspection processes where applicable.

2. The Authority Multifamily Property Inspection (MPI) Software. The Authority will provide the selected contractor with MPI software and instructions for installation. The MPI software will be provided to selected contractor(s) at no charge. MPI is updated periodically and selected contractors are required to install and maintain updates on a timely basis when issued.

MPI is a software application that allows selected contractors to schedule inspections or audits, record data and create Physical Inspection Reports and File Audit Reports. Selected contractor access MPI through a secured web portal to schedule inspections and audits. Once the inspection or audit has been scheduled, property data can be downloaded from the Authority Compliance database for use during or after the inspection or audit to input findings. After inspection or audit findings have been entered into MPI, Physical Inspection Reports or File Audit Reports can be generated. MPI is a disconnected application which allows selected contractors to enter inspection or audit data and create reports on-site without an internet connection. Once inspection or audit data is entered, an internet connection is required to upload the data to the Authority.

The MPI software provided by the Authority is the property of the Authority. Selected contractors must agree not to copy, loan, or sell the MPI software, or make it available to other persons or entities (other than the selected contractor's employees or subcontractors) or use the software for any purpose other than Authority file audits and physical inspections. The selected contractor may not alter or modify the software in any way.

In order to run the MPI program, the selected contractor(s) must have administrative access to their machines, an Internet service provider and an email account. Please note that all related expenses are the responsibility of the selected contractor.

3. **Authority Compatible Software.** All documentation related to physical inspections that is stored electronically and/or submitted to the Authority must be in a compatible format. Software programs currently compatible with Authority's systems include Adobe and Microsoft products such as Excel, Access, or Word.

Adobe Reader/Writer software (version supported by the Authority) **is required** for the creation of Physical Inspection Reports.

4. **Contractor Database.** Selected contractors are required to create and maintain a database for tracking the status of the physical inspection process. The data for each property must contain the project name, address and Authority number. The selected contractor must retain the data collected in the database throughout the life of the contract, including any contract renewals or extensions. Periodically throughout the contract period, the Authority may request that the selected contractor provide a physical inspection status report.

At the expiration of an awarded contract, any and all data collected for the contracted services will be given to the Authority via data transfer in an approved format. Approved formats are listed in order of the Authority's preference:

- a. SQL.
- b. Microsoft Access.
- c. Microsoft Excel.

5. **Ownership of Data and Records.** Any and all Work Products shall be deemed the property of the Authority.
6. **Record Keeping.** The selected contractor shall retain and make available to the Authority (and the Auditor General of the State of Michigan, or any authorized representative) all physical inspection records for seven (7) years after the expiration of the awarded contract or extension thereof unless permission to destroy them on an earlier date is granted by both the Authority and the State of Michigan.

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**MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
REQUEST FOR PROPOSALS**

EXHIBIT A

NOTICE TO BIDDERS

I. Notifications to Bidders

- A. Revisions to RFP.** If, prior to the proposal deadline, the Authority deems it necessary to provide additional clarifying information, or to revise any part of the RFP, supplements or revisions will be provided to all Bidders who have indicated they will submit a proposal. Proposals will then be evaluated based on the terms and conditions of the RFP, any supplements or revisions to the RFP, and the answers to any written questions.
- B. Organization Authorized to Transact Business in Michigan.** The Bidder must be either a Michigan entity (limited partnership, Limited Liability Company, for-profit corporation or non-profit corporation, etc.) or, if foreign, authorized to do business in the State of Michigan.

Proposals from Sole Proprietors Will Not be Accepted

Questions regarding specific requirements to transact business in the State of Michigan should be referred to or otherwise contact the Michigan Department of Licensing and Regulatory Affairs, Corporations, Securities & Commercial Licensing Bureau at:

http://www.michigan.gov/lara/0,4601,7-154-61343_35413---,00.html.

- C. Minimum Internet/Technological Capabilities.** The Authority has developed systems to help streamline the file audit and physical inspection process. The selected contractor must be able to use these systems for conducting and reporting file audits and physical inspections.

1. MSHDA's Online Databases – MPI, OPIC, and CARS: (File Audits & Physical Inspections)

In order to use MSHDA's on-line databases MSHDA Multifamily Property Inspections (MPI), Owner's Physical Inspection Certification (OPIC), and the Compliance Audit Response System (CARS), the selected contractor must have administrative access to their devices and a web browser that is I.E. (Internet Explorer) capable at a 8.0 version or higher. Also, the selected contractor must have the ability to turn off pop-up blockers. Please note that all related expenses are the responsibility of the selected contractor.

The Authority will assign each selected contractor a web administrator account. The selected contractor must assign one individual as the administrator of the account. Only the administrator can create new accounts for each of the selected contractor's "users" and will be required to maintain these accounts for the contractor. Each selected contractor will be required to establish at least one "user"

account.

2. MSHDA's Multifamily Property Inspection (MPI) Software: (File Audits and Physical Inspections)

The Authority will provide the selected contractor with MPI software and instructions for installation. The MPI software will be provided to the selected contractor(s) at no charge. MPI is updated periodically, and selected contractors are required to install and maintain updates on a timely basis when issued.

MPI is a software application that allows contractors to schedule inspections or audits, record data and create Physical Inspection Reports and File Audit Reports. Contractor access MPI through a secured web portal to schedule inspections and audits. Once the property inspection or audit has been scheduled, property data can be downloaded from the MSHDA Compliance database for use during or after the inspection or audit to input findings. After inspection or audit findings have been entered into MPI, physical inspection or file audit reports can be generated. MPI is a disconnected application which allows contractors to enter inspection or audit data and create reports on-site without an internet connection. Once inspection or audit data is entered, an internet connection is required to upload the data to MSHDA.

The MPI software provided by the Authority is the property of the Authority. The selected contractor must agree not to copy, loan, or sell the MPI software, or make it available to other persons or entities (other than the selected contractor's employees or subcontractors) or use the software for any purpose other than Authority file audits and physical inspections. The contractor may not alter or modify the software in any way.

In order to run the MPI program, selected contractors must have administrative access to their machines, an Internet service provider and an email account. Please note that all related expenses are the responsibility of the selected contractor.

3. MSHDA Compatible Software: (File Audits and Physical Inspections)

All documentation related to file audits and physical inspections that is stored electronically and/or submitted to the Authority must be in a compatible format. Adobe and Microsoft products such as Excel, Access, or Word are compatible with MSHDA's systems.

Adobe Reader/Writer software (version supported by MSHDA) is required for the creation of physical inspection and file audit reports.

4. Contractor Database:

Selected contractors are required to create and maintain a database for tracking the status of the file audit and/or physical inspection processes. The data for each property must contain the project name, address and MSHDA number. The selected contractor must retain the data collected in the database throughout the life of the contract, including any contract renewals or extensions. Periodically

throughout the contract period, MSHDA may request that the selected contractor provide a physical inspection or file audit status report.

At contract expiration, any and all data collected for the contracted services will be given to MSHDA via data transfer in an approved format. Approved formats in order of MSHDA's preference include SQL, Microsoft Access, and lastly, Microsoft Excel.

5. Contractor Computer Skills:

The selected contractor's key persons must be able to use a computer to conduct file audits and inspections and perform the following:

- a. Internet
 - i. Access an internet website.
 - ii. Submit information to a website.
 - iii. Download files and save them to a specific location on the computer.
- b. Software, Email and Windows Functions
 - i. Send and receive email messages with attachments.
 - ii. Open and use multiple software applications at the same time.
 - iii. Create, navigate and save files and folders.
 - iv. Install new software.
 - v. Use Adobe Writer to produce PDF document.

D. Limits on Liability & Indemnification. The Bidder must review and acknowledge that the Authority will require the Bidder to satisfy the following requirements prior to the execution of a contract with the Authority. If the Bidder has objections, please provide an explanation with your proposal outlining the objection.

If awarded a contract, the Bidder agrees to:

- 1. Indemnify, defend and hold harmless the Authority, its Board, officers, employees and agents, from and against all losses, liabilities, penalties, fines, damages and claims (including taxes), and all related costs and expenses (including reasonable attorneys' fees and disbursements and costs of investigation, litigation, settlement, judgments, interest and penalties), arising from or in connection with any of the following:
 - a. any claim, demand, action, citation or legal proceeding against the Authority, its employees and agents arising out of or resulting from (1) the services provided ("Services") or (2) performance of the Services, duties, responsibilities, actions or omissions of the Bidder or any of its subcontractors under an awarded contract.
 - b. any claim, demand, action, citation or legal proceeding against the Authority, its employees and agents arising out of or resulting from a breach by the Bidder of any representation or warranty made by the Bidder in an awarded contract.
 - c. any claim, demand, action, citation or legal proceeding against the Authority, its employees and agents arising out of or related to occurrences that the

Bidder is required to insure against as provided for in an awarded contract.

- d. any claim, demand, action, citation or legal proceeding against the Authority, its employees and agents arising out of or resulting from the death or bodily injury of any person, or the damage, loss or destruction of any real or tangible personal property, in connection with the performance of services by the Bidder, by any of its subcontractors, by anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable; provided, however, that this indemnification obligation shall not apply to the extent, if any, that such death, bodily injury or property damage is caused solely by the negligence or reckless or intentional wrongful conduct of the Authority.
- e. any claim, demand, action, citation or legal proceeding against the Authority, its employees and agents which results from an act or omission of the Bidder or any of its subcontractors in its or their capacity as an employer of a person.
- f. any action or proceeding threatened or brought against the Authority to the extent that such action or proceeding is based on a claim that any piece of equipment, software, commodity or service supplied by the Bidder or its subcontractors, or the operation of such equipment, software, commodity or service, or the use or reproduction of any documentation provided with such equipment, software, commodity or service infringes any United States or foreign patent, copyright, trade secret or other proprietary right of any person or entity, which right is enforceable under the laws of the United States.

E. Michigan Freedom of Information Act. All documents submitted to the Authority are subject to the Michigan Freedom of Information Act ("FOIA"). In the event a request for submitted documents is made to the Authority, the Authority's FOIA Coordinator will redact or withhold information and/or documents that are exempt from disclosure under FOIA. See *MCL 15.243 et seq.* Please note that any requests by non-MSHDA personnel to review proposals will be denied until the deadline for submission of the bids has expired. See *MCL 15.243(1)(i)*.

Please submit FOIA requests to the Authority as follows:

MSHDA FOIA Coordinator
c/o Legal Affairs
Email: MSHDA-FOIA@michigan.gov

F. Preferences. Michigan law accommodates some bidder preferences:

1. Michigan Based Business

All other things being equal, the state of Michigan must give preference to products manufactured or services offered by Michigan-based firms. See MCL Section 18.1261 (<http://legislature.mi.gov/doc.aspx?mcl-18-1261>) and Section 18.1268 (<http://legislature.mi.gov/doc.aspx?mcl-18-1268>).

2. Geographically-Disadvantaged Business

All other things being equal, the state of Michigan must give preference to products manufactured or services offered by a Geographically-Disadvantaged

Business Enterprise. It is the goal of the State that 3% or more of contract payments each state fiscal year will be made to certified Geographically-Disadvantaged Business Enterprises by the 2022-23 fiscal year. See Executive Directive 2019-08 (https://www.michigan.gov/whitmer/0,9309,7387-90499_90704-486613--,00.html).

3. Qualified Service-Disabled Veteran-Owned Businesses

It is the goal of the State to award 5% of total state expenditures for construction, goods, and services to qualified service-disabled veteran-owned businesses. The State provides a 10% pricing preference for businesses owned by qualified-disabled veterans. See MCL Section 18.1241 (<http://legislature.mi.gov/doc.aspx?mcl-18-1241>) and Section 18.1261 (<http://legislature.mi.gov/doc.aspx?mcl-18-1261>).

G. Submissions Subsequent to Award. As part of an awarded contract, the selected contractor will be required to review and provide and/or acknowledge additional documents including but not limited to:

1. W-9 Request for Taxpayer Identification Number and Certification.
2. Proof of proper insurance coverage.
3. Retiree Rehire Certificate, if necessary.

H. Insurance Coverage. The Bidder must maintain and provide evidence, satisfactory to the Authority, of the following minimum insurance coverage:

1. General Liability Insurance for \$1,000,000 with the Authority shown as additional insured;
2. Errors and Omissions Insurance for \$1,000,000 for each occurrence and \$1,000,000 annual aggregate;
3. Worker's Compensation Insurance (if required under state law). Any citing of a policy of insurance must include a listing of the States where that policy's coverage is applicable.
4. If required by the Authority, Cyber Security Insurance for \$1,000,000.

I. Payments to Pensioned Retirees. 2007 PA 95, MCL 38.68c requires retirees of the State Employees Retirement System ("Pensioned Retirees") who become employed by the State either directly or indirectly through a contractual arrangement with another party on or after October 1, 2007 to forfeit their respective state pensions for the duration of their reemployment. **Accordingly, any pensioned retiree who provides or renders services pursuant to the contract for which bids will be made under this RFP shall be required to forfeit his or her pension during the term of the contract.**

Proposals must acknowledge and confirm whether pensioned retirees will render services under the contract being sought through this RFP. If the Bidder intends to use

a pensioned retiree, the Bidder must submit written confirmation from the pensioned retiree that he or she agrees to forfeit his or her pension during the term of the contract, if awarded. If awarded a contract, the Bidder must submit a copy of the pensioned retiree's directions to the State of Michigan's Office of Retirement Services ("ORS") to withhold the retiree's pension payments until the end of the contract term by having the pensioned retiree complete a Retiree Rehire Certificate. A copy of the Retiree Rehire Certificate will be required to be submitted prior to executing an awarded contract.

- J. Contract Award Approvals.** Prior to executing an awarded contract, the Authority must seek and obtain Michigan Civil Service approval. The required forms will be submitted to Civil Service prior to the Authority's Board approval.

Contracts that equal or exceed \$45,000 must be approved by the Authority's Board. Thereafter, an awarded contract will be forwarded to the selected Bidder with instructions to review and sign it. Upon receiving the signed contract, the Authority's Procurement Office will submit the contract to a duly authorized signatory for final execution on behalf of the Authority. One fully executed contract will then be returned to the selected contractor.

- K. Commencement of Work.** Project work shall not commence until execution of a project contract. The selected contractor shall not proceed with performance of the project work or incurring of project costs until both parties have signed the project contract to show acceptance of its terms and conditions.
- L. Project Control.** The selected contractor will carry out this project under the direction and control of the Authority and its designated Contract Administrator.
- M. Applicable Laws.** The selected contractor will be required to comply with all Michigan and federal laws, as well as acquire any permits or permission-related documents to provide services being sought.

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**MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
REQUEST FOR PROPOSAL**

EXHIBIT B

SUBMISSION & SELECTION

I. Submission of Questions

- To ensure a fair and impartial process, the Authority's Procurement Office will *only* address on time and properly submitted questions.
- Phone calls involving the RFP or related questions will not be accepted. Firms submitting bids shall not contact any Board members or Authority staff.
- All questions and answers related to this RFP will be supplied to Bidders that submitted questions, and/or to organizations providing the Procurement Office with notification of intent to submit a proposal.

A. Due Date. Submit all questions regarding the RFP via email by **September 28, 2021 at 4 p.m.** Eastern Time (Detroit). Submissions received at 4:01 p.m. are considered late and will not be considered further.

Responses to properly submitted questions will be posted on or around September 30, 2021. The Authority will hold no other question sessions or bidder's conferences.

B. Delivery of Proposal. Address questions using the subject line *Audit and Inspection Services* to:

MSHDA-Procurement@michigan.gov

Confirmation of Delivery. The Procurement Office will verify receipt of email and questions to the Bidder within 24 hours. If Bidder has not received verification, the Bidder should verify the email address provided above (i.e., no spaces; hyphen between "MSHDA" and "Procurement") and resubmit an email asking for verification.

II. Submission of Proposal

- Submitted proposals must respond to and address the tasks, activities, listed requirements and questions outlined in the Scope of Work of this RFP and its attached and incorporated exhibits.
- The Authority shall not be liable for any costs that a Bidder may incur while preparing a proposal.
- The Authority shall not be liable for any costs that a Bidder may incur prior to the complete execution of a contract.
- If the Authority enters into a contract, the Authority's consideration (payment) shall be limited to the term of the contract.

A. Due Date. Proposals responding to this RFP are due **October 12, 2021 at 4 p.m.** Eastern Time (Detroit). Submissions received at 4:01 p.m. are considered late and will not be considered further.

B. Originals and Copies. Submit **one (1) .pdf** version of a proposal via email outlining how the Bidder will provide the activities / services described in the Scope of Work.

C. Delivery of Proposal. Direct all deliveries to:

MSHDA-Procurement@michigan.gov

Confirmation of Delivery. The Procurement Office will verify receipt of email and proposal to the Bidder within 24 hours. If Bidder has not received verification, the Bidder should verify the email address provided above (i.e., no spaces; hyphen between “MSHDA” and “Procurement”) and resubmit an email asking for verification.

III. Selection of Proposal

The selection of a proposal shall be subject to a review by the Authority’s Legal Affairs Division concerning conflicts of interest and/or participation in Authority programs by the Bidder, its officers, employees, subcontractors or independent contractors.

A. Selection Criteria. The Authority will select the submitted proposal based on Selection Criteria listed below for File Audit and Physical Inspection, respectively. Bidders submitting for consideration individually as either File Audit or Physical Inspection will be evaluated in accordance with the respective criteria as provided below. Bidders submitting for consideration as both File Auditor and Physical Inspector will be evaluated according to both sets of criteria:

File Audit Criteria	Maximum Points
Experience and General Capacity of the Entity to Perform File Audits	25
Experience and Qualifications of Key Personnel	35
Project Management Plan	20
Fees	20
Total	100

Physical Inspection Criteria	Maximum Points
Experience and General Capacity of the Entity to Perform Physical Inspections	20
Experience and Qualifications of Key Personnel	35
Project Management Plan	20
Proposal includes REAC inspections, and the entity includes at least one REAC Certified Inspector with current HUD Authorization to Conduct the REAC Inspections	5
Fees	20
Total	100

Note: The Authority will utilize all Bidder information to determine the best value for the services sought and is not obligated to accept the lowest price proposal.

- B. Proposal Selection.** The Authority's review may take up to four weeks after the closing date for submitting proposals. The selection and final notice of award will be contingent on approval by the Michigan Civil Service Commission and the Authority's Board.
- C. Cancellation of Selected Proposal.** The selection of a proposal by the Authority may be cancelled at any time prior to the complete execution of a contract. If the Authority cancels its selection of a proposal, the Authority may repost this or a similar RFP and re-seek proposals. Reasons for canceling the selected proposal may include, but are not limited to, the following:
1. Refusal of Department of Civil Service to process required forms.
 2. Refusal of duly authorized Authority signatory to execute the contract.

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**MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
REQUEST FOR PROPOSAL**

EXHIBIT C

PROPOSAL FORMAT

I. Overview

- Proposals must be submitted in the format described in this Exhibit C as outlined below.
- There should be no attachments, enclosures or exhibits other than those considered by the Bidder to be essential to a complete understanding of the proposal.
- Each section must be clearly identified with appropriate headings and/or table of contents.
- The proposal should be clear, accurate, and complete, with sufficient detail to enable the Authority to evaluate the services and methods proposed.

II. Headers and Contents

Proposals not including requested information may be viewed by the Authority as non-responsive and not considered further. Bidders are strongly encouraged to review their proposals prior to submission to ensure that all requested information is included.

A. Company Background Information.

1. Legal business name and address.
[Name]
[Street Address]
[City, State, Zip]
[Phone Number]
[Website address]
2. The type of entity (e.g., Michigan corporation, Michigan nonprofit corporation, Michigan limited liability company, foreign).
Note: Prior to contract execution, the selected contractor will be required to provide proof of authorization to conduct business in the State of Michigan.
3. Any applicable "Doing Business As" names.
4. Any branch office, or name and address of registered agent, if applicable.
5. Legal business name of any applicable parent company, and its address.
6. State your business is incorporated in.
7. Number of years in business and number of employees.

8. Has there been a recent change in the organizational structure (e.g., management team) or a change of control (merger or acquisition)?
(Yes / No)
If Yes, why and how has it affected your company?
9. Has your company ever been debarred, suspended, or otherwise disqualified from bidding, proposing, or contracting with any governmental entity, including the State?
(Yes / No)
If Yes, provide the date, governmental entity, and details surrounding the action.
10. Has your company ever been sued by the State of Michigan?
(Yes / No)
If Yes, provide the date, case caption, case number, and identify the court that the case was filed in.
11. Has your company ever sued the State of Michigan?
(Yes / No)
If Yes, provide the date, case caption, case number, and identify court that case was filed in.
12. Within the past five (5) years, has your company defaulted on a government contract, or been terminated for cause by any governmental entity, including the State?
(Yes / No)
If Yes, provide the date of action, contracting entity, type of contract, and details surrounding the termination or default.
13. Within the past five (5) years, has your company defaulted on a contract or been terminated for cause by any private entity in which similar service or products were being provided by your company?
(Yes / No)
If Yes, provide the date of action, contracting entity, type of contract, and details surrounding the termination or default.
14. Does your company have experience working with the State of Michigan?
(Yes / No)
If Yes, please provide a list (including the contract number) of the contracts you hold or have held with the State for the last 10 years.

B. Management and Personnel. Answer/Address the following:

1. **Authorized Signatory.** The Bidder must clearly identify the name and title of an official authorized to commit the Bidder to the terms and conditions of the proposal.
- a. Provide any resolution(s) authorizing the designated official as an approved signatory.

- b. Proposal must include the statement of bid commitment, see Section H below, signed by the approved signatory.
- 2. **Officer and Management Summary.** Identify manager(s) and/or officer(s) who will manage the contract if it is awarded:
 - a. Provide current contact information including the manager/officer name, title, mailing address, email address, and phone and fax numbers.
 - b. Provide their resumes or CVs.
 - c. List their responsibilities and the specific tasks each assigned officer/manager will carry out and the anticipated time frames for each task.
- 3. **Personnel Summary.** Identify proposed key project personnel, including job titles, responsible for performing the activities / services described in the Scope of Work.
- 4. **Submit a Certificate Verifying Project Personnel.** The form is found in Exhibit D, attached and incorporated into this RFP.
 - a. Confirm Whether Any Assigned Personnel Receive Pension Payments from the State of Michigan. Review Exhibit A, Section I.I above for important information regarding Pensioned Retirees.

C. Experience.

The Authority has identified the qualifications outlined in the Scope of Work that it believes are necessary for the successful performance and completion of the services sought. Please refer to the service requirements provided above in the Scope of Work for both file audit and physical inspection.

- 1. **File Audits.** Qualifications and Experience Required for Performing File Audits. Selected contractors conducting file audits must possess a minimum of 3 years' experience reviewing tenant files for compliance with federal regulations and be knowledgeable of MSHDA policies and requirements.
 - a. **Technical Knowledge Requirement.** Selected contractors conducting file audits must possess technical knowledge of HUD 4350.3, LIHTC and HOME rules and regulations and proficiency in calculating rents and household income, determining resident eligibility and evaluating these and other factors for compliance with a variety of federal housing programs.
 - b. **Training and Certification for File Audits.** The selected contractor must ensure that key persons who perform file audits have received appropriate training from a program approved by HUD or the Authority. The selected contractor will provide recent certificates of training for each key person who performs file audits, thereby certifying that the key person is adequately trained to perform file audits as described in this RFP.
 - c. **Continuing Training.** The selected contractor will annually attend workshops or seminars that provide training on the HUD 4350.3 Handbook (Occupancy Requirements of Subsidized Multifamily Housing Programs), which include clarifications and updates regarding essential compliance requirements such

as calculating and verifying income and assets, and determining program and project eligibility. The selected contractor will annually attend a tax credit compliance seminar if the selected contractor performs file audits for developments assisted through the Low-Income Housing Tax-Credit Program. During the awarded contract period, the selected contractor must submit on-going training certifications to MSHDA Compliance each January.

Note that the selected contractor will not be reimbursed by the Authority for the cost of or expenses incurred in connection with workshops or seminars.

2. Physical Inspection. Qualifications and Experience Required for Performing Inspections. Uniform Physical Condition Standards (UPCS) – Education and Experience Requirements apply; additional qualifications and experience may include but are not limited to the following:

- a. Technical Knowledge Requirement. Selected physical inspection contractors must possess technical knowledge in residential and/or commercial building trades (carpentry, electrical, HVAC, masonry, plumbing).
- b. All selected physical inspection contractors must be knowledgeable and proficient in UPCS.
- c. Selected physical inspection contractors must possess a minimum of 3 years' experience conducting a minimum of 250 property physical inspections for compliance with federal and/or MSHDA standards.
(Note that "unit" inspections do not qualify as any of the 250+ property inspections.)
- d. A property inspection includes, but is not limited to, the areas and criteria noted below and applies to all 250+ property inspections:
 - i. The selected inspection contractor must have been solely responsible for directly conducting the inspections, without assistance.
 - ii. The selected contractor must have applied their knowledge, skills and expertise in assessing the following areas during the course of the physical inspection of the following areas:
 - Site
 - Exterior of Buildings
 - Building Systems
 - Common Areas (non-residential)
 - Residential Buildings and Units
 - iii. The selected contractor must have directly inspected/tested the targeted (i.e., those areas available for inspection) areas/items and recorded the observations and assessments manually or electronically.
 - iv. The selected contractor's written completed inspection report/output must be able to clearly demonstrate i through iii above.

3. **Professional References.** Include professional references who can provide information regarding the Bidder's prior past performance.
4. **Additional Information and Comments.** Bidders are encouraged to add any other information that is believed to be pertinent but not specifically asked for elsewhere. Should Bidder have additional information for the Scope of Work, please provide the reasoning for any such modifications.

D. Proposed Services.

1. **How Services Will be Rendered.** Address and describe the process used to render the services and how the services will be rendered. This should be an overview of the methodology to be used, based on staff and time frames, to meet the project scope of work and complete the required services within the time frame of the project.
2. **Use of Subcontractors.** If any work will be subcontracted, describe the following:
 - a. Work that will be subcontracted.
 - b. The process used to select the subcontractors.
 - c. The subcontractor's experience and expertise.
 - d. The names of the firms/individual(s) who will perform the subcontracted work.
 - e. How quality of service will be monitored and ensured.
3. **Standards.** Describe or address the following:
 - a. The standards that the services will satisfy. (If standards of a professional association will be followed, identify the standards and the association.)
 - b. How quality of service will be monitored and ensured.
 - c. Whether "best practices" will be followed. (If applicable, identify the organization and/or document establishing such standards.)
4. **Security of Data.** If the services to be rendered require the collection and/or use of confidential and/or personal data, confirm the following:
 - a. Has your organization established and used a policy to address the security of paper and electronic data?
(Yes / No)
If No, explain how your organization addresses the security of paper and electronic data.
(Note: Please do not submit a copy of your security policy.)
 - b. Does your policy address the removal of confidential and/or personal data from storage media? (For example, does your firm's policy include the removal or "wiping" of data from hard drives when a computer is no longer used?)
(Yes / No)
If No, explain how your organization handles confidential and/or personal data.
5. **Copyrighted Materials.** Acknowledge and/or confirm the following:
 - a. You agree that any and all products produced as a result of this contract shall

- be the property of the Authority.
- b. You agree that the Authority shall (a) hold a copyright on all materials or products produced under the contract and (b) be allowed to file for a copyright with the United States Copyright Office.
- c. You acknowledge that submitted documents will not contain in part or whole copyrighted materials.

E. Price Proposal & Budget

- 1. Price Proposal.** All rates quoted in proposals submitted in response to this RFP will be a firm fixed price for the duration of the contract. No price changes will be permitted.
- 2. Proposed Fee Schedule.** The Proposed Fee Schedule is a fillable Excel form and is available alongside this RFP. A sample is included as Exhibit E in this RFP.
 - a. The Proposed Fee Schedule must be stated on a cost per unit basis and must include all expenses, including reporting and data entry into MSHDA's web-based system. The cost per unit will be based upon the files audited or units inspected in a development.
 - b. The Proposed Fee Schedule must be submitted in the format provided in this RFP and should be completed for the following years: 2022, 2023, 2024, 2025, and 2026.
 - c. The Proposed Fee Schedule will be the basis for the Evaluation Criteria "Fees", line 4 for File Audit Criteria and line 5 for Physical Inspection Criteria.
 - d. If more than one option is proposed, additional Fee Schedules must be submitted for each option (for all years) and the Schedules must be labeled accordingly with the appropriate option number and description.
- 3. If relevant, proposals should reflect per diem rates in effect at the time of proposal submission.** State per diem rates are subject to change during the term of an awarded contract. Rates for 2021 can be found here:

https://www.michigan.gov/documents/dtmb/FY2021_Rates_Jan_2021_002_711825_7.pdf.

F. Disclosures.

- 1. Interests in Authority Programs.** Authority programs include, but are not limited to, the Housing Voucher Program, any loans where the Authority is the lender, and any grants made by or administered by the Authority.
 - a. Does the Bidder, its officers, board members, and employees respectively, have any interests in Authority programs?
(Yes / No)
If Yes, please provide their name, title, and the Authority program for which the interests exist.
 - b. If the Bidder intends to use independent contractors or subcontractors to

render services, do the independent contractors or subcontractors and their officers, board members, and employees respectively, have any interests in Authority programs?

(Yes / No)

If Yes, please provide their name, title, and the Authority program for which the interests exist.

2. Potential Conflicts of Interests. Potential conflicts of interest may arise from the Bidder's officers, employees, members, board members, independent contractors or subcontractors the Bidder will use to render services, if the organization enters into a contract with the Authority.

- a. Is the Bidder currently under contract and/or been awarded a grant from the Authority?

(Yes / No)

If Yes, please confirm whether any potential conflict of interest will exist if the Authority enters into a contract with the Bidder.

- b. Does the Bidder, its officers, board members, and employees, hold a position with another entity that may be under contract or receiving a grant from the Authority?

(Yes / No)

If Yes, include an organizational chart from each entity under contract or awarded a grant from the Authority in which the Bidder or project personnel holds a position. Include each employee's position and title within the entity. In addition, indicate whether the Bidder or the project personnel is responsible for making financial decisions in his/her capacity and what measures have been implemented to ensure that funds are not comingled.

THE AUTHORITY RESERVES THE RIGHT TO DEEM A BID NON-RESPONSIVE FOR FAILURE TO DISCLOSE A POTENTIAL CONFLICT OF INTEREST.

3. Family Members Who Work for Authority.

- a. Does the Bidder, its officers, board members, and employees respectively, have family members who work for the Authority?

(Yes / No)

If Yes, please provide their name and the name of the family member currently employed at the Authority.

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G. Signature Clause to be Signed by Bidder's Authorized Signatory. Insert into the proposal and have the authorized signatory sign the following signature clause at the end of the proposal:

I confirm that I have submitted this proposal on behalf of

_____ in response to the
Michigan State Housing Development Authority's Request for Proposals for
Tenant File Audit and Physical Inspection Services.

I also confirm that I have read and understand the Authority's indemnification,
copyright, data security and insurance requirements.

By: _____

Its: _____

Date: _____

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**MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
REQUEST FOR PROPOSAL**

EXHIBIT D

PROJECT PERSONNEL

**CERTIFICATE VERIFYING PROJECT PERSONNEL OF THE
CONTRACTOR/SUBCONTRACTOR**

The Contractor/Subcontractor acknowledges that the following personnel are Project Personnel of the Contractor/Subcontractor:

(1) Name _____
(Print or type name above line)

Title with Contractor/Subcontractor _____

Is this person a retiree who receives a pension from the Michigan State Employees Retirement System? Yes _____/No _____

(2) Name _____
(Print or type name above line)

Title with Contractor/Subcontractor _____

Is the person a retiree who receives a pension from the Michigan State Employees Retirement System? Yes _____/No _____

(3) Name _____
(Print or type name above line)

Title with Contractor/Subcontractor _____

Is the person a retiree who receives a pension from the Michigan State Employees Retirement System? Yes _____/No _____

Print or Type Contractor/Subcontractor Name Above Line

By: _____
Signature Date

Name of Signatory for Contractor/Subgrantee: _____
Print/Type Name of Signatory Above Line

Its: _____

Federal Identification Number: _____

Pensioned Retirees (2007, MCL 38.68) (12/7/07 Rev)

**MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
REQUEST FOR PROPOSAL**

EXHIBIT E

PROPOSED FEE SCHEDULE FORM

This needs to be completed as detailed in section E of page 46.

See Excel document accompanying this RFP.

Michigan State Housing Development Authority

2022 - 2026 Proposed Fee Schedule

INSTRUCTIONS:

This excel document has 2 different worksheets. The worksheets are:

1. Instructions - Details of how to fill out the forms located in this spreadsheet
2. Proposed Fee Schedule - This is the main proposed fee schedule where you can select the different areas to include in the RFP.

Directions on filling out the 'Proposed Fee Schedule' worksheet

The Proposed Fee Schedule is broken up into five different sections and for of those sections have fillable parts. Each part has certain columns that allow you to input data. Please remember to fill in the Company Name and Option #!

Tenant File Audits

Input the amount that will be charged on a per unit basis in the 'Fee per unit' column for each year and area that you want to select. This will cause the 'Total Price Region' field to calculate the entire price for the region by multiplying the 'Fee Per Unit' amount and the 'Est. Units to Audit'. If you are defining your own region.

Physical Inspections

Input the amount that will be charged on a per unit basis in the 'Fee per unit' column for each year and area that you want to select. This will cause the 'Total Price Region' field to calculate the entire price for the region by multiplying the 'Fee Per Unit' amount and the 'Est. Units to Inspect'. If you are defining your own region.

Totals by Year for Audits and Inspections

This table shows the total price broken down by year for both File Audits and Physical Inspections. It also calculates the 5 year total for each region as well as the overall contract price.

Summary of Additional Proposed Fees

If there is a different per unit fees for a certain circumstance, fill out the 'Fee Description' field and the 'Fee Per Unit' field. The 'Fee Description' field should contain the description of the fee being charged and the 'Fee Per Unit' should have the price that will be charged on a per unit basis. currently three predefined fees: 'CNA Fee', 'Re-Inspection Fee', and 'REAC Fee'. If there is a different charge for these predefined additional fees, input the fee per unit price.

Notes and Comments

Any notes or comments about the fees, regions selected can be inserted into this box.

Proposed Fee Schedule 2022-2026

Company Name: _____

Option #: _____

Tenant File Audits

		2022		2023		2024		2025		2026	
		Est. Units to Audit	Fee Per Unit	Est. Units to Audit	Fee Per Unit	Est. Units to Audit	Fee Per Unit	Est. Units to Audit	Fee Per Unit	Est. Units to Audit	Fee Per Unit
Region	# Dev	Total Units	Total Price Per Region	Total Units	Total Price Per Region	Total Units	Total Price Per Region	Total Units	Total Price Per Region	Total Units	Total Price Per Region
Detroit	300	25,611	\$ 901	1,622	\$ 1,135	877	\$ 1,455	1,455	\$ 1,781	1,455	\$ 1,781
South/East	399	29,782	791	1,675	1,122	772	1,184	2,527	1,781	2,527	1,781
North/West	726	37,855	1,329	2,336	2,074	1,184	2,833	5,763	5,763	5,763	5,763
Statewide	1,425	93,248	3,021	5,633	4,331	2,833	9,617	9,617	9,617	9,617	9,617
Total 2022 Price		\$ -		\$ -		\$ -		\$ -		\$ -	
Total 2023 Price		\$ -		\$ -		\$ -		\$ -		\$ -	

Physical Inspections

		2022		2023		2024		2025		2026	
		Est. Units to Inspect	Fee Per Unit	Est. Units to Inspect	Fee Per Unit	Est. Units to Inspect	Fee Per Unit	Est. Units to Inspect	Fee Per Unit	Est. Units to Inspect	Fee Per Unit
Region	# Dev	Total Units	Total Price Per Region	Total Units	Total Price Per Region	Total Units	Total Price Per Region	Total Units	Total Price Per Region	Total Units	Total Price Per Region
Detroit	300	25,611	2,648	2,464	2,495	2,490	2,311	2,982	4,324	2,311	2,982
South/East	399	29,782	3,107	2,639	3,276	3,055	4,136	4,324	4,324	4,324	4,324
North/West	726	37,855	4,208	4,414	4,261	4,136	9,617	9,617	9,617	9,617	9,617
Statewide	1,425	93,248	9,963	9,517	10,032	9,681	17,252	17,252	17,252	17,252	17,252
Total 2022 Price		\$ -		\$ -		\$ -		\$ -		\$ -	
Total 2023 Price		\$ -		\$ -		\$ -		\$ -		\$ -	

Totals by Year for Audits and Inspections

	2022	2023	2024	2025	2026	5 Year Total Region
Region	Total Cost	Total Cost	Total Cost	Total Cost	Total Cost	Total Cost
Detroit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
South/East	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
North/West	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Statewide	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Contract Price:						\$ -

Summary of Additional Proposed Fees

	Fee Description	Fee Per Unit
1	Fee Description	
2	Fee Description	
3	Fee Description	

Fees Per Property

	Fee Description	Fee Per Property
1	REAC Fee	

Notes and Comments

(Typed Name of Authorized Representative)

(Signature of Authorized Representative)

(Date)

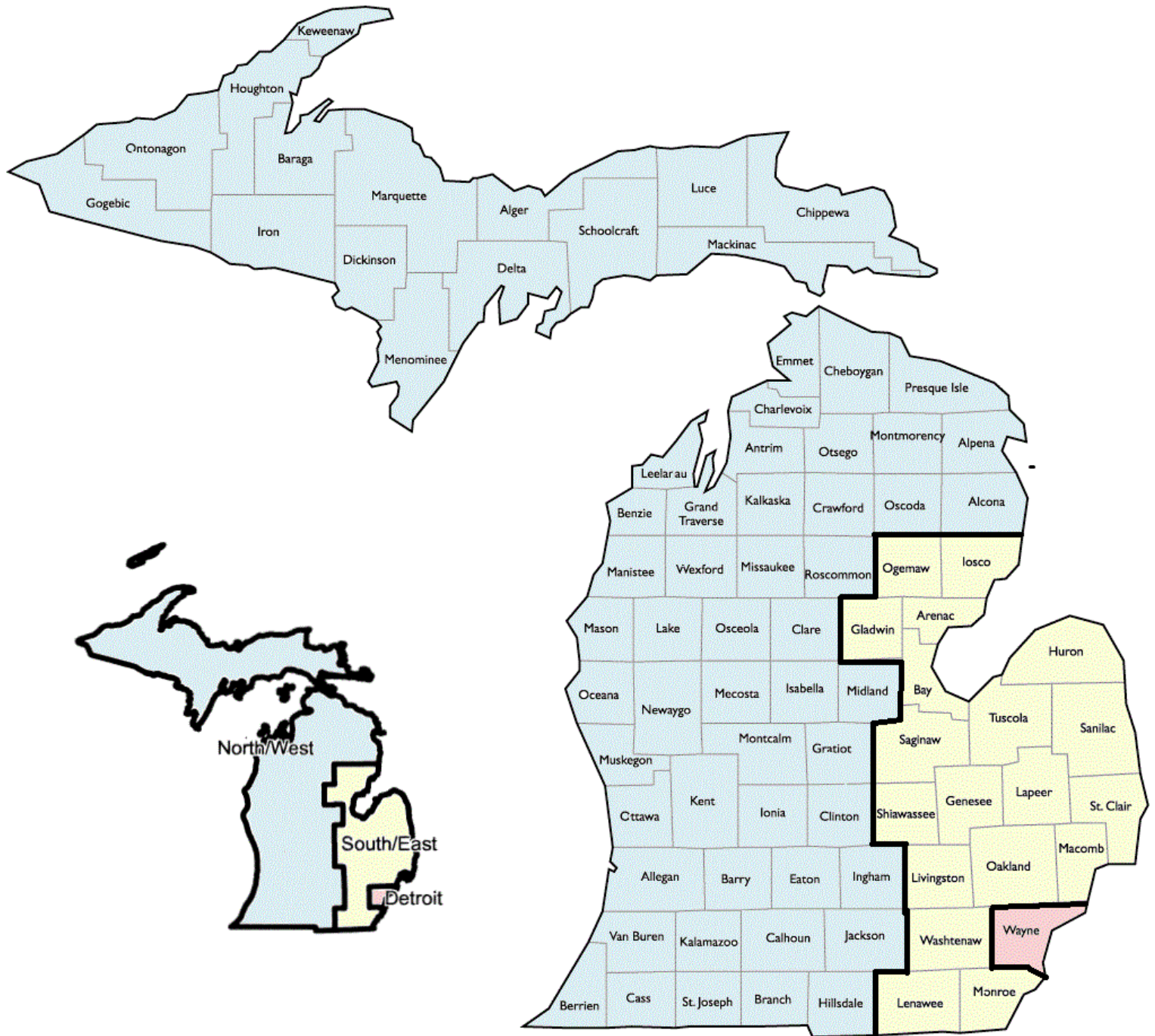
Important Note: The 'Est. Units to Audit' and 'Est. Units to Inspect' are based on calculating possible future audits or inspections and are estimates only. MSHDA does not guarantee these numbers to be actual. The "Total Price per Region" is calculated based on the following formula for the purpose of estimating fees: (Estimated Units X Fee Per Unit). Since these calculations are not based on actual due dates for audits and inspections, these formulas produce only estimated totals.

**MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
REQUEST FOR PROPOSAL**

EXHIBIT F

COMPLIANCE MONITORING REGIONS MAP

MSHDA COMPLIANCE MONITORING REGIONS MAP



**MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
REQUEST FOR PROPOSAL**

EXHIBIT G

DEVELOPMENTS AND UNITS BY COUNTY AND REGION

**Michigan State Housing Development Authority
Compliance Monitoring Regions**

Detroit Region		
Counties	# of Developments	# of Units
Wayne	300	25611
Region Totals	300	25611

South/East MI Region					
Counties	# of Developments	# of Units	Counties	# of Developments	# of Units
Arenac	5	109	Monroe	11	856
Bay	9	873	Oakland	73	8198
Genesee	52	4957	Ogemaw	7	263
Gladwin	7	178	Saginaw	41	2402
Huron	6	320	Sanilac	8	267
Iosco	6	269	Shiawassee	14	732
Lapeer	3	227	St. Clair	31	1530
Lenawee	17	1082	Tuscola	8	240
Livingston	28	511	Washtenaw	50	3834
Macomb	23	2934	Region Totals	399	29,782

North/West Region					
Counties	# of Developments	# of Units	Counties	# of Developments	# of Units
Alcona	0	0	Kalamazoo	55	3537
Alger	1	24	Kalkaska	4	146
Allegan	27	1006	Kent	107	5529
Alpena	3	340	Keweenaw	0	0
Antrim	4	61	Lake	3	60
Baraga	0	0	Leelanau	0	0
Barry	7	194	Luce	0	0
Benzie	2	92	Mackinac	3	227
Berrien	28	2233	Manistee	7	194
Branch	12	438	Marquette	10	760
Calhoun	17	1521	Mason	3	225
Cass	5	290	Mecosta	9	371
Charlevoix	7	236	Menominee	2	62
Cheboygan	4	116	Midland	21	379
Chippewa	8	393	Missaukee	2	56
Clare	11	362	Montcalm	18	483
Clinton	8	266	Montmorency	0	0
Crawford	4	84	Muskegon	26	1583
Delta	8	386	Newaygo	14	378
Dickinson	4	74	Oceana	7	160
Eaton	14	789	Ontonagon	0	0
Emmet	11	701	Osceola	7	169
Gogebic	3	104	Oscoda	1	24
Grand Traverse	25	1209	Otsego	13	522
Gratiot	12	472	Ottawa	20	1549
Hillsdale	11	614	Presque Isle	1	24
Houghton	6	144	Roscommon	9	292
Ingham	54	3732	Saint Joseph	13	659
Ionia	15	543	Schoolcraft	2	72
Iron	3	79	Van Buren	15	680
Isabella	11	767	Wexford	7	485
Jackson	22	1959	Region Totals	726	37,855

**Michigan State Housing Development Authority
Compliance Monitoring Regions**

Statewide		
Regions	# of Developments	# of Units
Detroit	300	25611
South / East	399	29782
North / West	726	37855
Statewide Totals	1,425	93,248

**MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
REQUEST FOR PROPOSAL**

EXHIBIT H

COMPLIANCE PROPERTY PORTFOLIO

Property Name	MSHDA #	City	County	Total Units	Inspection Information			Audit Information			Funding Summary
					Last Inspection Date	Inspection Frequency (in Months)	Units to Inspect	Last Audit Date	Audit Frequency (in Months)	Units to Audit	
10 West Apartments	3478	Pontiac	Oakland	14	10/23/2018	36	3	12/5/2018	36	3	NSP2
101 South Division Lofts	3403	Grand Rapids	Kent	20	8/15/2017	36	4	11/9/2020	36	4	LIHTC
118 East Front Street (HOME Subr)	3597	Monroe		2							HOME Subr
118 Fifth Street (HOME Subr)	3619	Calumet		2							HOME Subr
11th Street Apartments	1441	Kalamazoo	Kalamazoo	20	12/18/2019	36	4	6/15/2020	36	4	HOME
12th Avenue Apartments	1448	Port Huron	St. Clair	2	6/24/2021	36	2	2/7/2019	36	2	MI-HOME
12th Street Apartments	1465	Traverse City	Grand Traverse	4	11/7/2017	36	4	9/24/2018	36	4	MI-HOME
1301 Howland Avenue (KFNPHC)	3448	Kalamazoo	Kalamazoo	1	9/8/2017	36	1	11/23/2020	36	1	HOME
1330 Prospect SE (ICCF)	3681	Grand Rapids	Kent	1	8/6/2020	36	1	10/24/2019	36	1	HOME
140 Coleman	3116	Waterford	Oakland	3	5/16/2019	36	3	6/11/2019	36	3	HOME
1439 Terrace (SHP)	3330	Muskegon	Muskegon	2							Supportive Housing (Homeless Families Initiative)
1506 Schuring (KFNPHC)	3455	Portage	Kalamazoo	1	10/10/2017	36	1	11/23/2020	36	1	HOME
1520 Sweet (SHP)	3669	Saginaw	Saginaw	1							Supportive Housing (Domestic Violence Housing Initiative)
1625 Johnson Street	3327	Saginaw	Saginaw	1	3/28/2019	36	1	1/29/2019	36	1	HOME
1675/1677 Broadway (SHP)	3218	Ann Arbor	Washtenaw	4							Supportive Housing (Domestic Violence Housing Initiative)
1777 Haslett Road	1036	East Lansing	Ingham	58	4/27/2021	12	12	2/19/2020	18	9	TEAM / LIHTC / TCAP
1834 Jordan (SHP)	3670	Saginaw	Saginaw	1							Supportive Housing (Domestic Violence Housing Initiative)
1913 Moffitt, Lansing (OCOF)	3439	Lansing	Ingham	1	11/5/2018	36	1	12/4/2018	36	1	HOME
20 Fulton Street East Apartments	3662	Grand Rapids	Kent	23	7/10/2019	36	5	6/5/2019	36	5	LIHTC
20 Fulton Street East II Apartments	3663	Grand Rapids	Kent	22	7/10/2019	36	5	6/5/2019	36	5	LIHTC
2004 Griswold (SHP)	3520	Port Huron	St. Clair	1							Supportive Housing (Domestic Violence Housing Initiative)
201 E. Grout (SHP)	3396	Gladwin	Gladwin	1							Supportive Housing (Domestic Violence Housing Initiative)
205 South Division Avenue Apartments	3524	Grand Rapids	Kent	38	4/24/2018	36	6	4/30/2018	36	6	LIHTC
213 Sixth Street (HOME Subr)	3620	Calumet		4							HOME Subr
223 N. Broad Street	3320	Adrian	Lenawee	7	6/15/2021	36	4	3/31/2020	36	4	HOME
2307 Mackinaw (SHP)	3680	Saginaw	Saginaw	1							Supportive Housing (Domestic Violence Housing Initiative)
232 Grove Street (SHP)	3671	Manistee	Manistee	1							Supportive Housing (Domestic Violence Housing Initiative)
235 E. Larch Avenue (SHP)	3480	Muskegon	Muskegon	1							Supportive Housing (Homeless Families Initiative)

Property Name	MSHDA #	City	County	Total Units	Inspection Information			Audit Information			Funding Summary
					Last Inspection Date	Inspection Frequency (in Months)	Units to Inspect	Last Audit Date	Audit Frequency (in Months)	Units to Audit	
236 Grove Street (SHP)	3678	Manistee	Manistee	1							Supportive Housing (Domestic Violence Housing Initiative)
240 Ionia Avenue Apartments	3543	Grand Rapids	Kent	48	6/13/2019	36	8	2/13/2019	36	8	LHHC
2520 Charles (SHP)	3399	Midland	Midland	1							Supportive Housing (Homeless Families Initiative)
26 Cherry Street Apartments	3525	Grand Rapids	Kent	45	9/21/2018	36	8	5/8/2018	36	8	LHHC
26056 Hampden	3117	Madison Heights	Oakland	3	5/16/2019	36	3	6/11/2019	36	3	HOME
276 Catawba Avenue (SHP)	3421	Muskegon	Muskegon	1							Supportive Housing (Homeless Families Initiative)
28 West Grand River	3786	Detroit	Wayne	85		36	17	6/30/2020	36	17	LHHC
2817 Electric Avenue (SHP)	3519	Port Huron	St. Clair	1							Supportive Housing (Domestic Violence Housing Initiative)
2914 South Boulevard (SHP)	3521	Port Huron	St. Clair	1	10/6/2016	60	3	1/25/2017	60	3	Supportive Housing (Domestic Violence Housing Initiative)
2ND Avenue Apartments	1607	Detroit	Wayne	11	12/10/2019	36	1	12/5/2019	36	1	HOME
305 W. Grand River, Lansing (OCO)	3430	Lansing	Ingham	1							Supportive Housing (Homeless Families Initiative)
310 East Third Street Apartments	3836	Flint	Genesee	92		36	10		36	10	LHHC
310 S Mechanic Lofts	3243	Jackson	Jackson	18	10/19/2017	36	4	6/1/2020	36	4	LHHC (Other)
3210 Ashland Court (SHP)	3407	Port Huron	St. Clair	1							Supportive Housing (Homeless Families Initiative)
3305 Ashland Court (SHP)	3408	Port Huron	St. Clair	1							Supportive Housing (Homeless Families Initiative)
3329 Binscarth (SHP)	3672	Saginaw	Saginaw	1							Supportive Housing (Domestic Violence Housing Initiative)
337 East Pine Street (SHP)	3677	Fremont	Newaygo	1							Supportive Housing (Domestic Violence Housing Initiative)
345 State Street Apartments	3648	Grand Rapids	Kent	34	12/7/2017	36	6	6/1/2020	36	6	LHHC
350 Fifth Avenue (SHP)	3733	Manistee	Manistee	1							Supportive Housing (Domestic Violence Housing Initiative)
415 E. Beech Street (SHP)	3394	Gladwin	Gladwin	1							Supportive Housing (Domestic Violence Housing Initiative)
416 S. 7TH Street	3329	Saginaw	Saginaw	1	6/15/2021	36	1	7/21/2021	36	1	HOME
426 S. First St. (Avalon Housing, Inc. & Ozone House)	3156	Ann Arbor	Washtenaw	7	6/22/2021	36	4	5/1/2020	36	4	HOME
429 S. 10th Street	3328	Saginaw	Saginaw	1	6/15/2021	36	1	7/21/2021	36	1	HOME
43 S. Monroe (HOME Subr)	3577	Monroe	Kent	3							HOME Subr
435 LaGrave At Tapestry Square	3549	Grand Rapids	Kent	20	6/19/2019	12	4	12/15/2020	18	4	LHHC / Bond / HOME

Property Name	MSHDA #	City	County	Total Units	Inspection Information			Audit Information			Funding Summary
					Last Inspection Date	Inspection Frequency (in Months)	Units to Inspect	Last Audit Date	Audit Frequency (in Months)	Units to Audit	
449 W. Todd Avenue (SHP)	3673	Reed City	Osceola	1							Supportive Housing (Domestic Violence Housing Initiative)
50 S. Monroe (HOME Subr)	3578	Monroe		1							HOME Subr
5004 Tucker (SHP)	3397	Midland	Midland	1							Supportive Housing (Domestic Violence Housing Initiative)
501 Eastern	3820	Grand Rapids	Kent	65							LIHTC
501 Floyd Street (SHP)	3398	Coleman	Midland	1							Supportive Housing (Domestic Violence Housing Initiative)
515 S. 11th Street	3391	Saginaw	Saginaw	1	10/25/2019	36	1	10/24/2019	36	1	HOME
517 W. Summit	3377	Ann Arbor	Washtenaw	2	2/12/2019	36	2	7/21/2021	36	2	HOME
52 N. Webster (SHP)	3689	White Cloud	Newaygo	1							Supportive Housing (Domestic Violence Housing Initiative)
523 S. 11th Street	3390	Saginaw	Saginaw	1	6/15/2021	36	1	7/21/2021	36	1	HOME
528 Cottonwood Street (SHP)	3400	Midland	Midland	1							Supportive Housing (Homeless Families Initiative)
5321 Granger, Lansing (OCOF)	3458	Lansing	Ingham	1	10/6/2017	36	1	10/21/2020	36	1	HOME
538 W. Upton Avenue (SHP)	3674	Reed City	Osceola	1							Supportive Housing (Domestic Violence Housing Initiative)
54th Street Apartments	1618	Wyoming	Kent	4	7/10/2019	60	1	3/12/2018	60	1	LIHTC
54th Street Apartments II	1455	Wyoming	Kent	4	7/10/2019	36	4	3/12/2019	36	4	IMI-HOME / LIHTC
606, 608 Hemlock (SHP)	3395	Midland	Midland	2							Supportive Housing (Domestic Violence Housing Initiative)
6301 Lofts	3465	Traverse City	Grand Traverse	39	10/28/2019	36	8	11/26/2019	36	8	LIHTC
6725 Forestlawn Drive	3115	Waterford Township	Oakland	3	5/16/2019	36	3	6/11/2019	36	3	HOME
701 Miller (Avalon Housing)	3425	Ann Arbor	Washtenaw	24	6/14/2021	36	5	12/12/2018	36	5	NSPI
818 Tunnel Street (SHP)	3518	Port Huron	St. Clair	1							Supportive Housing (Domestic Violence Housing Initiative)
819 Third Street (SHP)	3219	Ann Arbor	Washtenaw	6							Supportive Housing (Chronically Homeless Initiative)
824 N. Harrison (SHP)	3675	Saginaw	Saginaw	1							Supportive Housing (Domestic Violence Housing Initiative)
8330 On The River	386	Detroit	Wayne	280	7/12/2021	12	56	6/9/2020	18	25	Section 236 Preservation / RAP / LIHTC / 1602
834 Lake Drive Apartments	3545	Grand Rapids	Kent	37	4/16/2018	36	8	5/8/2018	36	8	LIHTC
905 Lyon (SHP)	3679	Saginaw	Saginaw	1							Supportive Housing (Domestic Violence Housing Initiative)
9100 Gratiot	3693	Detroit	Wayne	36		36	8		36	8	LIHTC

Property Name	MSHDA #	City	County	Total Units	Inspection Information			Audit Information			Funding Summary
					Last Inspection Date	Inspection Frequency (in Months)	Units to Inspect	Last Audit Date	Audit Frequency (in Months)	Units to Audit	
915/917 Homecrest (SHP)	3323	Kalamazoo	Kalamazoo	2							Supportive Housing (Domestic Violence Housing Initiative)
916 N. Drake (KFNPHC)	3454	Kalamazoo	Kalamazoo	1	9/8/2017	36	1	11/23/2020	36	1	HOMÉ
920 On The Park	317	Troy	Oakland	297	4/29/2019	12	60	8/14/2020	18	25	Section 236 Preservation / RAP / LIHTC
Aaron Apartments	3246	Detroit	Wayne	27	4/18/2019	36	6	12/1/2020	36	6	LIHTC (Other)
Abigail Senior Apartments	3830	Lansing		60		36	12		36	12	LIHTC
Across the Park Apartments	3197	Detroit	Wayne	201	7/19/2021	12	41	5/25/2020	18	24	1602 / LIHTC / TEAM
Adam's Acres	1627	Midland	Midland	12							LIHTC (other)
Adams Senior Village Apartments	1628	Westland	Wayne	120	6/12/2017	36	22	3/10/2020	36	22	LIHTC (other)
Adrian Village Apartments	3526	Adrian	Lenawee	114	9/17/2018	36	22	8/19/2020	36	22	LIHTC
Agnes Street Housing	3247	Detroit	Wayne	24	12/4/2017	36	5	12/8/2020	36	5	LIHTC (Other)
AHEPA 371	3708	Harrison Township	Macomb	79	6/11/2019	12	16	12/3/2020	18	16	Preservation
Alberta W. King Village	957	Detroit	Wayne	121	7/2/2019	60	25	6/16/2021	60	22	Bonds / LIHTC
Aldersgate Village	185	Oscoda	Iosco	75	6/21/2021	12	15	4/15/2020	18	15	1602 / RAD
Aldersgate Village II	550	Oscoda	Iosco	24	6/21/2021	12	5	9/13/2019	36	5	Section 8 / 1602
Alderwood Estates	3094	Bay City	Bay	150	4/5/2019	36	23	1/31/2019	36	23	Modified Passthrough / LIHTC
Alexander Court Apartments	1629	Detroit	Wayne	36	12/4/2017	60	8	3/22/2016	60	8	LIHTC (other)
Alexandrine Square Apartments	1631	Detroit	Wayne	30	5/21/2015	60	6	10/14/2020	60	6	LIHTC (Other)
Allegan County Supportive Housing Project-South St.	1431	Fennville	Allegan	11	12/18/2019	36	4	4/11/2019	36	4	CSH / HOME / LIHTC
Allegan County Supportive Housing Site #1	1427	Allegan	Allegan	10	12/18/2019	36	4	11/8/2019	36	4	CSH / HOME / LIHTC
Allegan County Supportive Housing Site #2	1429	Allegan	Allegan	11	12/18/2019	36	4	9/15/2020	36	4	CSH / HOME / LIHTC
Allegan County Supportive Housing Site #5	1433	Douglas	Allegan	11	12/18/2019	36	4	2/5/2019	36	4	LIHTC (other) / HOME
Allegan County Supportive Housing Site #7	1435	Fennville	Allegan	4	6/30/2021	36	4	6/10/2021	36	4	CSH / HOME / LIHTC
Allegan Senior Residence	3261	Allegan	Allegan	20	4/12/2017	36	4	11/24/2020	36	4	LIHTC
Alpena Pines Senior Housing	3072	Alpena	Alpena	48	7/19/2021	12	10	8/13/2020	18	10	Exempt / LIHTC
Alpine Alten Zimmer II	3252	Gaylord	Otsego	48	5/9/2017	36	8	9/26/2019	36	8	LIHTC (RHS) / TCAP
Alpine Haus Apartments	667	Gaylord	Otsego	50	6/25/2021	12	10	1/13/2021	18	10	Section 8 / LIHTC / HOME
Ambrose Ridge	1635	Grand Rapids	Kent	84	8/9/2016	12	17	11/9/2020	18	17	LIHTC / TE Bonds
American House - Grand Rapids	887	Grand Rapids	Kent	133	5/24/2018	60	8	10/24/2018	60	8	LIHTC
American House Brownstown	1040	Brownstown TWP	Wayne	150	7/20/2021	12	30	6/9/2021	18	23	TEAM / LIHTC
American House Hazel Park	839	Hazel Park	Oakland	125	12/11/2019	36	10	1/14/2019	36	10	LIHTC
American House Lakeside I	3443	Clinton TWP	Macomb	81	4/15/2019	36	7	5/30/2019	36	7	LIHTC
American House Lakeside Meadows II	861	Clinton TWP	Macomb	82	4/15/2019	36	7	5/30/2019	36	7	LIHTC
American House Milford	3024	Milford	Oakland	130	6/23/2021	12	27	2/4/2021	18	12	MSHDA (general fund loan)
American House Oakland	755	Pontiac	Oakland	162	1/10/2020	36	13	8/10/2020	36	13	LIHTC
American House Riverview	947	Riverview	Wayne	150	6/28/2021	36	30	11/1/2018	36	13	TEAM / LIHTC
American House Taylor	908	Taylor	Wayne	138	5/3/2021	36	28	7/29/2021	36	9	70/30 / LIHTC

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American House Troy	943	Troy	Oakland	147	7/15/2021	36	30	6/9/2021	36	12	LIHTC
Apollo Drive (SHP)											Supportive Housing (Domestic Violence Housing Initiative)
Apple Blossom Apartments	3676	Iron Mountain	Dickinson	2	9/28/2018	36	5	8/27/2018	36	5	LIHTC / HOME
	3514	Iron River	Iron	22	3/29/2018	60	12	7/24/2017	60	12	LIHTC / TE Bond
Apple Ridge Apartments (Kalamazoo)	2256	Kalamazoo	Kalamazoo	56	11/19/2012	60	4	4/11/2017	60	4	LIHTC
Apple Valley II	892	Romeo	Macomb	64	8/3/2021	36	8	2/11/2019	36	8	LIHTC (RHS)
Applewood Village and Highland Terrace Apartments	3257	East Jordan	Charlevoix	40	5/1/2013	60	4	5/27/2020	60	4	LIHTC (RuralHouserv)
Arbor Court	1640	Grayling	Crawford	16	5/30/2013	36	10	1/31/2017	60	10	LIHTC / Pass-through
Arbor Glen Apartments	1642	St. Charles	Saginaw	48	5/14/2018	60	22	5/4/2018	60	22	LIHTC (other)
Arbor Hill	2186	Battle Creek	Calhoun	48	2/19/2020	12	8	7/19/2021	18	8	CSH / HOME / LIHTC
Arbor Trails	119	Niles	Berrien	120	6/20/2017	36	10	3/8/2021	36	10	LIHTC (Other)
Arbordale Rehabilitation Apartments	1425	Ann Arbor	Washtenaw	39	3/22/2018	36	23	1/31/2019	36	23	Modified Passthrough / LIHTC
Arbors at Eagle Crest II	3224	Mount Pleasant	Isabella	48	5/16/2017	60	3	2/27/2020	60	3	LIHTC (Other)
Arbors at Georgetown	1647	Lansing	Ingham	160	9/5/2018	60	33	8/12/2020	60	23	LIHTC / TE Bond / HOME
Arbors at St. Clair Apartments	1648	Port Huron	St. Clair	108	2/15/2019	36	13	3/16/2021	36	13	LIHTC (Other)
Arbors At The Woods of Lakeside	1649	Blackman TWP	Jackson	112	6/30/2021	36	12	1/15/2021	36	12	LIHTC
Arboreview Village	2175	Pontiac	Oakland	161	10/30/2019	36	6	11/20/2019	36	6	LIHTC
Architects Building	1651	Detroit	Wayne	51	6/26/2019	12	14	2/13/2020	18	14	LIHTC (Other - Preservation)
Armory Artswalk Apartments	3287	Jackson	Jackson	62	5/16/2017	60	10	4/21/2016	60	10	LIHTC (RuralHouserv)
Art Center Townhomes	287	Detroit	Wayne	60	7/20/2021	36	5	11/7/2018	60	5	LIHTC (RHS - Preservation)
Art Works Muskegon	1652	Muskegon	Muskegon	26	8/21/2018	60	5	10/8/2019	60	5	LIHTC (RHS - Preservation)
Ash Street Supportive Housing (KFNPHC)	3447	Kalamazoo	Kalamazoo	1	6/22/2021	12	29	12/9/2020	18	23	Bond / PRES / LIHTC
Ashley Square	1653	Kalamazoo	Kalamazoo	12	5/16/2017	60	3	2/27/2020	60	3	LIHTC (Other)
Ashton Ridge Apartments	1654	Jackson	Jackson	144	6/26/2019	12	14	2/13/2020	18	14	LIHTC (Other - Preservation)
Aspen Hills	1655	Garfield TWP	Grand Traverse	70	10/25/2017	60	7	4/21/2016	60	7	LIHTC (RuralHouserv)
Aspen I Apartments	1656	Gaylord	Otsego	48	7/20/2021	36	5	12/8/2020	36	5	LIHTC
Aspen II Apartments	1657	Gaylord	Otsego	32	7/12/2021	12	27	6/24/2021	18	11	70/30 / LIHTC
Auburn Square Apartments	3817	Auburn	Bay	24	6/22/2021	36	5	12/15/2020	36	1	12/15/2020
Autumn Gold Apartments	1658	Brown City	Sanilac	24	8/21/2018	60	5	10/8/2019	60	5	LIHTC (RHS - Preservation)
Autumn Grove Apartments	1659	Newaygo	Newaygo	24	6/22/2021	36	4	1/8/2019	36	4	HOME
Avalon Housing (115 - 119 N. Glendale)	3444	Ann Arbor	Washtenaw	4	7/21/2021	36	4	4/8/2020	36	4	HOME / LIHTC
Avalon Housing (1217 W. Huron)	1861	Ann Arbor	Washtenaw	7	9/25/2019	12	12	8/10/2020	18	6	70/30 / HOME / LIHTC
Avenue Apartments, The	3132	Grand Rapids	Kent	10	7/12/2021	36	27	6/24/2021	18	11	70/30 / LIHTC
Avery Square	925	Sault Ste. Marie	Chippewa	57	7/11/2019	36	13	1/22/2019	36	13	Modified Passthrough / LIHTC
Baldwin Center	3764	East Lansing	Ingham	30	12/10/2019	36	4	6/1/2020	36	4	LIHTC / TCAP
Baldwin House	899	Birmingham	Oakland	131	6/24/2021	36	1	12/15/2020	36	1	1M+HOME
Baldwin Villas	1660	Pontiac	Oakland	65	7/12/2021	36	13	1/22/2019	36	13	Modified Passthrough / LIHTC
Ballettine	919	Lansing	Ingham	18	6/24/2021	36	1	12/15/2020	36	1	12/15/2020
Balmoral Club II	1459	Southfield	Oakland	1	6/24/2021	36	1	12/15/2020	36	1	12/15/2020

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Balmoral HOME	1457	Southfield	Oakland	1	6/24/2021	36	1	12/15/2020	36	1	MI-HOME
Barnett Station	3099	Shelby	Oceana	32	10/28/2019	36	7	11/15/2019	36	7	TCAP / LIHTC / 1602
Bay Front Apartments	1661	Traverse City	Grand Traverse	7	4/10/2019	60	4	3/1/2017	60	4	HOME / LIHTC
Bay Hill	934	Traverse City	Grand Traverse	150	7/13/2021	12	30	5/4/2020	18	18	LIHTC / TAX Exempt / HOME
Bay Hill II	978	Traverse City	Grand Traverse	72	6/24/2021	60	8	1/15/2021	60	8	LIHTC
Bay Oaks Townhomes	2400	Traverse City	Grand Traverse	8	9/24/2019	36	4	1/16/2019	36	4	HOME
Bay Pointe	3166	Holland	Ottawa	156	2/25/2019	12	32	2/9/2021	36	23	MSHDA Preservation / LIHTC
Bayberry Farms Village	1072	Wyoming	Kent	64	6/7/2021	12	13	2/8/2021	18	6	TEAM - TAX Exempt
Baytown Family Neighborhood	613	Bay City	Bay	150	5/15/2019	12	25				Section 8
Bayview Tower	610	Muskegon	Muskegon	201	11/29/2018	36	24	3/10/2021	36	24	PassThrough
BCS Apartments	1662	Grand Rapids	Kent	2	12/4/2018	60	1	5/8/2018	60	1	LIHTC (other)
Beacon Housing I	3278	Pontiac	Oakland	40	1/23/2018	36	8	8/13/2018	36	8	LIHTC (Other)
Bella Vista Glen	3604	Highland Park	Wayne	138	6/12/2019	36	23	4/9/2021	36	23	LIHTC
Bellaire Senior Apartments	1663	Bellaire	Arttirn	11	10/28/2019	36	4	9/10/2019	36	4	HOME / LIHTC
Bellemere Apartment Homes	1665	Detroit	Wayne	88	4/26/2017	36	18	4/23/2020	36	18	LIHTC (Other)
Bellevue Place Apartments	1043	Ionia	Ionia	48	8/11/2021	12	10	11/24/2020	18	10	HOME / Tax-Exempt / LIHTC
Bellevue Place II	3003	Ionia	Ionia	49	5/19/2021	12	10	3/18/2021	18	9	HOME / Tax-Exempt / LIHTC
Bellevue Co-op Senior Apartments	1047	Belleville	Wayne	61	4/5/2019	36	4	12/8/2020	36	4	HOME
Bellevue Place Apartments	1666	Bellevue	Eaton	36	5/7/2018	60	8	1/10/2017	60	8	LIHTC (RHS - Preservation)
Benjamin Manor	920	Highland Park	Wayne	81	7/21/2021	12	17	5/5/2020	18	17	NSP1 & 2/PBV
Benton Harbor Hope VI - Phase II	1668	Benton Harbor	Berrien	70	3/1/2018	36	14	9/3/2019	36	14	Modified Pass-through / LIHTC (Other)
Berkley Place Apartments	3885	Flint	Genesee	33		36			36		LIHTC
Berkshire Muskegon Senior Housing	3779	Muskegon	Muskegon	84		36	16	5/6/2020	36	14	LIHTC
Berkshire Niles Senior Housing	3815	Niles	Berrien	53		36	11		36	36	11 LIHTC
Berkshire Paw Paw	3726	Paw Paw	Van Buren	42	6/12/2019	36	9	5/22/2019	36	9	LIHTC
Berrien Homes	3664	Benton Harbor	Berrien	160	1/27/2020	36	23	11/14/2019	36	23	LIHTC
Berrien Woods Apartments	1670	Niles	Berrien	72	1/7/2016	60	15	5/2/2016	60	15	LIHTC (other)
Berrien Woods Phase II	1671	Niles	Berrien	56	1/7/2016	60	12	5/2/2016	60	12	LIHTC (other)
Berrien Woods Phase III	1672	Niles	Berrien	128	5/1/2019	36	16	2/22/2018	36	16	PassThrough / LIHTC
Bethany Villa Apartments I & II	3759	Troy		238							LIHTC / HOME / TE Bonds
Bicentennial Tower	434	Detroit	Wayne	300	3/5/2018	36	25	11/6/2020	36	25	LIHTC / Pass-through
Big Bend Apartments	1054	Kalamazoo	Kalamazoo	128	7/22/2021	12	26	8/13/2020	18	22	TEAM / LIHTC
Birch Lake	1673	Ludington	Mason	48	8/29/2018	36	10	4/4/2018	36	10	LIHTC (RuralHouserv)
Birch Park Apartments	654	Saginaw	Saginaw	120	5/14/2019	12	24	9/27/2018	36	22	Section 8 Preservation / LIHTC
Birchwood Meadows	577	Alpena TWP	Alpena	112	5/4/2021	12	23	10/22/2019	36	21	Section 8 / 1602 / LIHTC / TCAP
Bishop Moore Apartments	3348	Highland Park	Wayne	103	11/4/2019	36	21	11/21/2019	36	20	Section 8 / LIHTC
Blair Park	660	Jackson	Jackson	100	7/9/2019	36	20	1/21/2020	36	20	Section 8 / LIHTC
Blanchard Apartments	1674	Muir	Ionia	16	8/27/2020	60	4	2/5/2020	60	4	LIHTC (RuralHouserv)

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Bliss Park Senior Housing	3466	Saginaw	Saginaw	35	10/25/2019	12	7	9/18/2020	18	7	LIHTC / tax-exempt / NSP 2
Bluewater Townhouses	35	Port Huron	St. Clair	116	3/26/2013	12	24	8/27/2012	18	11	Section 236 / RAP
BLVD West	2364	Lansing	Ingham	144							PassThrough / LIHTC
Bowin Place	551	Detroit	Wayne	193	7/1/2019	12	25				Section 8 Preservation
Bracken Woods	926	Midland	Midland	104	7/22/2021	12	21	6/10/2021	18	21	Bond / LIHTC / HOME
Braidwood Manor Apartments	3119	Davison	Genesee	100	5/25/2021	12	20	1/8/2021	18	20	MSHDA 202 Preservation / LIHTC
Brainard Street Apartments	1677	Detroit	Wayne	120	3/14/2018	36	22	11/1/2018	36	22	PassThrough / LIHTC
Branblewood Senior Apartments	1434	New Haven	Macomb	32	11/29/2017	36	7	6/8/2020	36	7	HOME / LIHTC (RuralHouserv)
Bree Manor	1678	East China	St. Clair	48	6/21/2017	60	10	9/9/2016	60	10	LIHTC (RuralHouserv)
Brentwood II Apartments	1679	Belding	Ionla	48	5/8/2018	60	10	1/5/2017	60	10	LIHTC (Other - Preservation)
Bretton Village Green	524	Grand Rapids	Kent	162	5/16/2019	12	33	3/11/2021	18	23	Section 8 / LIHTC / Bonds
Brewer Park Homes	1680	Detroit	Wayne	42	12/3/2018	60	9	11/29/2018	60	9	LIHTC (Other)
Briarwood Apartments	1682	Clare	Clare	36	11/9/2017	60	8	4/24/2017	60	8	LIHTC (Other)
Bridge Street Place	3298	Grand Rapids	Kent	16	11/21/2018	36	4	9/6/2018	36	4	LIHTC/PBV
Bridge Village	352	Sault Ste. Marie	Chippewa	100	7/13/2021	12	20	1/15/2021	18	20	LIHTC / Bonds / RAD / HOME
Bridgeport Apartments	673	Allegan	Allegan	49	5/23/2019	12	10	11/5/2020	36	10	LIHTC
Bridgeview Greene	3460	St. Ignace	Mackinac	40	10/17/2017	36	8	8/18/2020	36	8	LIHTC (RHS)
Bridgeview I	1683	Detroit	Wayne	11	5/31/2017	60	3	4/17/2018	60	3	LIHTC (Other)
Bridgeview II	1684	Detroit	Wayne	11	10/17/2019	36	3	5/10/2021	36	3	LIHTC (Other)
Bridgewater Park I	1685	Clarkston	Oakland	176	6/11/2015	60	23	8/13/2018	60	23	LIHTC (Other)
Bridgewater Park II	1686	Clarkston	Oakland	88	6/11/2015	60	18	8/13/2018	60	18	LIHTC (Other)
Bridgewood Group HOME	554	Escanaba	Delta	14							AIS / MR - Section 8 subsidy
Bridgton Townhomes	3362	Saginaw	Saginaw	230	7/7/2021	12	46	3/11/2021	18	24	Tax-exempt / TCAP / LIHTC / 1602
Brightmoor Homes II	1688	Detroit	Wayne	50	10/11/2017	60	10	5/22/2018	60	10	LIHTC (Other)
Brightmoor Homes III	1689	Detroit	Wayne	50	8/21/2017	60	10	5/22/2018	60	10	LIHTC (Other)
Brightmoor Homes IV	1690	Detroit	Wayne	45	10/9/2017	36	9	6/1/2020	36	9	LIHTC (Other)
Brightmoor Scattered Sites Phase I	1691	Detroit	Wayne	5	8/3/2017	60	1	7/18/2017	60	1	LIHTC (Other)
Brightmoor Scattered Sites Phase II	1692	Detroit	Wayne	39	8/3/2017	60	8	7/18/2017	60	8	LIHTC (Other)
Bristle Arms Apartments	3340	White Pigeon	St. Joseph	24	9/22/2020	36	5	8/22/2018	36	5	LIHTC (RHS)
Bristol Court	1693	Mt Morris	Genesee	144	10/15/2019	60	23	1/2/2020	60	23	LIHTC (Other)
Bronson Fieldcrest Apartments	1694	Bronson	Branch	24	3/20/2019	60	5	5/8/2020	60	5	LIHTC (RuralHouserv)
Bronson Senior Apartments	1695	Bronson	Branch	24	11/28/2018	60	5	9/16/2020	60	5	LIHTC (RuralHouserv)
Brookside Commons	3149	Traverse City	Grand Traverse	72	10/18/2017	36	15	5/15/2020	36	15	LIHTC
Brookstone Apartments (Battle Creek)	1696	Battle Creek	Calhoun	100	5/23/2017	60	20	4/7/2017	60	20	LIHTC (Other)
Brookstone Place	1697	Port Huron	St. Clair	120							LIHTC (Other)
Brookstone Place II	1698	Port Huron	St. Clair	72							LIHTC (Other)
Brookwood Apartments	832	Ypsilanti	Washtenaw	81	7/1/2019	12	17	4/9/2021	18	17	TAX Bond / LIHTC / 1602
Brookwood Park	1699	Saginaw	Saginaw	60	7/15/2021	60	12	1/5/2021	60	12	LIHTC (Other)
Brunson Hill Homes	1702	Benton Harbor	Berrien	48	7/3/2018	60	10	1/3/2018	60	10	LIHTC (Other)
Buena Vista - Glendale	280	Highland Park	Wayne	93	7/12/2021	12	19	2/4/2021	18	19	LIHTC / HOME / RAD

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Buermeyer Manor	2335	Detroit	Wayne	35	3/1/2017			2/6/2019			7 LIHTC (Other)
Burkeshire Pointe	1703	Swartz Creek	Genesee	112							LIHTC
Burton Place	468	Burton	Genesee	200	5/23/2016						Section 8 / Bond / PRES / HOME / LIHTC
Butternut Creek	573	Charlotte	Eaton	100	7/14/2021			5/26/2021			Section 8 / LIHTC / TCAP / Preservation Loan
Byron Manor	1704	Byron	Shawwassee	16	5/16/2016			9/23/2020			4 LIHTC (RuralHouserv)
Cadieux Apartments	1705	Detroit	Wayne	17	12/4/2017			2/6/2017			4 LIHTC (Other)
Cadillac Shores	565	Cadillac	Wexford	110	8/5/2021			1/7/2021			LIHTC / Section 8 / HOME / TAX Exempt
Calumet Townhouses	528	Detroit	Wayne	104	7/14/2021			4/17/2019			21 Section 8 / LIHTC
Cambridge Court Apartments (Greenville)	1706	Greenville	Montcalm	32	7/10/2019			6/8/2020			7 LIHTC (RuralHouserv)
Cambridge Court Phase I (Inlay City)	1430	Inlay City	Lapeer	28	7/18/2017			3/5/2020			HOME / LIHTC (RuralHouserv)
Cambridge Court Phase II (Inlay City)	1432	Inlay City	Lapeer	24	7/18/2017			3/14/2019			HOME / LIHTC (RuralHouserv)
Cambridge Woods Apartments	3083	St. Louis	Graiot	49	6/5/2019			10/16/2020			10 HOME TEAM/ LIHTC
Camelot Hills	658	Lansing	Ingham	102	6/23/2021			6/11/2021			Section 8 / LIHTC / TE Bond / HOME
Camelot Woods II	625	Grand Rapids	Kent	100	4/23/2019						Section 8
Campau Commons Housing Development	1709	Grand Rapids	Kent	92	6/5/2017			4/8/2020			19 LIHTC (Other)
Canterbury House Apartments	1711	Kalamazoo	Kalamazoo	192	6/3/2019			1/3/2019			23 Passthrough / LIHTC
Canterbury House Apartments - Jackson	3093	Blackman Township	Jackson	208	12/20/2018			6/19/2019			23 Modified Passthrough / LIHTC
Canton Club East Apartments	1713	Canton	Wayne	148	4/30/2013			4/9/2013			6 LIHTC
Canton Place Apartments	3687	Canton	Wayne	118	11/29/2017			4/7/2020			LIHTC / Short Term Passthrough
Capitol Commons II	749	Lansing	Ingham	144	10/3/2019			7/19/2021			24 80/20 / Section 8
Capitol Senior	630	Lansing	Ingham	200	7/15/2021			2/5/2020			Section 8 (pres loan) / TAX Exempt / HOME / LIHTC
Carlton Homes	1454	Grand Rapids	Kent	3	8/22/2017			5/13/2021			3 MI-HOME
Carmony Apartments	3442	Grand Rapids	Kent	19	12/20/2019			12/20/2019			4 HOME
Carpenter Place Apartments	1714	Ypsilanti	Washtenaw	151	8/1/2017			1/22/2020			23 Modified Passthrough / LIHTC
Carriage Town Square	1410	Flint	Genesee	30	10/23/2019			1/26/2021			6 NPP / HOME / LIHTC
Carriage Towne	1436	Ovid	Clinton	12	8/28/2019			11/17/2020			4 HOME
Carriage Towne Place Apartments II	1718	Ovid	Clinton	12	4/3/2017			11/7/2017			3 LIHTC (Other - Preservation)
Carrier Crest Apartments	1719	Grand Rapids	Kent	12	10/12/2016			7/27/2016			3 LIHTC (other)
Carrington Place	856	Farmington Hills	Oakland	100	4/2/2019			6/5/2020			Preservation Fund Loan (Tax-Exempt) / LIHTC
Carrollton Village	886	Saginaw	Saginaw	72	8/5/2021			10/21/2020			8 70/30 / LIHTC
Carrollton Village II	958	Saginaw	Saginaw	25	8/5/2021			10/21/2020			2 TEAM / LIHTC
Carrot Way Apartments	3020	Ann Arbor	Washtenaw	30	10/25/2017			6/2/2020			6 HOME / LIHTC
Carson City Senior	1721	Carson City	Montcalm	22	5/6/2018			9/21/2020			5 LIHTC (RuralHouserv)
Carson Place	1722	Carson City	Montcalm	22	6/5/2018			1/17/2017			5 LIHTC (RHS)
Carson Square	3523	Traverse City	Grand Traverse	36	6/23/2021			2/13/2020			8 LIHTC / HOME / Bonds

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Cass Apartments	3359	Detroit	Wayne	41	10/30/2018		36	9	10/25/2018		36	9 LIHTC / HOME
Cass Plaza Apartments	3173	Detroit	Wayne	47	7/16/2021		12	10	5/5/2020		18	10 LIHTC
Castle St. Johns	3727	St. Johns	Clinton	30	6/6/2019		36	5	6/4/2019		36	5 LIHTC
Cathedral Tower Apartments	3870	Detroit	Wayne	236			36	22	7/18/2019		36	22 LIHTC
Cavalier Greene	3750	Coruna	Shiawassee	40	7/30/2019		36	8	7/18/2019		36	8 LIHTC
Cedar Trace Apartments	1725	Brown City	Sanilac	16	6/16/2016		60	4	3/24/2016		60	4 LIHTC (RuralHouserv)
Cedarshores Apartments	1727	Mt Morris	Genesee	144	4/26/2019		12	29	9/17/2020		18	LIHTC / Tax-Exempt /
Cedarwood Senior Apartments	980	Flushing	Genesee	100	6/26/2019		12	20	3/18/2021		18	23 Preservation / HOME
Center City Downtown Hillsdale	3765	Hillsdale	Hillsdale	40	6/17/2019		36	8	6/10/2019		36	9 TEAM / LIHTC
Center Line Park Towers Apartments	1085	Center Line	Macomb	300	10/25/2018		36	60	3/21/2019		36	25 LIHTC / TE Bond / HOME
Center Park Apartments	3226	Otisville	Genesee	24	4/26/2017		36	5	7/12/2021		36	5 LIHTC
Center Road Duplex	3279	Traverse City	Grand Traverse	2	9/17/2020		36	2	9/15/2020		36	2 MSHDA COMMODEV
Center Street (in Hartford)	1728	Hartford	Van Buren	32	6/12/2012		60	7	8/3/2016		60	7 LIHTC (RuralHouserv)
Central Towers Apartments	3698	Detroit	Wayne	232			36	24	5/18/2020		36	24 LIHTC
Centre Street Village	929	Portage	Kalamazoo	65	6/24/2019		12	13	6/5/2020		18	7 TE Bonds / LIHTC / HOME
Century Lofts - Phase One	3527	Grand Rapids	Kent	43	4/23/2018		36	9	4/30/2018		36	9 LIHTC
Century Lofts - Phase Two	3528	Grand Rapids	Kent	44	4/23/2018		36	9	4/30/2018		36	9 LIHTC
Chalmers Apartments	1732	Detroit	Wayne	68	9/1/2016		60	14	1/25/2017		60	14 LIHTC (other)
Chalmers Square	3434	Detroit	Wayne	49	12/13/2017		36	8	12/10/2020		36	8 I602
Chapel Hill Townhomes	1734	Detroit	Wayne	12	10/17/2019		36	3	10/9/2019		36	3 LIHTC (Other)
Charlotte Apartments	3177	Detroit	Wayne	27	8/9/2021		36	6	11/29/2018		36	6 LIHTC
Charring Square	330	Monroe	Monroe	200	6/26/2018		12	40	6/1/2020		18	Section 236 / RAP/MSHDA Tax
Charters Cove	1737	St. Ignace	Mackinac	24	10/17/2017		36	5	8/18/2020		36	24 Exempt / LIHTC
Chase Run	3748	Mt. Pleasant	Isabella	160	7/26/2021		12	32	1/5/2021		18	5 LIHTC (RHS)
Cheboygan Shores	1741	Cheboygan	Cheboygan	24	10/18/2017		36	5	8/18/2020		36	23 Bond / LIHTC
Chene Park Commons	863	Detroit	Wayne	144	4/8/2019		12	29	3/10/2020		18	5 LIHTC (RHS)
Cherry Hill Apartments	1742	Manistee	Manistee	48	11/24/2015		60	10	3/4/2019		60	23 TAX Bond /LIHTC /1602
Cherry Hill Square	3178	Inkster	Wayne	120	8/2/2021		36	22	8/12/2020		36	10 LIHTC (RuralHouserv)
Chesterfield Apartments	3090	Detroit	Wayne	24	6/28/2021		12	5	4/13/2021		18	22 LIHTC (Other)
Chesterfield Glen	1746	Chesterfield	Macomb	128	7/26/2021		60	22	3/20/2018		60	5 Taxable Bond / LIHTC
Chidester Place	3237	Ypsilanti	Washtenaw	151	7/16/2021		36	23	8/7/2020		36	22 LIHTC (other)
Chippewa Creek Apartments	1747	Hart	Oceana	18	3/21/2019		60	4	5/8/2020		60	23 LIHTC (Other)
Chippewassee Court II	1748	Midland	Midland	11	9/30/2019		36	4	3/7/2019		36	4 LIHTC (RuralHouserv)
Chippewassee Court Phase I	1749	Midland	Midland	11	9/30/2019		36	4	6/1/2020		36	4 HOME / LIHTC
			Shiawassee	48	10/24/2019		12	10	6/14/2021		18	4 HOME / LIHTC (Other)
Cider Mill Apartments	1010	Owosso TWP										HOME / Tax-Exempt / LIHTC
Circle Drive Commons	842	Detroit	Wayne	129	6/15/2021		12	26	1/7/2021		18	10 (RuralHouserv)
Circle Drive Commons II	888	Detroit	Wayne	112	6/21/2021		12	26	4/14/2020		18	6 80/20 / LIHTC / 1602
City Hall Artist Lofts	3649	Dearborn	Wayne	53	2/6/2018		36	11	1/15/2021		36	7 70/30 / LIHTC / 1602
Clarecastle Senior Housing	3264	Clare	Clare	24	5/2/2018		36	5	10/1/2018		36	11 LIHTC
Clarendon Glen	3225	Clare	Clare	24	11/9/2017		36	5	11/26/2019		36	5 LIHTC
Clark East Towers	3700	Ypsilanti	Washtenaw	200	7/18/2019		36	24	8/29/2019		36	5 LIHTC (RHS)
Cleaview Apartments	1447	Port Huron	St. Clair	4	6/24/2021		36	23	4/4/2019		36	24 LIHTC
Clemens Court/Newport I	1750	Clinton TWP	Macomb	160	9/20/2018		36	4	4/16/2020		36	4 MI-HOME
Clement Kern Gardens	688	Detroit	Wayne	87	7/17/2019		60	18	7/29/2019		60	23 LIHTC
Cliffview	124	Rochester Hills	Oakland	126	2/14/2019		12	26	10/14/2020		18	18 LIHTC
												22 LIHTC / TE Bond

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Clinton Street Place	3055	Grand Ledge	Eaton	24	7/30/2021	12	5	6/1/2020			5 HOME / LIHTC / TAX Exempt
Clinton West	1751	Stockbridge	Ingham	16	5/23/2018	36	4	5/7/2020			4 LIHTC (RHS)
Cloverlane Apartments	1753	Lakeview	Montcalm	24	7/11/2018	60	5	10/8/2019			5 LIHTC (RHS - Preservation)
Coastal Crossing Apartments	1020	South Haven	Van Buren	48	5/23/2019	12	10	2/9/2021			10 HOME / Tax-Exempt / LIHTC
Coastal Crossing II Apartments	1755	South Haven Township	Van Buren	40	12/4/2019	60	8	4/10/2018			8 LIHTC (RuralHouserv)
Cobblestone Village Apartments	3074	Watervliet	Berrien	40	6/11/2021	12	8	2/18/2021			HOME / Tax-Exempt / LIHTC / TCAP
COGIC Village - Bangor	1759	Bangor	Van Buren	50	7/27/2017	60	10	10/17/2017			10 LIHTC (Other)
COGIC Village - Benton Harbor	1756	Benton Harbor	Berrien	136	8/10/2021	60	23	5/24/2021			23 LIHTC (Other)
COGIC Village - Muskegon	1760	Muskegon	Muskegon	36	10/30/2019	60	8	11/20/2019			8 LIHTC (Other)
Coldwater Crossings Apartments	3283	Coldwater	Branch	38	10/24/2018	36	8	5/4/2018			8 LIHTC (Other)
Coleman Apartments	3076	Coleman	Midland	11	10/24/2019	36	4	3/7/2019			4 HOME / LIHTC
Coleman Apartments Phase II	3280	Coleman	Midland	11	5/15/2018	36	3	6/20/2018			3 LIHTC (Other)
Coloney Junction	1762	Lakeview	Montcalm	24	4/20/2015	60	5	5/8/2020			5 LIHTC (RuralHouserv)
Colonial Meadows	893	Pontiac	Oakland	82	2/15/2019	12	17	4/16/2020			17 LIHTC / TE Bond / HOME / HTF
Colonial Woods Senior	1763	Lansing	Ingham	90	8/12/2021	60	14	5/9/2016			14 LIHTC (Other)
Colony and Fisher Arms Apartments	3650	Detroit	Wayne	161	8/4/2021	36	23	7/31/2018			23 LIHTC
Columbia Court Apartments	3634	Belleville	Wayne	108	7/27/2021	12	22	4/7/2020			22 LIHTC / Bond / HOME
Commons Of The Village of Taylor	10111	Taylor	Wayne	134	3/23/2018	36	23	4/15/2019			23 Modified PassThrough / LIHTC
Comstock Tower Apartments	900	Comstock TWP	Kalamazoo	104	4/16/2019	36	13	2/26/2020			13 LIHTC
Conner Creek Elderly Apartments	1764	Detroit	Wayne	48	3/14/2019	36	10	5/16/2019			10 LIHTC (Other)
Coogan Terrace	3800	Melvindale	Wayne	199		36	24				24 LIHTC
Coolidge Park Apartments	3838	Flint	Genesee	54	7/21/2021	36	11				11 LIHTC
Coolidge Place	3887	Oak Park	Oakland	64		36	13				13 LIHTC
Copper Hills Apartments	3702	Houghton / Lake Linden	Houghton	56	7/17/2019	36	11	6/12/2019			11 LIHTC/RHS
Core City Estates Phase I	1093	Detroit	Wayne	50	10/30/2018	36	10	2/27/2019			10 LIHTC
Core City Estates Phase II	1765	Detroit	Wayne	66	10/4/2017	60	14	2/14/2018			14 LIHTC (Other)
Core City West Village Homes	2289	Detroit	Wayne	59	12/5/2019	36	12	2/14/2018			12 LIHTC (Other)
Cornerstone Estates - Phase III	3522	Detroit	Wayne	62	11/2/2017	36	13	12/17/2020			13 LIHTC
Cornerstone Estates Phase I	3457	Detroit	Wayne	58	12/18/2019	36	12	2/27/2019			12 LIHTC
Coronado Apartments	1766	Detroit	Wayne	24	5/4/2018	36	5	4/26/2018			5 LIHTC (Other)
Cottages At Griswold Senior Living	3888	Hart	Oceana	10		36	2				2 LIHTC
Country Place Family & Senior Citizen Apartments	3335	Big Rapids	Mecosta	68	12/6/2019	36	14	12/19/2019			14 LIHTC / 1602
Country View Apartments (McBain)	2361	McBain (Richland Township)	Missaukee	36	6/28/2016	60	7	3/2/2017			7 LIHTC (RHS - Preservation)
Country Village	1041	Markey Township	Roscommon	40	7/26/2021	12	8	4/15/2020			8 HOME / Tax-Exempt / LIHTC
Countryside Acres	1773	Caro	Tuscola	24	6/7/2016	60	5	9/15/2016			5 LIHTC (RuralHouserv)
Countryside Apartments	1774	Alma	Gratiot	48	6/5/2019	60	10	4/30/2019			10 LIHTC (Other)
Countryside Four	3170	Alma	Gratiot	30	5/23/2018	60	6	4/3/2020			6 LIHTC (Other)
Countryside Manor	1775	Ravenna	Muskegon	11	10/30/2019	36	4	5/6/2020			4 HOME / LIHTC (Other)
Countryside Three	1776	Alma	Gratiot	48							LIHTC (Other)

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Countryside Townhomes I	170	Pontiac TWP	Oakland	201	1/31/2013	12	25	3/4/2013	18	13	Section 236 Preservation / Rent Sup
Countryside Townhomes II	340	Pontiac TWP	Oakland	238	1/31/2013	12	25	3/4/2013	18	13	Section 236 Preservation / Rent Sup
Countryside Two (Alma)	1777	Alma	Gratiot	48							LIHTC (other)
Countryside Phase I Apartments & Tower	233	Benton TWP	Berrien	110	7/28/2021	12	22	5/21/2020	18	22	HOME / LIHTC
Countryside Phase II Apartments & Tower	411	Benton TWP	Berrien	88	6/1/2021	12	18	5/21/2020	18	18	Section 236 / RAP / HOME / LIHTC
Court Street East	830	Flint	Genesee	150				1/26/2021	36	36	12 TAX Bond
Court Street West	876	Flint	Genesee	106				7/16/2018	36	9	70/30
Courthouse Square	1778	Ann Arbor	Washtenaw	116	4/17/2017	60	22	3/30/2016	60	22	LIHTC (other)
Courtlandt Avenue (SHP)	3445	Kalamazoo	Kalamazoo	2							Supportive Housing (Domestic Violence Housing Initiative)
Coventry Woods	671	Walker	Kent	101	7/27/2021	12	21	2/27/2020	36	20	Section 8 / LIHTC
Cranbrook Senior Village	3314	Union Twp.	Isabella	40	7/10/2017	36	8	3/19/2020	36	8	LIHTC (Other)
Cranbrook Tower Apartments	3713	Ann Arbor	Washtenaw	202	6/24/2019	36	24	4/22/2019	36	24	LIHTC / Pass-through
Creekside Apartments (Ravenna)	1781	Ravenna	Muskegon	32	12/5/2013	60	7	4/4/2018	60	7	LIHTC / Pass-through
Creekside Homes	1782	Detroit	Wayne	38	5/15/2017	60	8	12/17/2019	60	8	LIHTC (Other)
Creekside Manor	1783	Mattawan	Van Buren	24	10/5/2020	60	5	5/4/2020	60	5	LIHTC (RuralHouserv)
Creekside Village	1066	Monroe Township	Monroe	77	6/11/2019	12	16	6/12/2020	18	12	TEAM / LIHTC
Crestmoor Ridgebrook (SHP)	3548	Kentwood	Kent	6							Supportive Housing (Domestic Violence Housing Initiative)
Creston Plaza - Phase I	3606	Grand Rapids	Kent	50	6/7/2017	36	10	3/4/2020	36	10	LIHTC
Creston Plaza - Phase II	3607	Grand Rapids	Kent	50	6/7/2017	36	10	3/4/2020	36	10	LIHTC
Crooked River	3458	Alanson	Emmet	16	10/18/2017	36	4	8/18/2020	36	4	LIHTC (RHS)
Cross Street Village	1784	Ypsilanti	Washtenaw	104				5/29/2014	60	5	OTHER (HFA loan)
Crossings at Buena Vista Phase One, The	1786	Saginaw	Saginaw	128							LIHTC
Crossings at Buena Vista Phase Two, The	1785	Saginaw	Saginaw	112							LIHTC
Crossings, The	3228	Addison	Lenawee	20	10/31/2019	36	4	5/7/2019	36	4	LIHTC (RHS)
Crossroads Apartments	1076	Reed City	Osceola	39	7/28/2021	12	8	3/11/2021	18	8	HOME / Tax-Exempt / LIHTC
Crosstown Apartments	462	Kalamazoo	Kalamazoo	201	7/29/2021	12	41	10/19/2020	18	24	Exempt Bond / LIHTC
Crosswinds Manor	1787	Belting	Ionia	24	9/29/2016	36	5	10/9/2020	36	5	LIHTC (RuralHouserv)
Crystal Lake Apartments (Pontiac)	823	Pontiac	Oakland	144	6/16/2021	12	29	5/12/2020	18	6	80/20 / 1602
Crystal View Apartments	3164	Crystal Falls	Iron	25	7/18/2019	12	5	6/2/2020	18	5	Tax-Exempt / HOME
Cultural Center	859	Detroit	Wayne	127	5/29/2019	36	8	6/2/2020	36	8	LIHTC
Danbury Park Manor	1790	Superior Township	Washtenaw	151	10/22/2018	36	23	8/12/2020	36	23	Modified PassThrough / LIHTC
Danish Village Apartments	3240	Rochester Hills	Oakland	150	8/24/2017	36	23	10/23/2020	36	23	LIHTC (Other)
Danish Village Apartments	3240	Rochester Hills	Oakland	150	8/24/2017	36	23	10/23/2020	36	23	LIHTC (Other)
Dauner Haus	289	Fenton	Genesee	151	5/14/2019	12	31	3/26/2020	36	23	Section 8 / LIHTC
Dauner Haus II	1792	Fenton	Genesee	41	7/21/2021	60	9	1/5/2021	60	9	LIHTC (other)

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David Reece Fund (1311 Carolina)	2161	Midland	Midland	1	8/29/2018	36	1	3/26/2021	36	1	HOME
David Reece Fund (2311 Virginia)	2265	Midland	Midland	1	9/18/2017	36	1	3/26/2021	36	1	HOME
David Reece Fund (403 W. Meadowbrook)	2348	Midland	Midland	1	9/18/2017	36	1	3/26/2021	36	1	HOME
Davison Creekwood II - 10-ABC (Knoblock)	1802	Davison	Genesee	6	9/28/2017	60	2	2/2/2016	60	2	LIHTC (other)
Davison Creekwood II - 11A (Neely)	1803	Davison	Genesee	2	6/9/2016	60	1	12/4/2017	60	1	LIHTC (other)
Davison Creekwood II - 11B (Farmilo)	1801	Davison	Genesee	2	3/31/2016	60	1	3/31/2016	60	1	LIHTC (other)
Davison Creekwood II - 11C (Taylor)	1804	Davison	Genesee	2	6/9/2016	60	1	5/4/2017	60	1	LIHTC (other)
Davison Creekwood II - 12A (Farmilo)	1805	Davison	Genesee	2	6/9/2016	60	1	12/4/2017	60	1	LIHTC (other)
Davison Creekwood II - 12C (Ruffin)	1807	Davison	Genesee	2	1/13/2016	60	1	2/2/2016	60	1	LIHTC (other)
Daystar Estates	1808	Detroit	Wayne	17	11/6/2019	36	4	7/24/2019	36	4	LIHTC (Other)
Deaconess Tower	3095	Southgate	Wayne	150	5/17/2018	36	23	4/7/2020	36	23	Modified PassThrough / LIHTC
Dearborn Town Center Senior Apartments	3822	Dearborn		77		36	16	6/26/2020	36	16	LIHTC
Deer Creek Apartments	1071	Sturgis	St. Joseph	40	11/21/2019	12	8	3/18/2021	18	8	HOME / Tax-Exempt / LIHTC
Deer Meadows	1810	Boyerne City	Charlevoix	30	10/27/2015	60	6	10/12/2020	60	6	LIHTC (other)
Deerpath	612	East Lansing	Ingham	126	3/18/2021	12	26	8/10/2020	36	22	Section 8 / LIHTC
Delhi Stratford Place	1096	Holt	Ingham	96	6/8/2021	12	20	9/14/2020	18	18	TEAM / LIHTC / TCAP
Delray Senior Housing	9813	Detroit	Wayne	73	11/2/2017	60	15	1/16/2018	60	15	LIHTC (other)
Dept. The	971	Coopersville	Ottawa	51	1/20/2020	36	11	8/27/2019	36	11	HOME / LIHTC
Devin Apartments	1814	Detroit	Wayne	42	2/4/2020	60	9	12/17/2019	60	9	LIHTC (Other)
Devon Square	3145	Ferndale	Oakland	60	7/29/2019	12	12	2/8/2021	18	12	LIHTC / Taxable Bond / TCAP
Diamond Place	3766	Grand Rapids	Kent	123		36	20	6/25/2020	36	20	LIHTC
Dickerson Manor	3456	Detroit	Wayne	66	11/27/2019	36	14	3/19/2019	36	14	LIHTC
Division Park Avenue Apartments	3463	Grand Rapids	Kent	30	10/15/2019	36	6	11/1/2019	36	6	LIHTC
Doranne Green	1817	Hartford	Van Buren	49	5/31/2017	36	10	5/15/2020	36	10	LIHTC (Other)
Dorchester Court	1818	Port Huron TWP	St. Clair	131	7/27/2021	60	23	2/17/2021	60	23	LIHTC (other)
Dover Court	972	Mt Pleasant	Isabella	65	10/27/2015	60	13	6/1/2020	60	13	LIHTC
Drummond Island Apartments	1819	Drummond Township	Chippewa	24	4/23/2019	60	5	8/22/2016	60	5	LIHTC (RHS - Preservation)
Duke Barrington Apartments	3150	Kalamazoo	Kalamazoo	48	2/11/2020	36	10	2/27/2020	36	10	HOUSING / LIHTC / Special
Duvernay Park Apartments	1039	Idlewild	Lake	24	10/31/2019	36	5	3/6/2019	36	5	HOME / LIHTC
Eagle Ridge Square	1821	Flint	Genesee	104	7/30/2019	60	21	4/25/2019	60	21	LIHTC (other)
Eagles Trace Apartments	3038	Dowagiac	Cass	40	3/12/2018	36	8	5/6/2020	36	8	LIHTC (RHS)
Eagle's Wood Apartments & Senior Residences	1038	Dowagiac	Cass	49	3/12/2018	60	10	4/13/2017	60	10	LIHTC
East Side Manor	3361	Sandusky	Sanilac	51	2/1/2018	12	11	10/9/2020	18	11	TAX Exempt / LIHTC
Eastbrook Apartments	937	Grand Rapids	Kent	54							LIHTC

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Eastside Detroit Elderly	1825	Detroit	Wayne	54	11/27/2017		11	1/25/2017		60	11 LIHTC (Other)	
Eastside Detroit Homes	2362	Detroit	Wayne	51	11/27/2018		11	5/22/2018		60	11 LIHTC (Other)	
Eastside Village	1826	Flint	Genesee	50	6/11/2019		36	10	7/30/2019		36	10 LIHTC (Other)
Edge Flats On Seward	3889	Grand Rapids	Kent	34			36	7			36	7 LIHTC
Edge Of The Woods Apartments	3363	Sault Ste Marie	Chippewa	80	9/25/2019		12	3/10/2021		18	16 1602 / LIHTC / TEAM	
Edgewater Place	1827	Three Rivers	St. Joseph	80	6/6/2017		36	16	5/15/2020		36	16 LIHTC (RuralHouserv)
Edgewood Villas	1828	Lansing	Ingham	150	7/18/2017		36	23	8/7/2020		36	23 Modified Passthrough / LIHTC
Edmond Senior Apartments	3829	Charlotte	Eaton	40			36	8			36	8 LIHTC
Edmore Pines	1829	Edmore	Montcalm	62	11/29/2016		60	13	7/13/2021		60	13 LIHTC (RuralHouserv)
Elaine Apartments	3665	Jackson	Jackson	33	8/5/2021		36	7	3/15/2018		36	7 LIHTC
Electric Avenue Condo.	1122	Port Huron	St. Clair	1	6/14/2021		36	1	7/21/2021		36	1 IM-HOME
Elm Street Rehabilitation Project	3292	Kalamazoo	Kalamazoo	11	9/4/2019		36	2	9/6/2019		36	2 HOME
Elmcrest Village	3061	Fushing	Genesee	126	6/26/2019		12	26	2/10/2021		18	22 PRESERV / LIHTC
Elmhaven Manor	1042	Pontiac	Oakland	138	4/17/2019		12	28	10/12/2020		18	13 TEAM / LIHTC
Elmwood Park	534	Lansing	Eaton	156	3/29/2019		12	32	6/3/2020		18	Section 8 Preservation / LIHTC
Elmwood Tower	1832	Detroit	Wayne	168	2/27/2018		36	23	2/5/2021		36	23 LIHTC (Other)
Elsie Meadows	1833	Elsie	Clinton	16	8/28/2019		36	4	11/20/2019		36	4 LIHTC (RuralHouserv)
El-Tovar Apartments	862	Detroit	Wayne	72	3/7/2013		12	15	1/15/2014		18	Tax-Exempt / Mod Rehab / Section 8 / NPP
Emerald Creek	1031	Grand Rapids	Kent	64	7/29/2021		12	13	2/27/2020		18	6 TEAM / LIHTC
Emerald Creek Phase II	1077	Grand Rapids	Kent	30	9/10/2019		12	6	8/13/2020		18	3 TEAM / LIHTC
Emerald Park Apartments	1064	Plainwell	Allegan	50	6/18/2019		12	10	6/11/2020		18	10 HOME / Tax-Exempt / LIHTC
Emerald Park Senior Residences	1104	Otsego TWP	Allegan	49	4/29/2021		12	10	2/9/2021		18	10 HOME / Tax-Exempt / LIHTC
Emerald Springs 1A	3315	Detroit	Wayne	79	6/28/2017		36	16	8/12/2020		36	16 LIHTC
Emerald Springs 1B	3411	Detroit	Wayne	79	6/8/2017		36	16	8/12/2020		36	16 LIHTC
Emerald Springs II	3502	Detroit	Wayne	48	9/6/2018		36	10	11/13/2018		36	Passthrough (Short-Term Bond Program) / LIHTC
Emerald Woods Apartments	3037	Otsego TWP	Allegan	65	8/8/2019		12	13	3/18/2020		18	13 TEAM / LIHTC
Emerald Woods Senior Apartments	3098	Otsego TWP	Allegan	36	8/8/2019		12	8	2/9/2021		18	5 TEAM / HOME / LIHTC
Emery Pines	3242	Prudenville	Roscommon	20	9/22/2020		36	4	4/3/2020		36	4 LIHTC (Other)
Empire Fire Station	3683	Benton Harbor	Berrien	6	11/20/2018		36	2	12/3/2018		36	2 NSP2 / PBV
Enchanted Glen	3658	Colton	St. Joseph	36	6/19/2019		36	8	6/7/2019		36	8 LIHTC
Ephesus Homes	3272	Detroit	Wayne	45	6/28/2018		36	9	11/29/2018		36	9 LIHTC (Other)
Erwin Senior Apartments	3042	Buena Vista TWP	Saginaw	46	3/28/2019		12	10	7/14/2021		18	10 HOME / Tax-Exempt / LIHTC
Eugene Hogan Housing Estates	3231	Detroit	Wayne	20	3/19/2018		36	4	12/14/2018		36	4 LIHTC (Other)
Evergreen North	3811	Kalamao	Kalamazoo	205	7/1/2021		12	41	6/2/2021		18	24 LIHTC / Bonds / Section 8 / LIHTC / Bonds / Section 8 /
Evergreen South	3812	Kalamazoo	Kalamazoo	125			12	25	6/7/2021		18	22 HOME
Fairway Glen Apartments	1837	Greenville	Montcalm	10	8/16/2017		60	2	11/28/2017		60	2 LIHTC (Other)
Fairway Glen II Apartments	1838	Greenville	Montcalm	10	10/17/2019		36	2	11/24/2020		36	2 LIHTC (Other)
Fairway II Apartments	1839	Marlette	Sanilac	48	7/31/2017		60	10	9/9/2016		60	10 LIHTC (RuralHouserv)
Fairway Meadows	1840	Marshall	Calhoun	10	6/21/2017		60	2	3/8/2018		60	2 LIHTC (Other)
Fairway Meadows II	1841	Marshall	Calhoun	12	5/7/2019		36	3	3/18/2021		36	3 LIHTC (Other)

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Falcon Woods	1842	Holland TWP	Ottawa	144	10/9/2019		29	4/21/2021		18	23 LIHTC (other) / Bond / HOME
Farmington Community Living Centers	154	Farmington Hills	Oakland	32	4/23/2014	12	7	4/9/2014		18	5 AIS / MR - Section 236 subsidy
Ferguson Apartments CSH	1440	Grand Rapids	Kent	119	7/12/2017	12	22	4/8/2020		18	LIHTC / Bonds / HIF / RAD / MHCDF
Fern Street	1450	Traverse City	Grand Traverse	2	11/7/2017	36	2	9/24/2018		36	2 MI-HOME
Fern Street II	1453	Traverse City	Grand Traverse	2	11/7/2017	36	2	9/24/2018		36	2 MI-HOME
Fennelle Park Co-Op	321	Royal Oak TWP	Oakland	200	6/27/2019	36	24	2/6/2020		36	24 LIHTC
Ferris 01-2	1846	Lansing	Ingham	11							LIHTC (Other)
Ferris 01-3	1847	Lansing	Ingham	9							LIHTC (other)
Ferris 01-4	1848	Lansing	Ingham	11							LIHTC (other)
Ferris 01-5	1849	Lansing	Ingham	11							LIHTC / COMMDEV - CDEF
Field Place Apartments	3249	Detroit	Wayne	16	5/17/2018	36	4	4/26/2018		36	4 LIHTC
Fieldstone Manor Apartments	1850	Posen	Presque Isle	24	7/11/2018	60	5	6/25/2018		60	5 LIHTC (RuralHouserv)
Fife Lake and Kingsley Arms Apartments	3230	Fife Lake	Grand Traverse	34	6/14/2018	36	7	10/10/2018		36	7 LIHTC (RHS)
Ford Lake Landing	1851	Ypsilanti TWP	Washtenaw	184	7/22/2021	60	24	3/28/2018		60	24 LIHTC (other)
Forest Creek Apartments	1034	Montrose	Genesee	48	8/4/2021	12	10	8/17/2020		18	HOME / Tax-Exempt / LIHTC (RHS)
Forest Hills	770	Kalamazoo	Kalamazoo	81	7/21/2015	12	17	6/24/2014		18	7 80/20 PassThrough
Forest Park Apartments	1852	Detroit	Wayne	160	1/17/2018	60	23	5/5/2020		60	23 LIHTC (Other)
Forwood Apartments	1853	Gwin	Marquette	32	11/13/2018	60	7	7/12/2021		60	7 LIHTC (RuralHouserv)
Four Flags Plaza Apartments	3802	Niles	Berrien	88		36	18			36	18 LIHTC
Four Seasons Apartments (Adrian)	1855	Adrian	Lenawee	96	5/25/2018	60	20	7/6/2016		60	20 LIHTC (other)
Fox Ridge Apartments	1856	Kalamazoo	Kalamazoo	216	12/19/2019	60	24	4/19/2017		60	24 LIHTC (Other - Preservation)
Foxfire	409	Jackson	Jackson	160	11/19/2019	36	23	3/15/2021		36	23 LIHTC
Francis Senior Lofts	3841	Jackson		45		36	9			36	9 LIHTC
Franklin Street	3153	Mancelona	Antrim	2	11/8/2017	36	2	9/24/2018		36	2 MI-HOME
Franklin Street Apartments	1472	Mancelona	Antrim	4	11/8/2017	36	4	9/24/2018		36	4 MI-HOME
Fraser Woods	546	Fraser	Macomb	241	4/17/2019	12	49	6/15/2021		18	Section 8 / LIHTC / Bonds
Freedom Place	603	Detroit	Wayne	352	7/9/2019	12	71	6/5/2020		18	25 IE Bond / 1602 / LIHTC / TCAP
Freedom Square	857	Farmington Hills	Oakland	112	2/14/2019	12	23	8/14/2020		18	5 80/20 / LIHTC
Fremont Townhomes	3107	Fremont	Newaygo	12	6/12/2017	36	4	12/16/2020		36	4 HOME / LIHTC
Friendship Manor	341	Lansing	Ingham	170	10/9/2018	12	34				LIHTC / IE Bond / HOME
Friendship Meadows Apartments (Phase I & III)	3890	Detroit	Wayne	153		36	23			36	23 LIHTC
Friendship Meadows II	927	Detroit	Wayne	53	4/15/2019	12	11	4/14/2020		18	11 TAX Bond / LIHTC
Friendship Place Apartments	3349	Adrian	Lenawee	59	11/1/2019	36	12	5/29/2019		36	12 LIHTC
Friendship Village Apartments	3255	Litchfield	Hillsdale	40	1/28/2019	36	8	11/19/2018		36	8 LIHTC (Other)
Gabriele Apartments	458	Highland Park	Wayne	336	4/19/2019	12	68	12/17/2018		36	68 Section 8 / 1602
Gaines Street	1449	Cutlerville	Kent	4	8/22/2017	36	4	5/13/2021		36	4 MI-HOME
Garden City Manor	682	Garden City	Wayne	14							80/20 MR Group HOME
Gardenview Apartments	1858	Flint	Genesee	118	7/19/2021	36	22	1/28/2020		36	22 LIHTC (Other)
Gardenview Estates Phase 5	3757	Detroit	Wayne	97		12	20			18	20 LIHTC / BOND / HOME

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Gardenview Estates Phase I	3181	Detroit	Wayne	96	4/17/2019	12	20	8/17/2020	18	20	TaxExempt / LIHTC / HOME
Gardenview Estates Phase II A	3321	Detroit	Wayne	45	12/16/2019	36	8	2/27/2019	36	8	1602
Gardenview Estates Phase II B	3322	Detroit	Wayne	45	12/16/2019	36	8	2/27/2019	36	8	1602
Gardenview Estates Phase II A	3331	Detroit	Wayne	48	12/3/2019	36	8	2/27/2019	36	8	LIHTC / NSP 2
Gardenview Estates Phase III A	3436	Detroit	Wayne	48	12/13/2017	36	8	9/22/2020	36	8	LIHTC / NSP 2
Gardenview Estates Phase III B	3437	Detroit	Wayne	46	12/13/2017	36	8	9/22/2020	36	8	LIHTC
Gardenview Estates Phase III C	3469	Detroit	Wayne	84	5/22/2019	12	17	4/19/2021	18	17	LIHTC / NSP 2 / TAX Exempt
Gardenview Estates Phase III D	3470	Detroit	Wayne	82	5/29/2019	12	17	4/19/2021	18	17	LIHTC / NSP 2 / TAX Exempt
Gardenview Estates Phase IV	3651	Detroit	Wayne	47	12/13/2017	36	8	6/9/2020	36	8	LIHTC
Garfield Manor	1859	Bay City	Bay	26	8/5/2016	60	6	6/28/2016	60	6	LIHTC (other)
Garfield Park Lofts	3823	Grand Rapids	Kent	36		36	8		36	8	LIHTC
Gaslight Square Apartments	3227	Gaylord	Osego	36	8/13/2018	36	8	8/22/2018	36	8	LIHTC (RHS)
Gateway Liberty Hill	3191	Romulus	Wayne	18	8/7/2017	36	4	9/14/2020	36	4	HOME
Gateway Village	3129	Frankfort	Benzie	36	10/9/2019	12	8	3/5/2020	18	8	1602 / LIHTC / TAX Exempt
Gateway Village Sturgis	3691	Sturgis	St. Joseph	100	6/21/2018	36	16	11/28/2018	36	16	Bond / TCAP
Genesis East Apartments	1437	Kentwood	Kent	23	6/20/2017	36	5	3/12/2019	36	5	CSH / HOME / LIHTC
Genesis Villas	3832	Detroit	Wayne	89	10/25/2016	12	18	4/6/2021	18	18	LIHTC / TE Bond
Genesis West	3537	Grandville	Kent	33	7/16/2021	12	7	9/15/2020	18	7	HOME / LIHTC / Bonds
Georgetown Estates	2375	Battle Creek	Calhoun	132				7/22/2021	36	15	FDIC
Gilbert Street Supportive Housing (KPNPHC)	3446	Kalamazoo	Kalamazoo	1	9/8/2017	36	1	11/23/2020	36	1	HOME
Ginger Square	3326	Owosso	Shiawassee	108	7/9/2021	36	22	2/5/2021	36	22	LIHTC / TCAP
Gladeshire	902	Kalamazoo	Kalamazoo	41	5/19/2021	12	8	2/12/2020	18	8	TAX Bond / LIHTC / 1602 / TCAP
Glastonbury Manor Apartments	1862	Davison	Genesee	191	7/27/2017	60	24	7/17/2019	60	24	LIHTC (Other)
Glendale Apartments	1864	Scottsville	Mason	28	6/18/2018	36	6	4/4/2018	36	6	LIHTC (RHS)
Glendale Duplexes	1478	Ann Arbor	Washtenaw	4	9/25/2017	36	4	6/2/2020	36	4	MI-HOME
Glenview Gardens	726	Port Huron	St. Clair	96	11/19/2014	12	20	8/7/2014	18	16	80/20
Golden Bridge Manor	1107	Portland	Ionia	22	11/26/2019	12	5	12/16/2020	18	5	HOME / Tax-Exempt / LIHTC
Golden Eagle Estates	1867	Benton Harbor	Berrien	12	3/14/2018	36	3	2/22/2018	36	3	LIHTC (Other)
Goodrich Apartments	1868	Grand Rapids	Kent	14	8/15/2017	36	3	4/8/2020	36	3	LIHTC (Other) / TCAP
Gratiot Townhomes	3666	Eastpointe	Macomb	48	7/23/2021	36	10	6/7/2018	36	10	LIHTC
Grand Fork Commons	1869	Beaumont	Gladwin	24	7/19/2017	36	5	10/9/2020	36	5	LIHTC (RuralHousServ)
Grand River Shores (311 W. Highland, T-6)	1758	Howell	Livingston	1	6/25/2021	36	1	5/14/2020	36	1	HOME
Grand River Shores (311 W. Highland, T-7)	1771	Howell	Livingston	1	6/25/2021	36	1	5/14/2020	36	1	HOME
Grand River Shores (407 W. Highland, A-11)	2008	Howell	Livingston	1	6/25/2021	36	1	5/14/2020	36	1	HOME
Grand River Shores (407 W. Highland, A-6)	2388	Howell	Livingston	1	6/25/2021	36	1	10/12/2020	36	1	HOME
Grand River Shores (407 W. Highland, A-7)	2387	Howell	Livingston	1	6/25/2021	36	1	5/14/2020	36	1	HOME
Grand River Shores (407 W. Highland, A-9)	2386	Howell	Livingston	1	6/25/2021	36	1	5/14/2020	36	1	HOME

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Grand River Shores (409 W. Highland, B-7)	2389	Howell	Livingston	1	6/25/2021	36	1	5/14/2020	36	1	HOME
Grand River Shores (415 Fowler Street)	2390	Howell	Livingston	1	6/25/2021	36	1	5/14/2020	36	1	HOME
Grand River Shores (420 W. Grand River)	2391	Fowlerville	Livingston	4	6/25/2021	36	4	10/12/2020	36	4	HOME
Grand River Shores (505 W. Highland, C-2)	2392	Howell	Livingston	1	6/25/2021	36	1	5/14/2020	36	1	HOME
Grand River Shores (507 W. Highland, D-1)	2393	Howell	Livingston	1	6/25/2021	36	1	5/14/2020	36	1	HOME
Grand River Shores (507 W. Highland, D-3)	2394	Howell	Livingston	1	6/25/2021	36	1	5/14/2020	36	1	HOME
Grand River Shores (507 W. Highland, D-4)	2395	Howell	Livingston	1	6/25/2021	36	1	5/14/2020	36	1	HOME
Grand River Shores (507 W. Highland, D-5)	1462	Howell	Livingston	1	10/17/2019	36	1	1/2/2019	36	1	MI-HOME
Grand River Shores (8711 Candlewood Trail, #12)	2396	Brighton	Livingston	1	8/23/2019	36	1	10/12/2020	36	1	HOME
Grand River Shores (8713 Candlewood #9)	3416	Brighton	Livingston	1	8/23/2019	36	1	7/11/2019	36	1	HOME
Grand River Shores (8727 Candlewood Trail, #11)	2397	Brighton	Livingston	1	6/25/2021	36	1	5/14/2020	36	1	HOME
Grand River Shores (8729 Candlewood Trail, #12)	2398	Brighton	Livingston	1	6/25/2021	36	1	5/14/2020	36	1	HOME
Grand River Shores (Candlewood Lane Apts)	1466	Brighton	Livingston	1	6/25/2021	36	1	1/2/2019	36	1	MI-HOME
Grand River Shores (Golden Triangle II)	1473	Howell	Livingston	1	6/25/2021	36	1	5/14/2020	36	1	MI-HOME
Grand River Shores (Maplecrest Duplex)	1461	Genoa Township	Livingston	2	6/25/2021	36	2	1/2/2019	36	2	MI-HOME
Grand River Shores (Twin Lakes Condo)	1463	Brighton	Livingston	2	10/17/2019	36	2	1/2/2019	36	2	MI-HOME
Grand View Place	3751	Grand Rapids	Kent	68	9/5/2019	36	14	8/2/2019	36	14	TEAM / LIHTC
Grandhaven Manor	968	Lansing	Ingham	150	6/9/2021	12	30	12/3/2020	18	14	TEAM / LIHTC
Grandhaven Manor II	3725	Lansing	Ingham	78		12	7	9/14/2020	18	7	LIHTC / HOME / TE Bond / Preservation
Grandview Estates	3382	Caro	Tuscola	48	6/21/2021	12	10	6/14/2021	18	10	1602 / TEAM
Grandview MT LLC	3732	Marquette	Marquette	56	6/12/2019	36	12	7/23/2019	36		LIHTC (also has 811 and
Grandview Tower Apartments	3364	Port Huron	St. Clair	111	5/16/2019	12	23	4/9/2021	18	22	1602 / LIHTC / TEAM
Grandville	1968	Grand Rapids	Kent	10	11/7/2017	60	2	6/2/2020	60	2	LIHTC
Granite Club Acres Phase One	1870	Midland	Midland	11	9/30/2019	36	3	3/29/2018	36	3	HRF (CommDev funds) / LIHTC
Gray Street Affordable Housing Phase II	3389	Detroit	Wayne	24	11/11/2019	36	5	4/10/2019	36	5	1602
Gray Street Affordable Housing Project Phase I	1871	Detroit	Wayne	10	7/18/2018	60	2	4/10/2019	60	2	LIHTC (Other)
Grayling Pines Family Apartments	1428	Grayling	Crawford	24	6/27/2017	36	5	11/4/2020	36	5	LIHTC / Pass-Through

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Green Meadows Apartments (Springport)	3529	Springport	Jackson	24	6/17/2019		36	8/30/2019		36	5 LIHTC
Green Meadows of Gaylord	1044	Gaylord	Otsego	48	9/22/2020		12	9/14/2020		18	10 HOME / Tax-Exempt / LIHTC
Green Park Townhomes	1084	Mason	Ingham	32	6/21/2021		12	1/15/2021		18	7 HOME / Tax-Exempt / LIHTC Section 8 / LIHTC / 1602 /
Greenbriar Apartments	641	Holland	Ottawa	126	6/5/2019		12	8/8/2018		36	22 TCAP
Greenhouse Apartments	3123	Detroit	Wayne	209	11/8/2018		36	1/24/2019		36	24 LIHTC (Other)
Greenland Place	1889	St. Louis	Gratiot	27							LIHTC (Other)
Greentree	574	Kentwood	Kent	152	6/27/2017		36	8/14/2018		36	Section 8 / LIHTC / 1602 /
Greenwood Apartments	3774	Owosso	Shiawassee	48			36	5/15/2020		36	23 TCAP
Greenwood Villa	508	Westland	Wayne	298	9/12/2019		12	6/1/2020		18	25 Section 8 / LIHTC
Greenwood Village	989	Hillsdale	Hillsdale	48	5/13/2021		12	2/4/2021		18	10 HOME / Moderate / LIHTC
Greenwood Village II	1027	Hillsdale	Hillsdale	48	5/13/2021		12	2/4/2021		18	10 HOME / Tax-Exempt / LIHTC
Griswold Building	592	Detroit	Wayne	127							Section 8
Grove Street Commons Phase One	1893	Midland	Midland	6	6/25/2018		60	3/14/2017		60	2 LIHTC (other)
Grove Street Commons Phase Two	1892	Midland	Midland	6	7/14/2016		60	9/28/2016		60	2 LIHTC (other)
Gull Pointe	1894	Oscoda	Iosco	50	10/3/2016		60	10/19/2017		60	10 LIHTC (RuralHouserv)
Halet Crossing	3288	Michigan Center	Jackson	24	5/9/2018		36	3/15/2018		36	5 LIHTC (RHS)
Hamilton Crossing Phase I	3467	Ypsilanti	Washtenaw	70	8/14/2019		12	11/24/2020		18	14 LIHTC / Tax-Exempt
Hamilton Crossing Phase II	3517	Ypsilanti	Washtenaw	74	10/25/2017		36	15 10/16/2020		36	15 LIHTC
Hamlin Place Estates	1895	Inkster	Wayne	84	12/29/2017		60	17 8/25/2016		60	17 LIHTC (other)
Hampton Pointe	3268	Three Rivers	St. Joseph	24	2/13/2018		36	5 4/10/2018		36	5 LIHTC (Other)
Hamtramck Square Homes	3238	Hamtramck	Wayne	24	12/18/2017		36	5 5/10/2018		36	5 LIHTC (Other)
Hamtramck Square II	3239	Hamtramck	Wayne	36	11/1/2018		36	8 5/10/2018		36	8 LIHTC (Other)
Harbor Bluffs	3267	Benton Harbor	Berrien	52	9/3/2019		36	11 9/3/2019		36	11 1602
Harbor City Flats	933	Benton Harbor	Berrien	81	4/4/2019		12	17 10/9/2020		18	17 HOME / LIHTC
Harbor House	571	Harbor Beach	Huron	100	6/27/2014		12	20			Section 8
Harbor Pointe Apartments Phase I (Benton Harbor)	1898	Benton TWP	Berrien	84	2/20/2019		60	5/2/2019		60	17 LIHTC (other)
Harbor Pointe Apartments Phase II	1900	Benton TWP	Berrien	72	2/1/2017		60	4/6/2017		60	15 LIHTC (other)
Harbor View Apartments	609	Cadillac	Wexford	131	4/24/2019		12	1/30/2020		36	23 Section 8 Preservation/LIHTC
Harbor Village (Holland)	1901	Holland	Allegan	120	5/24/2018		36	3/25/2020		36	22 LIHTC (other)
Harbour Pointe	1012	Montague	Muskegon	34	4/3/2019		12	3/11/2020		18	7 HOME / Tax-Exempt / LIHTC
Harper Square	1906	Clinton TWP	Macomb	72	10/28/2015		60	6/15/2016		60	15 LIHTC (other)
Harrison Park Apartments	3835	Grand Rapids	Kent	45			36			36	
Harrison Street	1468	Coldwater	Branch	4	11/16/2017		36	1/9/2019		36	4 MI-HOME
Harrison Woods Apartments	1907	Harrison	Clare	56	7/13/2017		60	11/10/2016		60	12 LIHTC (RuralHouserv)
Harvest Hill Apartments	1908	Rockford	Kent	46	7/24/2018		60	10/5/2016		60	10 LIHTC (RuralHouserv)
Hastings Meadows Apartments	1909	Hastings	Barry	24	11/10/2017		36	5 11/20/2019		36	5 LIHTC (RuralHouserv)
Hastings North Apartments	1424	Hastings	Barry	24	11/10/2017		36	5 11/4/2020		36	5 HOME / LIHTC (RuralHouserv)

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Hastings Ponds Family	1090	Hastings	Barry	48	6/9/2021	12	10	2/8/2021	18	10	HOME / Tax-Exempt / LIHTC
Hastings Ponds Senior	1089	Hastings	Barry	38	6/3/2021	12	8	2/8/2021	18	8	HOME / Tax-Exempt / LIHTC
Hawks Ridge Apartments	3100	Bath Township	Clinton	136	4/16/2019	12	28	4/10/2020	18	23	TEAM / HOME / LIHTC / TCAP
Heartside Apartments	3341	Portage	Kalamazoo	161	5/17/2021	12	33	7/15/2021	18	22	Tax-Exempt / LIHTC / 1602
Heather Gardens	3602	Kalamazoo	Kalamazoo	79	5/7/2019	12	16	12/15/2020	18	13	LIHTC / Bond / HOME / PBV
Helen O'Dean Butler	904	Detroit	Wayne	97	12/13/2019	12	20	5/5/2020	18	20	One Percent / LIHTC / HOME
Helisa Square Townhomes	1911	Detroit	Wayne	12							LIHTC (Other)
Heritage At Lakeside	1914	Blackman TWP	Jackson	88							LIHTC (Other)
Heritage Lane Residences	3638	Jonesville	Hillsdale	44	5/30/2018	36	9	11/19/2018	36	9	LIHTC (Other)
Heritage Meadows	1442	Otsego TWP	Allegan	20	11/13/2019	36	4	6/22/2020	36	4	HOME / LIHTC
Heritage Park Townhomes	1912	Detroit	Wayne	66	12/10/2018	60	14	11/13/2018	60	14	LIHTC (Other)
Heritage Place at Magnolia	1913	Detroit	Wayne	88	4/22/2019	36	18	8/22/2019	36	18	LIHTC (Other)
Heritage Village Apartments Phase II	1916	Frankenmuth	Saginaw	48	6/24/2015	60	10	8/17/2016	60	10	LIHTC (RuralHouserv)
Herkimer Apartments - Division Avenue	3507	Grand Rapids	Kent	55	7/23/2021	12	11	5/11/2021	18	11	HOME / LIHTC / Tax-Exempt
Herkimer Commerce - Commerce Avenue	3508	Grand Rapids	Kent	67	4/30/2018	36	14	5/8/2018	36	14	LIHTC
Heron Courtyard Permanent Supportive Housing	1443	Grand Rapids	Kent	33	8/29/2017	36	7	3/4/2020	36	7	HOME / LIHTC
Heron Manor Enhanced Supportive Housing for Seniors	3110	Grand Rapids	Kent	55	9/10/2019	12	11	11/11/2020	18	5	HOME / TAXEX / LIHTC
Hiawatha Apartments	3652	Iron River	Iron	32	9/27/2017	36	7	6/8/2020	36	7	LIHTC
Hickory Hollow	1918	Au Gres	Arenac	12	4/24/2013	60	3	5/16/2018	60	3	LIHTC (RuralHouserv)
Hidden Pines (Greenville)	1920	Greenville	Montcalm	40	7/10/2019	60	8	1/17/2018	60	8	LIHTC (RHS - Preservation)
Hidden Pines / Bonnie Brook	735	Detroit	Wayne	176	3/21/2019	12	36	3/24/2020	18	8	80/20 / 1602
Highland Manor Apartments	3393	Highland Park	Wayne	48	8/20/2019	36	10	12/19/2018	36	10	LIHTC
Hillsdale / Beacon Hill	575	Hillsdale	Hillsdale	198	5/17/2019	12	40	2/1/2019	36	24	Section 8 / LIHTC / TCAP
Hillsdale Gardens Apartments	3097	Hillsdale	Hillsdale	88	12/5/2018	36	18	4/13/2020	36	18	Modified Passthrough / LIHTC
Hillside Club Apartments	1922	Petoskey	Emmet	56							LIHTC (Other)
Hillside Club Phase Two	1021	Petoskey	Emmet	104	9/24/2020	12	21	1/5/2021	18	13	TEAM / LIHTC
Himelnoch Apartments	3772	Detroit		36		36	8	9/15/2020	36	8	LIHTC
Holland Avenue Condo	1479	Port Huron	St. Clair	2	10/29/2019	36	2	2/7/2019	36	1	MI-HOME
Holly Condos	1474	Holly	Oakland	3	7/8/2021	36	3	10/23/2018	36	3	MI-HOME
HOME Run Apartments	3309	Gaylord	Otsego	4	8/13/2018	36	4	6/24/2021	36	4	HOME
Homes at Houston Whittier I, The	3135	Detroit	Wayne	39	11/1/2017	36	8	12/7/2020	36	8	LIHTC (Other)
Hope Community	1925	Grand Rapids	Kent	12	8/9/2016	60	3	10/5/2016	60	3	LIHTC (Other)
Hope Community Phase II	1926	Grand Rapids	Kent	12	8/9/2016	60	3	10/5/2016	60	3	LIHTC (Other)
Hope Park Homes	3220	Detroit	Wayne	36	11/6/2017	36	8	2/14/2018	36	8	LIHTC (Other)
Hope Senior Apartments	883	Oxford TWP	Oakland	50	3/1/2021	12	10	3/24/2020	18	10	TAX Bond / LIHTC / HOME
Hope Woods For Seniors	999	Kalamazoo	Kalamazoo	150	5/14/2019	12	30	6/3/2020	18	13	TEAM / LIHTC
Horizon Apartments	1927	Mio	Oscoda	24	11/23/2015	60	5	6/21/2016	60	5	LIHTC (RuralHouserv)

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Horizon Pointe	1009	Flier TWP	Manistee	49	7/2/2021	12	10	3/11/2021	18	7	HOME / Tax-Exempt / LIHTC
Houghton Creek	1928	Rose City	Ogemaw	16	6/6/2017	36	4	4/3/2020	36	4	LIHTC
Houghton Heights Manor	3142	Roscommon TWP	Roscommon	48	9/26/2019	36	10	9/16/2020	36	10	LIHTC (RHS)
Houghton Lake Apartments	1929	Denton Township	Roscommon	24	5/11/2017	60	5	11/7/2018	60	5	LIHTC (RHS)
Hubbard Communities	3318	Detroit	Wayne	44	11/8/2017	36	9	10/29/2020	36	9	LIHTC (Other)
Huntington Place	1932	Prudenville	Roscommon	28	11/2/2016	60	6	8/11/2016	60	6	LIHTC (other)
Huntley Villas I & II	1933	Holt	Ingham	160	5/2/2019	36	23	4/25/2018	36	23	PassThrough / LIHTC
Huron Beach	1934	Oscoda	Iosco	48	11/25/2013	36	10	6/2/2020	36	10	LIHTC (RuralHouserv)
Huron Heights Apartments	1935	Ypsilanti TWP	Washtenaw	120							LIHTC (other)
Ida Young Gardens	913	Detroit	Wayne	56	7/22/2019	12	12	12/14/2020	18	12	2014: HOME is pending.)
Island City Apartments	1106	Eaton Rapids	Eaton	48	7/2/2021	12	10	3/16/2021	18	10	HOME / Tax-Exempt / LIHTC
Island View Phase One	1409	Detroit	Wayne	21	5/27/2021	12	5	5/10/2021	18	5	NBP / LIHTC
Island View Village II	1414	Detroit	Wayne	28	11/12/2019	12	6	11/9/2020	18	6	NBP / LIHTC / HOME
Island Woods Senior Apartments	1017	Grosse Ile	Wayne	50	9/9/2019	36	10	11/24/2020	36	6	TEAM / LIHTC
Ithaca Parks I	1938	Ithaca	Gratiot	28	7/23/2020	60	6	9/1/2016	60	6	LIHTC (RuralHouserv)
Jacklyn Apartments	1941	Belding	Ionia	28	7/20/2015	60	6	8/22/2016	60	6	LIHTC (RuralHouserv)
Jacklyn Apartments III	1942	Belding	Ionia	44	7/20/2015	60	9	5/8/2020	60	9	LIHTC (RuralHouserv)
Jasperlite Senior Housing	3950	Ishteping	Marquette	36		36	7		36	7	LIHTC
Jefferson Meadows	848	Detroit	Wayne	83	5/21/2021	12	17	3/9/2021	12	17	Taxable Bond Preservation
Jefferson Oaks	3767	Oak Park	Oakland	60		36	12	6/17/2020	36	12	LIHTC
Jefferson Square	440	Detroit	Wayne	180	6/13/2019	36	36	1/23/2020	36	24	Section 8 / LIHTC
Jefferson Street Square	699	Mason	Ingham	61	10/7/2019	12	13	5/27/2020	18	12	80/20 / LIHTC / 1602
Jennings Senior Living	3653	Detroit	Wayne	46	10/25/2017	36	10	6/3/2020	36	10	LIHTC
Joy West Manor	232	Detroit	Wayne	78	8/26/2019	36	16	7/29/2019	36	16	LIHTC
JPS Fremont	3530	Fremont	Newaygo	110	8/2/2018	36	22	3/5/2018	36	22	LIHTC (RHS)
JPS Owosso	2076	Owosso	Shiawassee	44	9/19/2018	36	9	6/25/2018	36	9	LIHTC (RuralHouserv)
JPS Perry	3561	Perry	Shiawassee	72	5/15/2019	36	15	3/14/2019	36	15	LIHTC
JPS Petoskey	3943	Petoskey	Emmet	136							LIHTC
JPS Pinecrest	3531	Alpena	Alpena	180	4/23/2018	36	24	3/5/2018	36	24	LIHTC (RHS)
Kalamazoo II	593	Kalamazoo	Kalamazoo	12							MR - Section 8 Subsidy
Kalamazoo Rosewood	1037	Kalamazoo	Kalamazoo	69	5/11/2021	12	14	10/19/2020	18	14	Taxable Bond / LIHTC / HOME
Kalamazoo Village	1946	Kalamazoo	Kalamazoo	12	5/16/2017	60	3	9/18/2017	60	3	LIHTC (Other)
Kalamazoo Village South	1947	Kalamazoo	Kalamazoo	12	12/12/2019	60	3	8/23/2019	60	3	LIHTC (Other)
Kalamink Creek	1948	Webberville	Ingham	24	5/16/2017	36	5	9/16/2020	36	5	LIHTC (RuralHouserv)
Kalkaska Woods Apartments	1949	Kalkaska	Kalkaska	24	6/22/2016	60	5	3/9/2017	60	5	LIHTC (RHS 515 - Preservation)
Kammer Stevens Building	3746	Detroit	Wayne	165	6/7/2021	12	34	5/19/2020	18	23	LIHTC / TE Bond / HOME
Karley Square Apartments	1950	Detroit	Wayne	30	12/15/2017	36	6	12/16/2020	36	6	LIHTC (Other)
Kearseley-Daly Villa	962	Flint	Genesee	100	7/10/2019	12	20	3/26/2020	18	9	TEAM / HOME / LIHTC
Kelsey Apartments	1952	Grand Rapids	Kent	12	8/29/2017	36	4	6/3/2020	36	4	HOM / LIHTC
Kendall Homes	3068	Detroit	Wayne	38	10/2/2017	60	8	6/3/2020	60	8	LIHTC (other)
Kent Ridge Junction	1953	Kent City	Kent	32	7/21/2015	60	7	5/8/2020	60	7	LIHTC (RuralHouserv)
Kercheval Place Townhomes	1954	Detroit	Wayne	24	6/30/2015	60	5	9/23/2020	60	5	LIHTC (Other)
Keystone Village Apartments	3293	Garfield TWP	Grand Traverse	24	10/28/2019	36	5	8/30/2019	36	5	HOM / LIHTC / 1602

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Kings Lane Apartments	3092	Burton	Genesee	378				3/18/2019		36	25 Modified Passthrough
Kingsbury Place Apartments	1124	Walker	Kent	44	5/4/2017		9	6/3/2020		36	9 HOME / LIHTC
Kingston Place Senior Apartments	3008	Eaton Rapids	Eaton	40	7/30/2021		8	2/11/2021		18	HOME / Tax-Exempt / LIHTC / 8 TCAP
Klingman Lofts Phase I	3642	Grand Rapids	Kent	41	10/24/2017		9	5/8/2020		36	9 LIHTC
Klingman Lofts Phase II	3643	Grand Rapids	Kent	42	10/24/2017		36	5/8/2020		36	9 LIHTC
Knollview Apartments	1957	Ovid	Clinton	28	9/3/2019		6	10/4/2016		60	6 LIHTC (RuralHouserv)
Koehler Crossing	3423	Plainwell	Allegan	28	12/3/2019		6	11/8/2019		36	6 LIHTC
Kona Villa Apartments	618	Owosso	Shiawassee	120	3/29/2019		24	9/21/2020		36	22 Section 8 Preservation / LIHTC
Labelle Tower	3801	Highland Park	Wayne	210			12	6/21/2021		18	24 LIHTC / TE Bond / HOME
Lafayette Place Lofts	3479	Pontiac	Oakland	46	6/15/2021		36	12/5/2018		36	6 NSP2
Lake Harbor Apartments	3656	Charlevoix	Charlevoix	24	6/5/2018		36	8/1/2018		36	5 LIHTC
Lake Pointe	1109	Hart	Oceana	25	10/28/2019		5	7/9/2019		36	5 LIHTC
Lake View Apartments (Boyerne City)	3032	Boyerne City	Charlevoix	24	10/20/2020		5	2/13/2020		18	5 HOME / LIHTC
Lakeland Place	513	Waterford TWP	Oakland	200	5/26/2021		12	4/16/2020		18	Section 8 Preservation
Lakeshore Village II	993	Howell	Livingston	96	7/12/2019		12	9/17/2020		18	20 LIHTC / HOME / TE Bonds
Lakeshore Village III	3716	Howell	Livingston	144			12	9/17/2020		18	23 LIHTC / HOME / TE Bonds
Lakeside Park Apartments	1961	Shelby TWP	Macomb	192	10/21/2019		36	9/24/2019		36	24 LIHTC (other)
Lakeside Towers	3512	Sterling Heights	Macomb	115	10/18/2019		36	7/9/2021		36	22 LIHTC
Lakestone Apartments	1820	Ann Arbor	Washtenaw	144	8/22/2019		60	7/30/2018		60	23 LIHTC (other)
Lakeview Apartments (Gladstone)	1963	Gladstone	Delta	32	7/26/2018		36	8/14/2019		36	7 LIHTC (RHS)
Lakewood Apartments	1964	Saranac	Ionia	24	9/22/2020		60	5/7/2019		60	5 LIHTC (RHS - Preservation)
Lakewood Manor	924	Detroit	Wayne	30	10/29/2019		12	7/21/2021		18	6 LIHTC / TE Bond / HTF
Landings at Cedar Creek, The	1965	Monroe	Monroe	150	7/14/2021		36	1/29/2020		36	23 TaxBond / LIHTC
Lanier Court Apartments	3413	Detroit	Wayne	26	4/23/2019		36	11/19/2019		36	6 LIHTC
Lansing Manor	3647	Lansing	Eaton	100	9/27/2018		36	5/15/2019		36	LIHTC / Short Term
Lauri's Place	1967	Coldwater	Branch	6	10/16/2019		36	4/13/2020		36	20 Passthrough
Lawrence Park	663	Center Line	Macomb	252	6/14/2019		12	2/8/2021		36	4 HOME / LIHTC
Lazarus Place	3299	Muskegon Heights	Muskegon	4	11/14/2017		36	9/21/2020		36	24 Section 8 Preservation / LIHTC
LCH36 Redevelopment Project	3752	Grand Rapids	Kent	49	6/13/2019		36	2/13/2019		36	4 HOME
Lee Street Housing	3171	Midland	Midland	14	8/23/2017		36	4/3/2020		36	10 LIHTC
Leo & Alpine	3782	Grand Rapids	Kent	36			36	6/25/2020		36	3 LIHTC (Other)
Les Cheneaux Apartments	3704	Escanaba	Delta	36	8/7/2019		6	8/7/2019		36	6 LIHTC
Lexington Club of Ann Arbor	1969	Ann Arbor	Washtenaw	154			8			36	8 LIHTC
Lexington Square Apartments	3039	Fennville	Allegan	49	7/23/2021		12	5/6/2020			Passthrough / LIHTC
Lexington Village (Detroit)	616	Detroit	Wayne	351	6/16/2021		12	3/29/2021		18	9 HOME / Tax-Exempt / LIHTC
Liberty Commons	61	Battle Creek	Calhoun	158	8/12/2019		12	2/26/2021		36	25 Section 8 Preservation / LIHTC
Lighthouse Comm. Inc. (1321 Ewing SE)	2405	Grand Rapids	Kent	2	9/6/2017		36	9/6/2018		36	23 LIHTC / Bond / PBV
Lighthouse Comm. Inc. (1648 Madison SE)	2406	Grand Rapids	Kent	2	9/6/2017		36	9/6/2018		36	2 HOME

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Lighthouse Comm. Inc. (1654 Madison SE)	2407	Grand Rapids	Kent	2	9/6/2017	36	2	9/6/2018	36	2	HOME
Lighthouse PATH Teen Transitions	1971	Pontiac	Oakland	12	10/25/2018	36	3	8/13/2018	36	3	LIHTC (Other)
Lighthouse Village Apartments	992	Cheboygan	Cheboygan	48	9/15/2020	12	10	8/10/2020	18	10	HOME / Tax-Exempt / LIHTC
Lincoln House	3709	Owosso	Shiawassee	28	10/24/2019	36	6	6/4/2019	36	6	LIHTC
Lincoln Park Lofts	3468	Lincoln Park	Wayne	38	9/6/2018	36	8	9/18/2018	36	8	HOME / LIHTC
Lincolnshire Townhomes (Albion)	3630	Albion	Calhoun	81	10/1/2019	12	16	4/13/2021	18	16	LIHTC / TAX Exempt / HOME
Lincolnshire Village Apartments	3196	Canton Township	Wayne	147	4/26/2021	12	30	10/9/2020	18	23	LIHTC/Tax Exempt (Preserv - HUD S8 Contract Admin)
Linden Apartments	1972	Carson City	Montcalm	24	7/11/2018	60	5	11/14/2018	60	5	LIHTC (RuralHousServ)
Linden Lane	570	Flint	Genesee	180							Section 8
Litchfield Apartments	1973	Litchfield	Hillsdale	24	4/29/2014	60	5	7/25/2016	60	5	LIHTC (RuralHousServ)
Livingston Greene	3424	Fowlerville	Livingston	32	5/18/2017	36	7	5/30/2019	36	7	LIHTC (RuralHousServ)
Lloyd House	3532	Menominee	Menominee	44	9/5/2018	36	9	8/21/2018	36	9	LIHTC
Lloyds Bayou	948	Spring Lake	Ottawa	109	1/16/2018	60	7	2/14/2017	60	7	LIHTC
Lloyds Bayou II	1974	Spring Lake	Ottawa	10	8/2/2016	60	2	3/11/2020	60	2	LIHTC (other)
Lockwood of Burton	1005	Burton	Genesee	126	6/22/2021	12	26	9/17/2020	18	11	TEAM
Lockwood of Fenton	1051	Fenton	Genesee	106	4/26/2019	12	22	9/17/2020	18	9	TEAM / LIHTC
Lockwood of Genesee	1016	Flint	Genesee	126	7/8/2019	12	26	1/19/2021	36	11	TEAM / LIHTC
Lockwood of Waterford	995	Waterford TWP	Oakland	126	10/26/2018	36	26	3/15/2021	36	11	TEAM / LIHTC
Lofts At Milnes Plaza	3893	Coldwater	Branch	50		36	10		36	10	LIHTC
Longfellow Tower	507	Ludington	Mason	149	5/10/2019	12	24	10/16/2018	36	22	Section 8 / LIHTC / 1602 / TCAP
Lost Creek Apartments	974	Marquette	Marquette	151	6/22/2021	12	31	8/10/2020	18	19	TEAM / HOME / LIHTC
Lotus Townhomes I	1977	Kalamazoo	Kalamazoo	6	4/20/2016	60	2	12/16/2020	60	2	LIHTC (other)
Lotus Townhomes II	1978	Texas TWP	Kalamazoo	12	4/20/2016	60	3	8/2/2016	60	3	LIHTC (other)
Lowertown Lofts	1979	Lansing	Ingham	3	5/30/2017	60	3	2/13/2017	60	3	LIHTC (other)
Luther Haus	1980	Temperance	Monroe	91	4/25/2018	60	19	6/21/2018	60	19	LIHTC (other)
L'Vogue Square	3342	Detroit	Wayne	41	12/15/2017	36	9	12/10/2020	36	9	1602
Lynn Terrace A	29	Kalamazoo	Kalamazoo	3	11/16/2017	36	3	10/23/2020	36	3	MI HOME
Lynn Terrace B	28	Kalamazoo	Kalamazoo	3	11/16/2017	36	3	10/23/2020	36	3	MI HOME
Lynn Terrace C	3006	Kalamazoo	Kalamazoo	3	1/17/2018	36	3	3/26/2021	36	3	MI HOME
M A Houston Apartments	967	Muskegon Heights	Muskegon	52	6/20/2019	12	11	3/11/2021	12	11	TAX Bond / HOME / LIHTC
Mack Ashland	3471	Detroit	Wayne	39	12/1/2017	36	8	3/11/2019	36	8	HOME / LIHTC
Mack Ashland II	3775	Detroit	Wayne	29	8/14/2019	36	6	8/22/2019	36	6	LIHTC
Madison Avenue Apartments (CCF)	3380	Grand Rapids	Kent	6	8/15/2017	36	4	12/20/2019	36	4	HOME
Madison Hall Townhomes	1701	Grand Rapids	Kent	12	6/13/2019	60	3	3/12/2018	60	3	LIHTC (Other)
Madison III Manor	828	Madison Heights	Oakland	81	4/13/2015	60	5	11/13/2019	60	5	LIHTC
Madison Tower I	398	Madison Heights	Oakland	170	7/29/2019	12	34	10/16/2020	18	23	LIHTC / Section 236 / RAP / Bonds
Main Street Apartments	3560	Berrien Springs	Berrien	24	8/12/2020	36	5	6/1/2020	36	5	LIHTC
Mainville Apartments	1981	Stanton	Montcalm	24	7/11/2018	60	5	2/5/2020	60	5	LIHTC (RuralHousServ)
Manchester Place	923	Highland Park	Wayne	144	5/10/2021	12	29	3/19/2021	18	15	20/30 / LIHTC
Manchester Place II	973	Highland Park	Wayne	56	6/18/2019	12	12	3/19/2021	18	12	TEAM / LIHTC
Manistee Place	3513	Manistee	Manistee	46	6/18/2018	36	10	3/19/2018	36	10	LIHTC

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Manistique Lakeview Apartments	3703	Manistique	Schoolcraft	40	8/8/2019		36	8/7/2019		36	8 LIHTC
Maple Grove Apartments	3894	Prudenville	Roscommon	24							LIHTC
Maple Heights Apartments	1984	Saline	Washtenaw	48	7/23/2021		36	6/6/2018		36	10 LIHTC (RuralHouserv)
Maple Lane Apartments	1985	Fennville	Allegan	8	8/10/2020		60	3/1/2017		60	2 LIHTC (RuralHouserv)
Maple Ridge Senior Apartments	1986	Jackson	Jackson	69	4/22/2015		60	1/21/2020		60	14 LIHTC (Other - Fannie Mae)
Maple Ridge West Apartments	1055	Jackson	Jackson	54	6/2/2021		12	9/16/2020		18	5 TEAM / LIHTC
Maple Tower	3645	Ann Arbor	Washtenaw	135	5/30/2017		36	4/9/2020		36	23 LIHTC
Maple Tree Apartments	3410	East Tawas	Iosco	48	6/1/2021		36	2/5/2018		36	10 I602
Maple View Apartments	3381	Ann Arbor	Washtenaw	10	10/31/2019		36	6/18/2019		36	4 HOME
Maple Village	631	Adrian	Lenawee	201	5/8/2019		12	4/8/2021		18	Section 8 / LIHTC / HOME /
Maple Village I	1987	Bear Creek TWP	Emmet	48	9/26/2017		60	9/19/2016		60	24 Bonds
Maple Village II	1100	Petoskey	Emmet	49	8/6/2019		12	8/10/2020		18	10 HOME / Tax-Exempt / LIHTC
Mapleview Apartments (Buena Vista)	1990	Saginaw	Saginaw	104	8/9/2017		60	5/4/2017		60	21 LIHTC (Other)
Mapleview Apartments (Maple Rapids)	1989	Maple Rapids	Clinton	24	7/13/2018		60	10/4/2016		60	5 LIHTC (RuralHouserv)
Mapleview Apartments Phase 2	1078	Saginaw	Saginaw	56	11/1/2019		12	3/26/2020		18	12 TEAM / HOME / LIHTC
Maplewood Apartments I	234	Ypsilanti	Washtenaw	178	3/25/2013		12	3/4/2014		18	12 Section 236 / Rent Sup
Maplewood Apartments II	335	Ypsilanti	Washtenaw	103	8/26/2014		12	1/23/2014		18	11 Section 236 / Rent Sup
Maplewood Manor	3180	West Branch	Ogemaw	51	10/25/2019		12	7/14/2021		18	11 LIHTC \ Section 8 Preservation
Maplewood Manor (Bay City)	3667	Bay City	Bay	158	5/31/2017		36	6/19/2020		36	23 LIHTC
Mar-Dan Miller Farm	632	Swartz Creek	Genesee	150	5/15/2019		12	9/16/2019		36	Section 8 / LIHTC / Tax-exempt bonds
Mariner Cove Apartments	1991	Marine City	St. Clair	32	12/14/2018		60	9/15/2016		60	7 LIHTC (RuralHouserv)
Mariner Cove Senior Apartments	1992	Marine City	St. Clair	24	12/14/2018		60	8/17/2017		60	5 LIHTC (RuralHouserv)
Marketplace Court	894	Detroit	Wayne	120	10/10/2019		12	4/14/2020		18	10 LIHTC
Marsh Pointe	935	Haslett	Ingham	108	8/4/2021		12	5/13/2021		18	22 TAX Bond / HOME / LIHTC
Marsh Ridge (I & II)	3489	Grand Rapids	Kent	150	6/2/2021		12	3/3/2020		18	22 LIHTC / TAX Exempt / HOME
Marsh Ridge III	1045	Grand Rapids	Kent	131	7/18/2019		12	10/19/2020		18	22 TEAM / LIHTC / HOME
Martin Gardens	1995	Detroit	Wayne	50	12/1/2017		60	12/14/2018		60	10 LIHTC (Other)
Martin Luther King Homes I	1996	Detroit	Wayne	169	12/30/2019		60	1/16/2018		60	23 LIHTC (Other - Preservation)
Martin Luther King Homes II	1997	Detroit	Wayne	312	6/11/2019		36	6/13/2019		36	25 Modified Passthrough / LIHTC
Martineau Project (104 S. Division)	3371	Grand Rapids	Kent	12	2/5/2019		36	2/5/2019		36	4 HOME
Martineau Project (120 S. Division)	3372	Grand Rapids	Kent	1	2/5/2019		36	2/5/2019		36	1 HOME
Martineau Project (122 S. Division)	3374	Grand Rapids	Kent	2	2/5/2019		36	2/5/2019		36	2 HOME
Martineau Project (126 S. Division)	3375	Grand Rapids	Kent	8	2/5/2019		36	2/5/2019		36	2 HOME
Matteson Street Senior Apartments	1999	Capac	St. Clair	24	6/18/2014		60	9/15/2016		60	5 LIHTC (RuralHouserv)

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Maxwell Homes	3387	Detroit	Wayne	30	11/18/2019	36	6	7/23/2019	36	6	1602 / NSP 1
Maxwell Place Senior	3190	South Haven	Van Buren	49	10/23/2019	12	10	2/9/2021	18	10	TEAM / HOME / LIHTC / TCAP
May Street Apartments	1053	Charlevoix	Charlevoix	24	10/20/2020	12	5	3/12/2021	18	5	HOMES / LIHTC
Mayville Apartments	2000	Mayville	Tuscola	20	7/29/2020	36	4	2/19/2020	36	4	LIHTC (RHS)
McCalla Greene	3333	Millan	Monroe	32	5/18/2017	36	7	12/12/2019	36	7	LIHTC (RHS) / TCAP
McCoy Townhouses	527	Detroit	Wayne	74	7/15/2019	12	15	11/13/2018	36	15	Section 8 Preservation / LIHTC
McDonald Square	526	Detroit	Wayne	180	7/29/2019	12	36	11/27/2018	36	24	Section 8 / LIHTC
McDonnell Tower	337	Southfield	Oakland	162	5/21/2019	12	23	2/6/2020	18	23	LIHTC / RAD
McKinley Apartments	2001	Elkton	Huron	24	7/25/2017	60	5	1/31/2017	60	5	LIHTC (RHS - Preservation)
McKinstry Place	3601	Detroit	Wayne	25	12/18/2019	36	5	9/5/2019	36	5	LIHTC
Meadow Hills North Apartments	3274	Fremont	Newaygo	48	8/30/2017	36	10	4/4/2018	36	10	LIHTC (RHS)
Meadow Lanes	38	Holland	Allegan	118	9/3/2019	12	24	8/7/2020	18	22	RAD
Meadow Park	3699	Big Rapids	Macosta	24	9/5/2019	36	5	8/27/2019	36	5	LIHTC
Meadow Ridge Apartments	2003	Marlette	Sanilac	24	8/11/2016	60	5	8/17/2016	60	5	LIHTC (RuralHousServ)
Meadow View Senior	2004	Coldwater	Branch	16	8/3/2018	60	4	5/18/2016	60	4	LIHTC (other)
MeadowBrook Senior Apartments	1062	Escanaba	Delta	32	8/7/2019	12	7	8/14/2020	18	7	TEAM Advantage / LIHTC (RHS)
Meadowcrest Apartments	803	Southfield	Oakland	83	3/22/2021	12	17	2/6/2020	18	14	TAX Bond / LIHTC / HOME
Meadowlands Apartments	2005	Reading	Hillsdale	36	6/17/2019	36	7	4/4/2019	36	7	LIHTC (RuralHousServ)
Meadowood Park	2006	Wixom	Oakland	248	4/20/2017	60	24	5/10/2021	60	24	LIHTC (other)
Meadows at Anchor Bay	985	New Baltimore	Macomb	100	3/29/2019	12	20	10/12/2020	18	20	TEAM / LIHTC
Meadows of Auburn Hills	2009	Auburn Hills	Oakland	120	4/20/2017	60	22	2/5/2021	60	22	LIHTC (other)
Meadows of Southgate Ph II	2011	Southgate	Wayne	117	10/20/2016	60	22	5/15/2018	60	22	LIHTC (other)
Meadows, The (Freeland IN Sag County)	2007	Freeland	Saginaw	48	6/13/2018	60	10	10/8/2019	60	10	LIHTC (RuralHousServ)
Medical Center Village - Family	3275	Detroit	Wayne	194	4/30/2019	12	39	2/18/2020	18	24	LIHTC / 1602 / 236 Decouple
Medical Center Village - Senior	302	Detroit	Wayne	190	8/7/2019	12	38	2/18/2020	18	38	loan
Meetinghouse at Fidelity	2014	Benton Harbor	Berrien	31	11/16/2017	60	7	10/17/2017	60	7	LIHTC (other)
Melrose Square Homes	3079	Detroit	Wayne	24	10/16/2017	36	5	8/12/2020	36	5	LIHTC (other)
Meridian Stratford Place	2015	East Lansing	Ingham	60	5/30/2017	60	12	1/24/2017	60	12	LIHTC (other)
Metawaneene Hills	3222	Flint	Genesee	24	4/26/2017	36	5	4/9/2020	36	5	LIHTC (Other)
Metrea Court	3720	Buchanan	Berrien	100	12/10/2019	36	16	10/21/2019	36	16	LIHTC
Metrea Court I	86	Buchanan	Berrien	76	3/24/2013	12	16	1/22/2013	18	7	Section 236 / Rent Sup
Metropolitan Park Apartments	3236	Grand Rapids	Kent	24	8/15/2017	36	5	6/1/2020	36	5	LIHTC (Other)
Midland County DVH (SHP)	3269	Midland	Midland	5							Supportive Housing (Domestic Violence Housing Initiative)
Midtown Square Apartments	2016	Detroit	Wayne	73	9/17/2018	60	15	12/14/2018	60	15	LIHTC (other)
Midtown Village	3105	Holland	Ottawa	30	10/23/2019	36	6	10/16/2019	36	6	1602 / LIHTC / TCAP / TE
Millan Village Apartments	3789	Millan	Washtenaw	36	7/21/2021	36	8		36	8	LIHTC
Mildred Housing	3163	Sand Lake	Kent	32	5/4/2017	60	7	6/5/2019	60	7	LIHTC
Mildred Smith Manor II	2017	Detroit	Wayne	24	5/29/2018	60	5	3/13/2017	60	5	LIHTC (other)
Millham Meadows Apartments	3695	Portage	Kalamazoo	300	2/27/2019	36	25	4/3/2019	36	25	LIHTC / Short Term PassThrough

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Mill II, The	2018	Mt. Pleasant	Isabella	8	5/23/2017		2	7/13/2017		60	2 LIHTC (Other - HODAG)
Mill Park Townhomes Phase I	758	Parchment	Kalamazoo	40	4/28/2021	12	8	2/12/2020		18	4/80/20
Mill Park Townhomes Phase II	833	Parchment	Kalamazoo	56	4/28/2021	12	12	2/12/2020		18	6/80/20
Mill Point Place	3728	Spring Lake	Ottawa	24	6/20/2019	36	4	6/20/2019		36	4 LIHTC
Mill Pond Manor	3710	Brighton	Livingston	58	6/20/2019	36	12	1/5/2021		36	12 LIHTC
Mill Race Apartments	2021	Plainwell	Allegan	32	7/22/2020	60	7	1/10/2017		60	7 LIHTC (RHS - Preservation)
Mill Race Manor	2022	Centerville	St. Joseph	24	7/12/2016	60	5	4/27/2015		60	5 LIHTC (RuralHousServ)
Mill Trace Apartments	3834	Ironwood		48							LIHTC
Miller Court Senior Apartments	3722	Paw Paw	Van Buren	81		36	17	9/23/2020		36	17 LIHTC
Millpond Manor	941	Fenton	Genesee	65	12/30/2019	60	13	10/24/2019		60	13 LIHTC
Minges Creek	753	Battle Creek	Calhoun	192	6/10/2019	12	39	2/5/2021		18	8/80/20
Misty Cove Senior Apartments	1018	Dimondale	Eaton	33	10/16/2019	12	7	4/10/2020		18	7 HOME / Tax-Exempt / LIHTC
MLK Homes	2023	Detroit	Wayne	45	12/23/2019	36	9	5/21/2019		36	9 LIHTC (Other)
Montague Place	2024	Caro	Tuscola	28	5/23/2016	60	6	9/13/2016		60	6 LIHTC (RuralHousServ)
Montana Gardens	2025	Detroit	Wayne	12	12/29/2017	60	3	3/14/2018		60	3 LIHTC (Other)
Montrose Country Estates	2026	Montrose	Genesee	32	5/27/2015	60	7	12/12/2018		60	7 LIHTC (RuralHousServ)
Moore Apartments	563	Lansing	Ingham	14							AIS / MR - Section 8 Subsidy
Moore Living Center	153	Lansing	Ingham	32	4/3/2017	36	7				MSHDA loan
Morang Apartments	2027	Detroit	Wayne	40	11/12/2019	60	8	3/13/2017		60	8 LIHTC (other)
Morningside Commons Multi	2028	Detroit	Wayne	64	11/29/2016	60	13	4/6/2021		60	13 LIHTC (Other)
Mount Mercy Apartments	2029	Grand Rapids	Kent	125	6/30/2016	60	22	6/9/2016		60	22 LIHTC (other)
Mount Vernon Apartments	2031	Detroit	Wayne	45	10/24/2019	36	10	5/2/2018		36	10 LIHTC (other)
Mt. Mercy Housing Development II	2032	Grand Rapids	Kent	55	2/27/2019	60	11	4/10/2017		60	11 LIHTC (Other)
Mt. Olivet Road SH (KFNPHC)	3453	Kalamazoo	Kalamazoo	1	10/10/2017	36	1	11/23/2020		36	1 HOME
Muir Street HOME	1456	Hazel Park	Oakland	4	7/26/2021	36	4	9/23/2020		36	4 MI-HOME
Mystic Grove Apartments	2033	Colon	St. Joseph	24	7/23/2019	60	5	8/11/2016		60	5 LIHTC (RuralHousServ)
Mystic View I & II	1439	Pullman	Allegan	40	3/2/2020	36	8	12/29/2020		36	8 CSH / HOME / LIHTC
Nashville Park Apartments	2034	Nashville	Barry	24	11/27/2018	60	5	2/3/2016		60	5 LIHTC (RuralHousServ)
NDNI Elderly	3385	Detroit	Wayne	48	12/4/2019	36	10	4/10/2019		36	10 I602
Nelson Place	953	Muskegon	Muskegon	101	8/21/2018	60	21	9/17/2018		60	21 LIHTC
New Baltimore Place Apartments	3147	New Baltimore	Macomb	101	7/23/2021	36	20	10/21/2020		36	20 LIHTC (Other)
New Center Commons	684	Detroit	Wayne	71	3/26/2019	12	15	2/25/2020		18	15 TEAM / I602
New Center Pavilion	3248	Detroit	Wayne	76	9/18/2018	36	16	8/9/2021		36	16 LIHTC (Other)
New Center Square	3365	Detroit	Wayne	49	10/24/2019	36	10	5/21/2019		36	10 LIHTC
New Hope Homes	2035	Grand Rapids	Kent	12	11/7/2017	60	4	12/8/2020		60	4 LIHTC
New Lothrop Commons Apartments	2036	New Lothrop	Shiawassee	16	7/30/2018	60	4	5/16/2018		60	4 LIHTC (RuralHousServ)
New Parkridge Homes	3729	Ypsilanti	Washtenaw	86	7/1/2019	36	18	6/18/2019		36	18 LIHTC
New Village Park	3533	Kalamazoo	Kalamazoo	152	2/14/2018	36	23	3/27/2018		36	23 LIHTC
Newberry Homes	2037	Detroit	Wayne	24	8/21/2019	60	5	8/12/2020		60	5 LIHTC (Other)
Newberry Lofts	2038	Wayne	Wayne	12	4/22/2019	36	3	12/10/2020		36	3 LIHTC (Other)
Newman Court Apartments	3763	Pontiac		172	10/31/2019	36	23	5/20/2020		36	LIHTC / Short Term
Newport Apartments/Colchester	2041	Clinton TWP	Macomb	168	4/9/2018	36	23	2/20/2020		36	23 Passthrough
Newport Village Senior	2042	Cheboygan	Cheboygan	28	11/14/2018	60	6	6/25/2018		60	6 LIHTC (RuralHousServ)

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Nisbett-Fairman Residences	1032	Big Rapids	Mecosta	47	7/11/2019	12	10	3/24/2021	18	8	Taxable Bond / HOME / LIHTC
Norman Towers	3776	Monroe	Monroe	109		36	21	9/14/2020	36	21	LIHTC
Norris Apartments	2043	Westland	Wayne	60	10/3/2016	60	12	3/23/2017	60	12	LIHTC (other)
North End Village	2044	Detroit	Wayne	50	11/12/2019	60	10	12/14/2018	60	10	LIHTC (other)
North Walnut 02-1	2047	Lansing	Ingham	8							LIHTC (other)
Northern Park Apartments	1960	Cadillac	Wexford	64	5/10/2017	36	13	5/4/2020	36	13	LIHTC (RuralHousServ)
Northfield Center Apartments	581	Bridgeport	Saginaw	120	6/5/2019	36	22	9/13/2019	36	22	LIHTC
Northland Meadow	3013	Cadillac	Wexford	80	11/8/2019	12	16	5/4/2020	18	14	TAX-EX / HOME / LIHTC
Northland Newhope Heights	1030	Menominee	Menominee	18	8/29/2019	36	4	8/7/2020	36	4	HOME
Northlawn Apartments	3861	Detroit	Wayne	96	9/8/2015	60	19	11/11/2020	60	19	LIHTC / TE Bond / HOME
Northview Park	2050	Sterling Heights	Macomb	200	7/28/2015	60	24	5/16/2017	60	24	LIHTC (other)
Northwest Unity Homes	3067	Detroit	Wayne	45	12/8/2017	36	9	8/12/2020	36	9	LIHTC (other)
Northwest Unity Homes II	3386	Detroit	Wayne	45	11/14/2019	36	9	5/21/2019	36	9	1602 / NSP 1
Northwind Apartment Homes	3688	Gaylord	Osego	48	9/22/2020	12	10	6/14/2021	18	10	LIHTC / HOME / Taxable Bond
Northwind Pl / Hilltop	635	Kalamazoo	Kalamazoo	161	5/7/2018	36	23	3/18/2020	36	23	LIHTC
Norstown Homes	2052	Detroit	Wayne	50	8/10/2017	60	10	12/19/2018	60	10	LIHTC (other)
Norstown Homes II	2053	Detroit	Wayne	44	8/17/2017	36	9	12/7/2020	36	9	LIHTC (other)
Norwood Apartments	2054	Norway	Dickinson	16	11/13/2018	60	4	7/12/2021	60	4	LIHTC (RuralHousServ)
Nottingham Apartments	2055	Farwell	Clare	24	7/17/2013	60	5	4/30/2019	60	5	LIHTC (RuralHousServ)
NSO Bell Housing	3297	Detroit	Wayne	155	11/20/2019	36	23	6/6/2019	36	23	LIHTC
Oak Hill Apartments	3768	Ionia	Ionia	24	7/28/2020	36	5	6/12/2019	36	5	LIHTC
Oak Meadows	44	Albion	Calhoun	100	5/25/2018	36	20	5/26/2021	36	20	HOME
Oak Park Apartments	3229	Traverse City	Grand Traverse	94	9/26/2018	36	19	7/9/2021	36	19	LIHTC (RHS)
Oak Terrace Apartments	3140	Traverse City	Grand Traverse	48	8/27/2019	36	10	7/9/2021	36	10	LIHTC (RHS)
Oak Tree Village	2059	Brighton	Livingston	42	7/29/2020	60	9	5/26/2016	60	9	LIHTC (other)
Oakhaven Manor	1026	Howell	Livingston	112	6/25/2019	12	23	12/3/2020	18	10	TEAM / LIHTC
Oakland Park Towers II	3428	Troy	Oakland	300		12	60		18	25	TE / Preservation / LIHTC
Oakman Place	3302	Detroit	Wayne	24	11/4/2019	36	5	11/19/2019	36	5	1602
Oakman Townhomes	3754	Detroit	Wayne	72		36	15	9/15/2020	36	15	LIHTC
Oaks of Adrian, The	2061	Adrian	Lenawee	12	10/31/2017	60	3	10/11/2017	60	3	LIHTC (Other)
Oaks of Ann Arbor	2062	Ann Arbor	Washtenaw	12	2/19/2020	36	3	10/16/2020	36	3	LIHTC
Oaks of Golden Pond, The	2063	Ypsilanti	Washtenaw	12	8/6/2018	36	3	12/12/2018	36	3	LIHTC (Other)
Oaks of Sable Pointe, The	2064	Adrian	Lenawee	12	8/3/2016	60	3	10/11/2017	60	3	LIHTC (Other)
Oaks of Ypsilanti, The	2065	Ypsilanti	Washtenaw	12	10/25/2017	60	3	10/24/2017	60	3	LIHTC (Other)
Oakwood Manor	2068	Baldwin	Lake	32	6/20/2018	60	7	10/8/2019	60	7	LIHTC (RHS - Preservation)
Odyssey House (SHP)	3449	Flint	Genesee	9							Supportive Housing (Chronically Homeless Initiative)
Old Mill Race	3141	Coldwater	Branch	48	11/21/2019	36	10	9/16/2020	36	10	LIHTC (RHS)
Old Mill	3459	Saugatuck	Allegan	24	10/13/2017	36	5	9/22/2020	36	5	LIHTC
Oliver Gardens	3007	Lansing	Ingham	30	6/11/2021	12	6	10/16/2020	18	6	TEAM / LIHTC
Orchard Place	2075	Grand Rapids	Kent	138	9/27/2016	60	23	6/9/2016	60	23	LIHTC (other)
Orchestra Place	639	Detroit	Wayne	82	10/11/2017	60	17	4/27/2017	60	17	LIHTC
Orchestra Towers	1650	Detroit	Wayne	248	11/12/2019	60	24	4/23/2020	60	24	LIHTC (Other)
Oroquis Apartments	2078	Grand Rapids	Kent	27	5/29/2018	60	6	2/27/2020	60	6	LIHTC (Other)
Oscoda Shores Apartments	2079	Oscoda	Iosco	24	6/19/2013	60	5	5/16/2018	60	5	LIHTC (RuralHousServ)

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Otsego Apartments	622	Jackson	Jackson	76	3/26/2019	12	16	12/14/2020	18	16	LIHTC / Bond / Preservation /
Otsego Manor	2080	Otsego	Allegan	25	8/10/2020	60	5	10/18/2016	60	5	LIHTC (RuralHousServ)
Ottawa County Supportive Housing Project	3022	Grand Haven	Ottawa	45	3/13/2017	36	9	3/11/2020	36	9	HOME / LIHTC
Our Saviour's Manor	1029	Westland	Wayne	50	7/11/2017	36	4	12/17/2020	36	4	HOME
Oxford Row I	158	Mt Pleasant	Isabella	130	4/18/2019	12	26	7/13/2021	18	22	LIHTC / TAX Exempt
Oxford Row II	556	Mt Pleasant	Isabella	189	5/30/2019	12	38	7/18/2018	36	24	Section 8 Preservation / LIHTC
Oxford Square	3162	Clinton Township	Macomb	206	9/11/2019	36	24	2/20/2020	36	24	LIHTC (Other)
Pablo Davis	1789	Detroit	Wayne	80	9/30/2014	36	16	4/6/2021	36	16	LIHTC (other)
Palmer Court Townhouses	944	Detroit	Wayne	173	9/11/2019	12	35	1/5/2021	18	14	TEAM / LIHTC / 1602
Palmer Park Square	3412	Detroit	Wayne	202	5/8/2019	12	33	5/28/2021	18	23	LIHTC / NSP 1 / HOME / TAX Exempt
Palmer Pointe Townhomes	3534	Portiac	Oakland	24	5/22/2018	36	5	8/13/2018	36	5	LIHTC
Park Forest	488	Jackson	Jackson	290	6/19/2018	12	58				LIHTC / TE Bond / HOME
Park Meadow	2082	Gaylord	Otsego	80	10/25/2016	60	16	8/10/2016	60	16	LIHTC (other)
Park Meadows of South Haven	3062	South Haven	Van Buren	63	3/20/2019	12	13	2/9/2021	18	13	HOME / LIHTC / TEAM / TCAP
Park Place (Hemlock)	2083	Hemlock	Saginaw	30	10/5/2016	60	6	3/24/2016	60	6	LIHTC (other)
Park Place Apartment Homes (Grand Rapids)	3051	Grand Rapids	Kent	165	8/22/2019	12	33	9/14/2020	18	23	TEAM / LIHTC
Park Place City Center	3303	Sault Ste Marie	Chippewa	24	9/4/2018	24	5	9/16/2020	24	5	1602
Park Place of Harper Woods	3511	Harper Woods	Wayne	132	5/31/2019	36	23	7/8/2021	36	23	LIHTC
Park Square Apartments	2084	Detroit	Wayne	38	1/28/2020	60	8	1/8/2021	60	8	LIHTC (Other) / PBCA
Park Terrace (Muskegon)	1046	Muskegon	Muskegon	151	7/8/2019	12	31	6/17/2021	18	14	TEAM / LIHTC
Park Terrace I (Williamston)	3136	Williamston	Ingham	48	4/8/2019	36	10	5/7/2020	36	10	LIHTC (Other)
Parkside Apartments	2088	Coleman	Midland	40	6/6/2018	60	8	6/26/2017	60	8	LIHTC (RHS - Preservation)
Parkview Apartments (Niles)	3603	Niles	Berrien	80	6/3/2019	12	16	6/22/2021	18	16	LIHTC / Bond / HOME
Parkview Place (Detroit)	2092	Detroit	Wayne	199	4/3/2019	36	24	4/23/2020	36	24	LIHTC
Parkview Tower / Square	525	Detroit	Wayne	350	6/11/2018	36	25	5/17/2021	36	25	LIHTC
Parkway Meadows	537	Ann Arbor	Washtenaw	350	5/22/2019	12	70	6/28/2021	18	25	LIHTC / Bond / Preservation
Parkwood Manor I	290	Van Buren TWP	Wayne	200	6/22/2018	12	40	7/16/2021	18	24	RAP / LIHTC / 1602
Parkwood Manor II	293	Van Buren TWP	Wayne	100	6/3/2021	12	20	3/17/2020	36	20	Section 8 / LIHTC / 1602
Partnership Park I	3134	Jackson	Jackson	16	6/19/2017	60	4	9/15/2020	60	4	LIHTC (Other)
Patterson Crossing	3332	Frankfort	Benzie	56	6/8/2018	36	12	11/28/2019	36	12	1602 / LIHTC
Pauline Apartments	3472	Ann Arbor	Washtenaw	32	7/20/2021	36	7	6/22/2021	36	7	LIHTC / HOME
Pear Street Apartments	3273	Ann Arbor	Washtenaw	20	10/30/2017	36	4	5/1/2020	36	4	Special Housing / LIHTC
Pebble Creek Place	2095	Southfield	Oakland	256	10/18/2017	60	24	11/9/2016	60	24	LIHTC (other)
Pebblestone Manor	2096	Clare	Clare	28	8/22/2016	60	6	8/8/2016	60	6	LIHTC (RuralHousServ)
Penn Avenue Apartments	2097	Lansing	Ingham	20							LIHTC (other)
Penrose Village	3075	Detroit	Wayne	36	3/28/2017	60	8	6/3/2020	60	8	LIHTC (Other)
Penrose Village Phase II	3357	Detroit	Wayne	36	9/26/2018	36	8	12/19/2018	36	8	LIHTC
People United AS One Plaza	2098	Detroit	Wayne	38	11/4/2015	60	8	8/13/2020	60	8	LIHTC (Other)
Perry Acres Apartments	2099	New Haven	Macomb	24	4/18/2019	60	5	3/8/2018	60	5	LIHTC (RHS - Preservation)
Perry Square	3401	Merivale	Wayne	24	12/1/2017	36	5	12/14/2020	36	5	LIHTC (Other)

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Peterboro Arms, The	3824	Detroit	Wayne	56	2/3/2016	36	12	1/26/2021	36	12	LIHTC
Peterboro Place Apartments II	2100	Detroit	Wayne	70	10/14/2019	60	14	2/9/2017	60	14	LIHTC (other)
Petoskey Place	2101	Detroit	Wayne	96	4/29/2019	36	20	1/8/2020	36	20	LIHTC (other)
Pheasant Ridge	73	Kentwood	Kent	166	7/16/2019	36	34	2/21/2021	36	23	Section 236 / LIHTC
Phelps Square	3540	Ishpeming	Marquette	24	6/17/2021	12	5	4/19/2020	18	5	LIHTC / HOME / Bonds
Philip C. Dean Apartments	1082	Lansing	Ingham	48	2/22/2019	12	10	10/15/2019	36	24	Section 8 / 1602 / LIHTC
Phoenix Place	672	Pontiac	Oakland	201	4/8/2015	60	6	12/8/2020	60	6	LIHTC (Other)
Pilgrim Meadows	2105	Detroit	Wayne	30				9/18/2018	36	3	Sale Agreement
Pilgrim Village Manor Apartments I	1413	Detroit	Wayne	22	6/26/2018	60	6	9/15/2016	60	6	LIHTC (RuralHousServ)
Pinconning Senior	2106	Pinconning	Bay	26							LIHTC
Pine Avenue Apartments	3904	Grand Rapids	Kent	23							
Pine Cove Apartments (fka Carpenter St.)	1715	Charlevoix	Charlevoix	54	8/1/2018	60	11	9/1/2016	60	11	LIHTC (RuralHousServ)
Pine Cove Apartments (fka Charlevoix Apts)	1735	Charlevoix	Charlevoix	40	8/1/2018	60	7	10/8/2019	60	7	LIHTC (RHS - Preservation)
Pine Creek Apartments	700	Holland TWP	Ottawa	60	5/25/2021	12	12	4/30/2020	18	10	80/20
Pine Grove Apartments	2107	Kingsford	Dickinson	24	6/15/2013	60	5	5/9/2018	60	5	LIHTC (RuralHousServ)
Pine Lake Apartments	2109	Waterford TWP	Oakland	95	10/26/2018	60	19	11/6/2018	60	19	LIHTC (other)
Pine Lake Fund (11825 Pine Lake Rd)	2411	Plainwell	Barry	20	12/3/2019	36	4	8/20/2020	36	4	HOME
Pine Manor	3137	Greenville	Montcalm	30	10/17/2019	36	6	9/16/2020	36	6	LIHTC (RHS)
Pine Meadows (Edmore)	2111	Edmore	Montcalm	24	9/27/2016	60	5	5/8/2020	60	5	LIHTC (RuralHousServ)
Pine Oak Apartments	246	Wyoming	Kent	127	11/7/2019	12	26	5/18/2021	18	22	LIHTC / TE Bond / HOME
Pine River Meadows	1939	Ithaca	Gratiot	10	10/8/2019	60	2	9/14/2017	60	2	LIHTC (Other - Preservation)
Pine Valley Apartments	2114	Constantine	St. Joseph	24	8/26/2020	60	5	1/17/2018	60	5	LIHTC (RuralHousServ)
Pine Villa	611	Alma	Gratiot	112							Section 8
Pinebrook Manor	1123	Lansing	Ingham	136	4/16/2019	12	28	5/22/2020	18	23	Section 236 PRESERV / LIHTC
Pinehurst Senior (Farwell)	2116	Farwell	Clare	24	7/12/2017	60	5	10/5/2016	60	5	LIHTC (RuralHousServ)
Pinehurst Townhomes (K200)	995	Oshkemo TWP	Kalamazoo	97	11/5/2019	12	20	5/15/2020	18	20	TAX Bond / HOME / LIHTC
Pines, The	975	Chelsea	Washtenaw	98	6/25/2019	60	20	1/29/2021	60	8	TEAM / LIHTC
Pineshores Apartments	918	Mt Morris TWP	Genesee	121	12/4/2018	36	22	1/28/2020	36	22	LIHTC
Pineview Apartments	1095	Hampton TWP	Bay	139	5/16/2019	12	28	10/21/2020	18	22	TAXEX PRESERV / MSHDA IRP
Pineview Estates Apartments	1866	Port Huron	St. Clair	100							LIHTC (other)
Pingree Park Homes	2117	Detroit	Wayne	45	10/18/2017	60	9	5/17/2018	60	9	LIHTC (Other)
Piquette Square	3124	Detroit	Wayne	150	12/9/2019	12	30	12/17/2020	18	23	TEAM / HOME / LIHTC
Pleasant Avenue/Ark Cottages	3294	Kalamazoo	Kalamazoo	9	10/10/2017	36	4	6/2/2020	36	4	HOME
Pleasant Prospect Homes III	3536	Grand Rapids	Kent	90	6/1/2017	36	18	3/3/2020	36	18	LIHTC / HOME
Pollard Street (SHP)	3221	Cadillac	Wexford	4							Supportive Housing (Domestic Violence Housing Initiative)
Pond Street Village	3089	Mackinaw City	Emmet	32	9/26/2019	12	7	8/10/2020	18	7	Tax-exempt / HOME / LIHTC
Pontiac Trail Duplexes	3192	Ann Arbor	Washtenaw	4	6/14/2021	36	4	7/21/2021	36	4	HOME
Port Crescent Apartments	2118	Bad AXE	Huron	104	11/4/2019	36	21	9/13/2016	36	21	LIHTC (RuralHousServ)
Porthaven Manor	781	Port Huron	St. Clair	102	3/28/2012	12	21	4/12/2012	18	5	80/20
Portland School	3753	Portland	Ionia	29	1/31/2020	36	6	1/31/2020	36	6	LIHTC

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Positive Images	2119	Detroit	Wayne	32	9/4/2019		36	7	10/29/2019		36	7 MSHDA (Homeless) / LIHTC
Prairie Avenue Apts. A	1115	Kalamazoo	Kalamazoo	4	11/7/2019		36	4	9/6/2019		36	4 MI-HOME
Prairie Avenue Apts. B	1116	Kalamazoo	Kalamazoo	4	11/7/2019		36	4	9/6/2019		36	4 MI-HOME
Prairie Gardens	3684	Kalamazoo	Kalamazoo	14	9/5/2018		36	3	11/7/2018		36	3 NSP2
Prairie Gardens II	3744	Kalamazoo	Kalamazoo	10	8/25/2017		36	2	8/10/2020		36	2 NSP2
Prairie Glen	2120	Quincy	Branch	48	12/3/2019		36	10	11/25/2019		36	10 LIHTC (RuralHousServ)
Premier Apartments	2121	Detroit	Wayne	38	12/1/2017		60	8	7/26/2016		60	8 LIHTC (Other)
Prentis I Apartments	3127	Oak Park	Oakland	97	5/14/2019		36	20	1/14/2019		36	20 LIHTC
Prentis II Apartments	3714	Oak Park	Oakland	100			36	20	6/26/2020		36	20 LIHTC
Preserve At Orianna Ridge, The	1074	Marquette	Marquette	80	7/16/2019		12	16	1/21/2021		18	16 HOME / Tax-Exempt / LIHTC
Preston Pointe @ Brownstown	1080	Brownstown Twp.	Wayne	144	8/19/2019		12	26	11/25/2020		18	22 TEAM / LIHTC
Prestwick Village Apartments	3639	Holt	Ingham	66	8/13/2019		12	14	2/19/2020		18	14 LIHTC / HOME / Taxable Bond
Prestwick Village II Apartments	3897	Holt	Ingham	24			36	5			36	5 LIHTC
Price Drive Duplexes	1460	Clinton TWP	Macomb	4	6/23/2021		36	4	2/4/2021		36	4 MI-HOME
Prince Hall Place	798	Detroit	Wayne	156	7/17/2019		12	32	4/6/2021		18	32 80/20 / 1602
Providence Place	1823	Detroit	Wayne	43	11/13/2017		36	9	5/18/2020		36	9 LIHTC (Other)
Quail Meadows	634	Muskegon TWP	Muskegon	120	5/30/2019		36	22	11/15/2018		36	22 LIHTC
Quincy Haven	3304	Hancock	Houghton	24	8/28/2019		36	5	2/19/2019		36	5 1602
Rainbow Apartments	1467	Kingsley	Grand Traverse	4	10/9/2019		36	4	8/13/2020		36	4 MI-HOME
Ramblewood Condo	1121	Port Huron	St. Clair	1	6/14/2021		36	1	7/21/2021		36	1 MI-HOME
Rangeview Apartments	2124	South Range	Houghton	30	7/17/2019		36	6	5/4/2018		36	6 LIHTC (RHS)
Raupp Street Housing	3182	Melvindale	Wayne	24	12/9/2019		36	5	11/21/2019		36	5 HOME / LIHTC
Red Flannel Acres	3441	Cedar Springs	Kent	48	7/7/2017		36	10	11/13/2020		36	10 LIHTC (RHS)
Redford Manor North	2125	Detroit	Wayne	48	11/9/2016		60	10	1/23/2020		60	10 LIHTC (Other)
Redford Manor South	2126	Detroit	Wayne	58	10/29/2019		60	12	12/6/2017		60	12 LIHTC (Other)
Redford Opportunity House	540	Redford Township	Wayne	6	9/18/2014		12	2				AIS / MR - Section 8 subsidy
Reflections	910	Blackman TWP	Jackson	68	6/22/2015		60	14	8/10/2020		60	14 LIHTC
Reflections Senior	3435	Grand Rapids	Kent	60	8/9/2018		36	12	11/11/2020		36	12 LIHTC / NSP 3
Rehoboth Apartments	2127	Detroit	Wayne	31	11/18/2015		60	7	4/24/2018		60	LIHTC (other) (owner wants notification on audits & PIs)
Reitz Park	1019	Manistee	Manistee	48	4/11/2019		12	10	3/24/2021		18	10 HOME / Tax-Exempt / LIHTC
Remus Apartments	2300	Wheatland TWP	Mecosta	48	9/12/2017		60	10	2/8/2017		60	10 LIHTC (RHS - Preservation)
Renaissance Court	2128	Pontiac	Oakland	56	10/25/2018		36	11	11/6/2018		36	11 LIHTC
Renaissance Estates of Ecorse Phase I	3611	Ecorse	Wayne	74			36	15			36	15 LIHTC
Renaissance Estates of Ecorse Phase II	3831	Ecorse	Wayne	126			36	22			36	22 LIHTC / Pass-through
Renaissance Place	3282	Muskegon	Muskegon	24	4/17/2018		36	5	6/4/2018		36	5 LIHTC
Renaissance Village	706	Detroit	Wayne	185	12/11/2019		12	37	11/17/2020		18	37 TAX Exempt / NSP 1
Reserve at Norton Shores	2130	Norton Shores	Muskegon	150	2/20/2020		36	23	7/9/2019		36	23 Passthrough / LIHTC
Residences at Westbrook Place	3234	Battle Creek	Calhoun	48	1/8/2018		36	10	3/22/2018		36	10 LIHTC (Other)
Residential Opportunities (744 Liberty St.)	2412	Kalamazoo	Kalamazoo	18	12/18/2019		36	4	6/7/2019		36	4 HOME

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Restoration Towers	3719	Detroit	Wayne	147	4/16/2019	36	23	1/22/2020	36	23	LIHTC
Reuben Daniels Townhomes	1791	Saginaw	Saginaw	50	4/16/2019	36	10	3/7/2019	36	10	LIHTC (Other)
Rickman House	895	Kalamazoo	Kalamazoo	49	6/15/2021	12	10	1/21/2021	12	10	Taxable Bond / Mod Rehab / LIHTC / 1602
Ridgecrest Village (Flint)	56	Flint	Genesee	163	5/13/2019	60	23	4/9/2020	60	23	LIHTC
Ridgewood Townhomes	3290	Garfield Township	Grand Traverse	4	8/27/2019	36	4	8/30/2019	36	4	HOME
Ridgewood Vista (Jackson)	595	Leoni TWP	Jackson	150	4/9/2019	12	30	8/7/2018	36	23	Section 8 / LIHTC
Rio Vista of Detroit	1915	Detroit	Wayne	65	12/4/2017	36	4	3/17/2020	36	4	HOME
River Park Place (Southfield)	510	Southfield	Oakland	245	7/8/2021	12	49	2/6/2020	18	24	LIHTC / Section 8
River Park Village Senior Apartments at The Whittier	3096	Detroit	Wayne	120	4/24/2017	36	22	8/10/2020	36	22	Passthrough / HOME / LIHTC
River Run	3644	Ann Arbor	Washtenaw	116	5/30/2017	36	22	4/16/2020	36	22	LIHTC
River Terrace	617	Benton Harbor	Berrien	270	12/14/2018	36	54	3/12/2020	36	25	Section 8 Preservation / LIHTC
River Towers	2133	Detroit	Wayne	472	10/23/2018	36	26	1/23/2020	36	26	Passthrough / LIHTC
River View Place Apartments	3769	St. Louis	Gratiot	24	6/5/2019	36	5	4/30/2019	36	5	LIHTC
River Village	402	Flint	Genesee	340	6/12/2019	12	68	1/28/2019	36	25	Section 8 / LIHTC
Rivercrest Apartments	3402	Croswell	Sanilac	24	5/9/2019	36	5	6/12/2019	36	5	LIHTC (RHS)
Riverfront	566	Lansing	Ingham	278	8/15/2019	12	56	6/23/2021	18	24	Section 8 / LIHTC / Bonds
Rivergreen Apartments	2135	Riverview	Wayne	80	8/10/2018	60	16	12/4/2017	60	16	LIHTC (Other - Preservation)
Rivers Bluff Townhomes	2137	Mt. Pleasant	Isabella	11	12/12/2018	60	3	3/29/2018	60	3	LIHTC (Other)
Rivers of Grosse Pointe, The	3682	Grosse Pointe Woods	Wayne	77	12/12/2018			10/24/2017	60	4	Bonds
Riverside (Dowagiac)	2138	Dowagiac	Cass	32	6/12/2013	60	7	5/8/2020	60	7	LIHTC (RuralHouserv)
Riverside Estates Apartments (Detroit)	2139	Detroit	Wayne	67	10/31/2019	60	14	1/10/2019	60	14	LIHTC (Other)
Riverside Manor (Ypsi)	780	Ypsilanti	Washtenaw	154	11/19/2012	12	31	8/1/2012	18	7	80/20
Riverside Manor Apartments	3654	Au Gres	Arenac	32	6/6/2017	36	7	4/3/2020	36	7	LIHTC
Riverside Townhouses (Three Rivers)	608	Three Rivers	St. Joseph	126	4/24/2019	12	26	6/3/2020	18	22	Section 8 / LIHTC
Rivertown Assisted Living	3451	Detroit	Wayne	80	12/6/2017	36	15	3/11/2019	36	15	HOME / LIHTC / Bond / PBV
Riverview Apartments (Blissfield)	2143	Blissfield	Lenawee	32	7/2/2018	60	7	8/17/2017	60	7	LIHTC (RHS - Preservation)
Riverview Apartments (Grayling)	2142	Grayling	Crawford	20	2/24/2016	60	4	6/25/2018	60	4	LIHTC (RuralHouserv)
Riverview Apartments (Wakefield)	2144	Wakefield	Gogebic	32	6/29/2018	36	7	8/10/2020	36	7	LIHTC (RHS)
Riverview Terrace (Adrian)	134	Adrian	Lenawee	163	5/20/2019	12	33	9/18/2020	18	23	MSHDA IRP / Section 236 under the TAXEX PRESERV / LIHTC
Riverview Terrace (Petoskey)	3059	Petoskey	Emmet	70	6/10/2019	12	14	8/20/2018	36	14	LIHTC / MSHDA Section 8 Preservation
Riverview Tower (Riverview)	432	Riverview	Wayne	171	9/6/2012	12	34	4/7/2021	18	23	LIHTC / TE Bond / HOME
Riverview Apartments	2147	Bellevue	Eaton	24	4/24/2019	60	5	9/6/2017	60	5	LIHTC (RHS - Preservation)
Riverwalk Apartments	3260	Lowell	Kent	48	8/22/2017	36	10	11/6/2019	36	10	LIHTC (RHS)
Riverwalk Meadows (Bay City)	2148	Bay City	Bay	50	7/13/2021	60	10	3/24/2016	60	10	LIHTC (other)
Robert Thomas Apartments	2149	Detroit	Wayne	50	10/12/2015	60	10	5/11/2020	60	10	LIHTC (other)
Roberts III Apartments	444	Detroit	Wayne	197	6/15/2018	12	40	10/9/2019	18	24	LIHTC / Taxable Bond
Rock Creek Manor	3200	Chesaning	Saginaw	56	1/30/2020	36	12	8/1/2018	36	12	LIHTC (RHS)

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Rogers	369	Wyoming	Kent	16	8/31/2015	12	4				MR - Section 8
Rolling Brook Apartments	3426	Algona	St. Clair	74	10/30/2019	36	15	7/31/2019	36	15	LIHTC
Romulus Tower	3030	Romulus	Wayne	126	5/5/2021	36	26	3/10/2020	36	22	Section 8 / LIHTC
Roosevelt Apartments	3730	Muskegon Heights	Muskegon	52	6/20/2019	36	10	6/20/2019	36	10	LIHTC
Roosevelt Hill	1406	Kalamazoo	Kalamazoo	30	5/20/2021	12	6	1/15/2021	12	6	NPP Taxable Bond
Roosevelt Park Lofts	3284	Grand Rapids	Kent	21	11/26/2019	36	5	11/1/2019	36	5	LIHTC (Other)
Roscommon Apartments	2152	Roscommon	Roscommon	24	8/14/2013	60	5	5/8/2020	60	5	LIHTC (RuralHouserv)
Rosebush Estates	2153	Rosebush	Isabella	20	7/14/2016	60	4	10/4/2016	60	4	LIHTC (RHS - Preservation)
Roseville Apartments	2154	Morton TWP	Macosta	16	6/4/2015	60	4	11/13/2020	60	4	LIHTC (RuralHouserv)
Rosewood Manor Apartments (Clare)	2156	Clare	Clare	22	8/22/2016	60	5	6/25/2018	60	5	LIHTC (RuralHouserv)
Rosewood Manor Apartments (Flint)	1092	Flint	Genesee	80	4/4/2019	36	16	3/7/2019	36	16	LIHTC (Other)
Rosewood Park	1022	Mt. Morris	Genesee	120	4/3/2019	12	24	2/15/2021	18	22	TaxBond / HOME / LIHTC
Rosewood Riverside Townhomes	1081	Flint	Genesee	39	10/23/2019	12	8	7/12/2021	18	8	Taxable Bond / LIHTC
Ross Lake Village	2157	Beaverton	Gladwin	48							LIHTC (other)
Rouge Woods Apartments	3223	Detroit	Wayne	23	6/8/2017	36	5	6/1/2020	36	5	HOME / LIHTC
Roxbury Court	2158	Clio	Genesee	90	7/23/2021	60	18	8/16/2016	60	18	LIHTC (Other)
Royale Glen Townhomes	914	Muskegon	Muskegon	79	7/31/2018	60	16	6/4/2018	60	16	One Percent / LIHTC
Ryan Court Apartments - Phase II	3762	Detroit		74		36	15	9/15/2020	36	15	LIHTC
Ryan Creek Apartments	2160	Big Rapids	Macosta	48							LIHTC (Other)
Ryan Creek II Apartments	2162	Big Rapids	Macosta	48	8/29/2018	60	10	4/24/2017	60	10	LIHTC (Other)
Sable Pointe	2163	Hart	Oceana	20	3/21/2019	60	4	11/21/2016	60	4	LIHTC / Pass-through
Saginaw Terrace Redevelopment	2165	Lansing	Ingham	11	5/30/2017	60	3	6/6/2018	60	3	LIHTC (Other)
Saint Rita Apartments	3816	Detroit		26		36	6		36	6	LIHTC
Saks Park Homes	3316	Detroit	Wayne	45	12/9/2019	36	9	10/29/2019	36	9	LIHTC (Other)
Samaritas Affordable Living Grand Rapids	3899	Grand Rapids	Kent	53							LIHTC
San Juan Square Townhomes	2168	Detroit	Wayne	11	10/16/2017	60	3	1/26/2018	60	3	LIHTC (Other)
Sanctuary, The	3997	Detroit		42		36	9		36	9	LIHTC
Sand Creek Apartments	2169	Adrian	Lenawee	96	7/2/2019	36	20	1/29/2020	36	20	PassThrough / LIHTC
Sand Creek Village Apartments Phase II	2170	Adrian	Lenawee	126	7/2/2019	36	16	1/29/2020	36	16	PassThrough / LIHTC
Sand Hill Apartments	2171	White Cloud	Newaygo	24	9/19/2017	36	5	11/20/2019	36	5	LIHTC (RuralHouserv)
Sandhill Manor Apartments	2172	Denton Township	Roscommon	60	6/7/2018	60	12	2/13/2017	60	12	LIHTC (RHS - Preservation)
Sandstone Apartments	2173	Eise	Clinton	8	6/13/2018	60	2	8/4/2018	60	2	LIHTC (RHS)
Sandy Hill Apartments	2174	Vassar	Tuscola	24	5/10/2019	60	5	4/30/2019	60	5	LIHTC (Other)
Sandy Hill II Apartments	3244	Vassar	Tuscola	32	5/18/2017	36	7	4/3/2020	36	7	LIHTC (Other)
Sandy Pines Apartments	3559	Kalkaska	Kalkaska	50	9/26/2019	36	10	5/7/2019	36	10	LIHTC
Sarah Garret Homes	3406	Hanntramck	Wayne	35	12/2/2019	36	7	3/19/2019	36	7	1602 / NSP 3
Saratoga Homes	2177	Detroit	Wayne	45	9/14/2017	36	9	3/24/2020	36	9	LIHTC (Other)
Savannah Gardens	2178	Detroit	Wayne	11	10/14/2015	60	3	11/11/2020	60	3	LIHTC (Other)
Savannah, The	2179	Detroit	Wayne	20	11/6/2018	60	4	10/17/2019	60	4	LIHTC (other)
Sawmill Creek II	1007	Vicksburg	Kalamazoo	24	6/26/2019	12	5	12/15/2020	18	5	HOME / LIHTC
Sawmill Estates Family	3109	Wayland	Allegan	48	6/10/2021	12	10	2/8/2021	18	10	HOME / Tax-Exempt / LIHTC

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Sawmill Estates Senior	3052	Wayland	Allegan	34	6/10/2021	12	7	2/8/2021	18	7	HOME / Tax-Exempt / LIHTC
School Street Villas	2180	Brooklyn	Jackson	12	5/17/2016	60	3	9/15/2016	60	3	LIHTC (other)
Scott Building	3023	Hancock	Houghton	28	8/28/2019	12	6	8/10/2020	18	6	HOME / Tax-Exempt / LIHTC / TCAP
Scotten Park	3546	Detroit	Wayne	32	9/13/2018	36	7	12/14/2018	36	7	LIHTC
Scottish Pines Senior	2181	Alma	Gratiot	24	8/23/2016	60	5	12/8/2017	60	5	LIHTC (RuralHouserv)
Selmon Park	3842	Portage	Kalamazoo	75		36	14		36	14	LIHTC
Serenity Place	3490	Grand Ledge	Eaton	100	8/3/2021	12	20	5/12/2021	18	20	Tax-Exempt / HOME / LIHTC
Serrano Lofts	3464	Grand Rapids	Kent	15	10/15/2019	36	3	11/1/2019	36	3	LIHTC
Setters Pointe Apartments	1013	Coopersville	Ottawa	48	5/6/2019	12	10	5/4/2020	18	9	HOME / Tax-Exempt / LIHTC
Setter's Pointe II	1102	Coopersville	Ottawa	48	7/16/2019	12	10	9/16/2020	18	9	HOME / Tax-Exempt / LIHTC
Shady Oaks Apartments	2184	Harrison	Clare	36	8/22/2016	60	8	8/8/2016	60	8	LIHTC (RuralHouserv)
Sharon Ann Apartments	3825	Chelsea	Washtenaw	17		36	4	10/23/2020	36	4	LIHTC
Shelborne Square Apartments	2187	Detroit	Wayne	64	12/2/2019	36	13	11/19/2019	36	13	LIHTC (Other)
Sheldon Housing Development	2188	Grand Rapids	Kent	45	9/10/2019	36	9	3/12/2018	36	9	LIHTC (Other)
Sheldon Place Apartments	2189	Gaylord	Oshtemo	32	11/14/2017	60	7	4/14/2017	60	7	LIHTC (Other)
Sheldon Place II Apartments	3313	Gaylord	Oshtemo	32	9/24/2019	36	7	6/3/2019	36	7	LIHTC (Other) / TCAP
Sheldon Place III	3484	Gaylord	Oshtemo	32	11/14/2017	36	6	4/3/2020	36	6	LIHTC
Sheldon Place IV	3770	Gaylord	Oshtemo	32	9/24/2019	36	7	8/20/2019	36	7	LIHTC
Sheridan Park	2190	Sheridan	Montcalm	24	8/3/2016	60	5	5/8/2020	60	5	LIHTC (RuralHouserv)
Shiloh Commons	960	Flint	Genesee	125	10/24/2019	12	25	6/15/2020	18	22	LIHTC / TE Bond / HIF
Showboat Manor	2191	Chesaning	Saginaw	26	7/16/2021	36	6	12/5/2019	36	6	LIHTC (RuralHouserv)
Silver Creek Apartments	2193	Fiat Rock	Wayne	112	6/18/2019	36	23	10/29/2019	36	22	LIHTC / Bonds
Silver Maple Village	552	Lapeer	Lapeer	175	8/3/2021	12	35	2/5/2021	36	23	Section 8 / LIHTC / 1602 / TCAP
Silver Star Apartments	3256	Battle Creek	Calhoun	76	8/21/2017	36	16	2/4/2020	36	16	HOME / LIHTC
Silver Star II	3473	Battle Creek	Calhoun	101	3/20/2018	36	20	5/18/2021	36	20	LIHTC / HOME
Silver Stone Townhomes	961	Lansing	Ingham	105	10/22/2019	12	21	7/13/2021	18	21	TEAM / LIHTC / 1602
Silverwood Manor Apartments	2194	Hesperia	Newaygo	16	8/11/2016	60	4	6/25/2018	60	4	LIHTC (RuralHouserv)
Simon House	2195	Detroit	Wayne	11	6/4/2019	60	3	5/13/2019	60	3	LIHTC (Other)
Smith Street HOME	1452	Monroe	Monroe	1	10/18/2017	36	1	1/8/2019	36	1	MI-HOME
Snowberry Heights	523	Marquette	Marquette	191	6/11/2019	12	38	8/21/2018	36	24	Section 8 / LIHTC / TAX
Solberg Tower	3029	Madison Heights	Oakland	170	8/16/2018	36	34	7/28/2021	36	23	Section 8 / LIHTC
Somerset Apartments	3562	Lansing	Ingham	100	8/6/2018	36	20	5/17/2019	36	20	LIHTC
South Hill Apartments	614	Millford	Oakland	120	7/17/2019	12	24	1/17/2020	36	22	Section 8 / LIHTC
South Pointe Apartments Ph III	2201	Indian River	Cheboygan	16	11/13/2017	60	4	5/27/2020	60	4	LIHTC (RuralHouserv)
South Saginaw Homes	3245	Saginaw	Saginaw	49	6/14/2017	36	10	10/26/2020	36	10	LIHTC
South Saginaw Homes II	3509	Saginaw	Saginaw	42	10/19/2017	36	9	10/26/2020	36	9	LIHTC
Southbrook Villa	572	Lansing	Ingham	129							Section 8
Southside Apartments II	3363	West Branch	Ogemaw	48	6/4/2021	36	10	5/16/2018	36	10	1602
Southside Apartments	3169	West Branch	Ogemaw	36	8/10/2017	36	8	5/27/2020	36	8	LIHTC (other)
Southtown Square	3556	Grand Rapids	Kent	44	4/11/2019	36	9	2/13/2019	36	9	LIHTC / NSP
Southwest Housing Partners	2203	Detroit	Wayne	60	11/12/2015	60	12	10/17/2019	60	12	LIHTC (Other)
Southwest Housing Partners II	3195	Detroit	Wayne	40	12/20/2017	36	8	8/17/2018	36	8	LIHTC (Other)
Spring Lake Village	3369	Auburn Hills	Oakland	250	10/30/2018	36	50	11/13/2019	36	24	1602 / LIHTC / TEAM

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Spring Manor	916	Portage	Kalamazoo	107	3/18/2019	60	22	5/23/2018	60	22	LIHTC
Springbrook Townhomes	2206	Union Township	Isabella	48	9/30/2019	36	10	3/15/2021	36	10	LIHTC (Other)
Springbrook Townhomes Phase II	3126	Union Township	Isabella	48	7/10/2017	36	10	3/19/2020	36	10	LIHTC (Other)
Springfield & Springfield Senior Citizen Apartments	1068	Manton	Wexford	48	9/25/2019	12	10	2/18/2021	18	10	HOME / Tax-Exempt / LIHTC (RHS)
Springview Manor	1835	Evart	Oscoda	24	8/13/2019	36	5	5/16/2018	36	5	LIHTC (RuralHousServ)
Springview Manor II	3384	Evart	Oscoda	24	8/13/2019	36	5	5/16/2018	36	5	1602 (RHS)
Springview Tower	292	Battle Creek	Calhoun	175	11/11/2019	12	35	5/14/2021	18	23	Section 236 / Rent Sup / LIHTC
Springwells Partners	2365	Detroit	Wayne	54	1/22/2018	60	11	4/26/2018	60	11	LIHTC (other)
Springwells Partners II	2208	Detroit	Wayne	34	12/20/2017	60	7	4/26/2018	60	7	LIHTC (Other)
Springwells Partners III	2209	Detroit	Wayne	22	12/20/2017	36	5	4/26/2018	36	5	LIHTC (Other)
Springwells Partners IV	3194	Detroit	Wayne	50	12/20/2017	36	10	4/26/2018	36	10	LIHTC (Other)
Springwells Partners V	3319	Detroit	Wayne	29	2/14/2019	36	6	11/21/2019	36	6	LIHTC (Other)
Springwells Village Townhomes	3317	Detroit	Wayne	24	11/11/2019	36	5	2/6/2019	36	5	LIHTC (Other)
St Antoine Gardens	213	Detroit	Wayne	146	6/10/2019	36	23	3/19/2019	36	23	LIHTC
St. Aubin Square	3305	Detroit	Wayne	49	11/4/2019	36	10	4/10/2019	36	10	1602
St. Clair Landings	2210	Port Huron	St. Clair	90							LIHTC (other)
St. George Tower	3486	Clinton Township	Macomb	205	7/3/2019	12	41	3/17/2021	18	24	HOME / LIHTC / Tax-Exempt Bonds / Preservation Loan
St. Ignace Senior Housing Project	3250	St. Ignace	MacKinnac	24	10/17/2017	36	5	8/10/2020	36	5	HOME / LIHTC
St. James Apartments	3828	Grand Rapids		52		36	11	9/15/2020	36	11	LIHTC
St. John Homes	2211	Detroit	Wayne	37	12/30/2019	36	8	10/17/2019	36	8	LIHTC (Other)
St. Paul / Kingston Arms Apartments	2213	Detroit	Wayne	36	4/26/2016	60	8	3/24/2020	60	8	LIHTC (other)
Stadium Drive	628	Kalamazoo	Kalamazoo	167	4/10/2019	12	34	9/4/2018	36	23	Section 8 / LIHTC / TE Bonds
Standish Mill Creek	3084	Standish	Arenac	24	7/23/2018	36	5	5/16/2018	36	5	LIHTC
Stanton Park Apartments	2214	Stanton	Montcalm	24	8/3/2016	60	5	5/8/2020	60	5	LIHTC (RuralHousServ)
Sterling Crest Apartments	2215	Carrollton TWP	Saginaw	144							LIHTC (other)
Stockbridge Apartments	3821	Grand Rapids	Kent	64		36	11		36	11	LIHTC
Stone Lake Manor Apartments	1087	Cassopolis	Cass	49	10/2/2019	12	10	10/12/2020	18	10	HOME / Tax-Exempt / LIHTC (RHS)
Stonebridge Apartments	1086	Allendale	Ottawa	52	6/8/2021	12	11	9/18/2020	18	11	TEAM/ LIHTC
Stonebrook III	966	Grand Rapids	Kent	64	5/21/2019	12	13	11/17/2020	18	6	TEAM/ LIHTC
Stonebrook Townhomes I & II	3542	Grand Rapids	Kent	150	8/6/2019	12	21	11/17/2020	18	21	LIHTC / HOME / Bond
Stoney Creek Apartments (Reed City)	2217	Reed City	Oscoda	48	6/28/2016	60	10	4/19/2017	60	10	LIHTC (RHS - Preservation)
Stoney Creek Village (Owosso)	1065	Owosso	Shiawassee	48	4/4/2019	12	10	11/4/2020	18	8	HOME / Tax-Exempt / LIHTC
Stratford Place (Adrian)	2192	Adrian	Lenawee	60	4/16/2019	36	12	10/10/2019	36	12	PassThrough / LIHTC
Strathmore Apartments, The	3612	Detroit	Wayne	129	10/18/2018	36	12	12/19/2018	36	12	LIHTC
Strawberry Lake Apartments	2219	Norway	Dickinson	32	8/25/2016	60	7	1/17/2017	60	7	LIHTC (RHS - Preservation)
Strong Housing	3668	Ypsilanti	Washtenaw	112	2/10/2020	36	22	5/1/2020	36	22	LIHTC
Sturgis Neighborhood (302 N. Nottawa)	2415	Sturgis	St. Joseph	3	11/17/2017	36	3	3/13/2019	36	3	HOME
Stuyvesant Apartments	3544	Grand Rapids	Kent	87	6/22/2018	36	18	2/13/2019	36	18	LIHTC

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Suffolk Court	1008	Mt. Morris TWP	Genesee	120	4/19/2019	12	24	7/12/2021	18	22	TEAM / LIHTC
Sugar Mill Senior Citizen Apartments	1073	Charlotte	Eaton	48	9/5/2019	12	10	2/18/2021	18	10	HOME / Tax-Exempt / LIHTC (RHS)
Summer Haven Senior Community	697	Kentwood	Kent	101	3/25/2021	12	21	3/24/2021	18	19	80/20 / LIHTC / HOME
Summer Place Townhomes	2221	Lansing	Ingham	136	8/22/2018	36	23	4/10/2019	36	23	PassThrough / LIHTC
Summit Park Place	2222	Kalamazoo	Kalamazoo	33	7/28/2017	36	7	4/15/2021	36	7	LIHTC
Sunfield Park Apartments	2223	Sunfield	Eaton	24	5/25/2016	60	5	5/8/2020	60	5	LIHTC (RuralHouserv)
Sunnyside Estates	2224	Cadillac	Wexford	48	6/11/2019	36	10	4/3/2020	36	10	LIHTC (Other)
Sunrise Village Senior Apartments	3056	Sandusky	Sanilac	48	5/9/2019	12	10	2/20/2020	18	9	HOME / Tax-Exempt / LIHTC / TCAP
Sunshine Canyon	2225	Stanton	Montcalm	26	8/28/2019	60	6	1/17/2018	60	6	LIHTC (RHS - Preservation)
Swanhaven Manor	991	Thomas TWP	Saginaw	150	6/7/2019	12	30	2/4/2021	18	14	TEAM / LIHTC
Swayze Court Apartments	3640	Flint	Genesee	36	10/23/2019	12	8	8/17/2020	18	8	LIHTC / HOME / MSHDA loan
Swift Lane	3901	Ann Arbor	Washtenaw	64		36	13		36	13	LIHTC
Sycamore House	3334	Durand	Shiawassee	40	10/24/2017	36	8	3/26/2020	36	8	LIHTC / TCAP
Tamarack Apartments	539	Holt	Ingham	100	8/24/2012	12	20		36		Section 8
Tamarack Creek Apartments	2227	Howard City	Montcalm	20	9/27/2016	60	4	6/25/2018	60	4	LIHTC (RuralHouserv)
Tapido Apartments	698	Farmington Hills	Oakland	68	2/8/2016	12	14	7/27/2015	18	3	80/20
TC Commons II	3535	Traverse City	Grand Traverse	29	9/17/2020	36	6	6/3/2020	36	6	LIHTC
Teal Run Apartments	2228	Battle Creek	Calhoun	150	3/27/2019	36	20	1/9/2019	36	20	PassThrough / LIHTC
Teitel Apartments	3655	Oak Park	Oakland	150	8/8/2019	36	23	5/12/2020	36	23	LIHTC
The Auburn	3432	Detroit	Wayne	58							Housing Development Fund (HDF)
The Durant Hotel	3440	Flint	Genesee	93	7/19/2021	36	4	10/3/2018	36	4	HOME
The Farwell Building	3555	Detroit	Wayne	82		36	2	3/30/2021	36	2	NSP
The Gateway, Fremont Senior Apartments	3553	Fremont	Newaygo	38	6/13/2017	36	7	5/7/2020	36	7	LIHTC
The Landing on East Hill	1000	Grand Blanc TWP	Genesee	148	6/2/2021	36	16	7/16/2018	36	16	TEAM
The Oakes (SHP)	3270	Baldwin	Lake	4							Supportive Housing (Homeless Families Initiative)
The Pines (SHP)	3271	Everett Township	Newaygo	4							Supportive Housing (Homeless Families Initiative)
Thompson Tower Apartments	2229	Inkster	Wayne	300	6/27/2018	60	24	2/13/2018	60	24	LIHTC (other)
Thornhill Blue Water	3307	Port Huron	St. Clair	1	10/29/2019	36	1	7/31/2019	36	1	HOME
Thorntree Apartments	1002	Gladstone	Delta	57	7/18/2019	12	12	1/21/2021	18	8	HOME / Tax-Exempt / LIHTC
Three Forks Apartments	2231	Beaverton	Gladwin	24	6/21/2016	60	5	5/16/2018	60	5	LIHTC (RuralHouserv)
Thurgood Marshall Homes	3281	Benton Harbor	Berrien	72	2/12/2018	36	15	1/5/2021	36	15	LIHTC (Other)
Tibbits Greene	3241	Coldwater	Branch	24	4/11/2017	36	5	11/4/2020	36	5	LIHTC (Other)
Tivoli Manor	3628	Warren	Macomb	80	12/3/2018	36	16	4/24/2019	36	16	LIHTC / Short Term
Town Center (in Highland Park)	446	Highland Park	Wayne	63	12/13/2019	36	13	2/6/2019	36	13	PassThrough
Town Place Apartments	2233	Hesperia	Newaygo	16	8/11/2016	60	4	6/25/2018	60	4	LIHTC (RuralHouserv)
Town Square Apartments	2234	Ishteping	Marquette	32	6/12/2017	60	7	8/22/2016	60	7	LIHTC (RuralHouserv)

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Townline Apartments	3057	Pellston	Emmet	30	9/3/2019		12	6	1/13/2021		18	6 HOME / Tax-Exempt / LIHTC
Tradewinds East	147	Hampton TWP	Bay	150	5/28/2021		36	30				RAD / MSHDA loan
Traditions of Holland	2236	Holland	Ottawa	120	8/31/2016		60	22	2/12/2021		60	22 LIHTC (other)
Trails at West Branch Apartments, The	2238	West Branch	Ogemaw	60								LIHTC (other)
Traverse Woods Apartments	3217	Petoskey	Emmet	128	9/13/2018		36	26	10/2/2018		36	26 1602
Tremore Apartments	3593	Detroit	Wayne	28	8/14/2019		12	6	5/14/2021		18	6 LIHTC / Bonds
Tri City Village	3082	Waterliet	Berrien	56	10/24/2018		60	12	11/14/2019		60	12 LIHTC (Other)
Trinity Buena Vista Homes	2242	Buena Vista TWP	Saginaw	12	8/5/2021		36	12	5/25/2021		36	12 HOME / LIHTC (Other)
Trinity Village I	1412	Muskegon	Muskegon	30	5/22/2018		24	6	1/13/2021		18	6 NPP
Trinity Village II	1415	Muskegon	Muskegon	30	5/22/2018		24	6	1/13/2021		18	6 NPP / HOME
Trumbull Crossing	300	Detroit	Wayne	245	8/5/2019		12	49	1/15/2021		12	24 Section 236 / RAP / LIHTC
Twin Oaks Condo	1469	Lansing	Ingham	1	11/5/2018		36	1	12/4/2018		36	1 MI-HOME
Union Square Apartments	3139	Ithaca	Gratiot	24	8/29/2018		36	5	9/16/2020		36	5 LIHTC (RHS)
Unity Park Rentals	3609	Pontiac	Oakland	32	5/16/2019		36	7	1/14/2019		36	7 LIHTC
Unity Park Rentals II	3771	Pontiac	Oakland	12	8/16/2019		36	3	8/13/2019		36	3 LIHTC
Unity Park Rentals III	3731	Pontiac	Oakland	12	7/17/2018		36	3	11/6/2018		36	3 LIHTC
Unity Park Rentals IV	3777	Pontiac	Oakland	11	7/22/2018		36	3	10/21/2020		36	3 LIHTC
University Club Apartments	882	Detroit	Wayne	120	7/22/2019		12	8	12/8/2020		18	8 70/30 / LIHTC
University Grove Homes	2244	Detroit	Wayne	45	11/15/2017		60	9	12/7/2020		60	9 LIHTC (Other)
University Meadows	889	Detroit	Wayne	53	2/14/2019		12	11	4/7/2020		18	11 LIHTC / TAX Exempt / HOME
Uptown Village	3232	Grand Rapids	Kent	24	8/15/2017		36	5	12/8/2020		36	5 HOME / LIHTC
Utah Co. Project 1	2245	Detroit	Wayne	2	11/26/2012		60	1	1/24/2012		60	1 LIHTC (other)
Utah Co. Project 2	2246	Detroit	Wayne	1	11/22/2010		60	5	12/16/2010		60	5 LIHTC (other)
Valley Green	2247	Vassar	Tuscola	32	8/12/2019		60	7	5/16/2018		60	7 LIHTC (RuralHouserv)
Valley View Apartments	864	Ionia	Ionia	72	5/16/2018		60	5	12/5/2017		60	5 LIHTC
Valley View II	897	Ionia	Ionia	36	5/16/2018		60	3	12/5/2017		60	3 LIHTC
Valley View III	1033	Ionia	Ionia	39	8/11/2021		12	8	1/15/2021		18	8 HOME / Tax-Exempt / LIHTC
Van Dyke Center	597	Detroit	Wayne	200	7/31/2019		12	40	7/16/2019		36	24 Section 8 / LIHTC
Vanguard Elderly	3325	Detroit	Wayne	48	12/11/2017		36	10	11/25/2020		36	10 LIHTC (Other)
Venture Pontiac Homes I	3324	Pontiac	Oakland	10	10/30/2019		36	2	4/24/2019		36	2 LIHTC (Other)
Vermontville Meadows	2248	Vermontville	Eaton	16	6/16/2016		60	4	11/10/2016		60	4 LIHTC (RuralHouserv)
Verne Barry Place	1118	Grand Rapids	Kent	116	4/28/2017		36	24	2/27/2020		36	22 HOME / LIHTC
Vernor/Scotten Partners I	3193	Detroit	Wayne	12	12/28/2017		36	3	12/21/2018		36	3 LIHTC (Other)
Victoria Square	2250	Lincoln Park	Wayne	86	10/18/2018		60	17	5/17/2018		60	17 LIHTC (other)
Victorian Trails	3027	West Branch	Ogemaw	36	5/10/2019		12	8	7/14/2021		18	7 HOME / Tax-Exempt / LIHTC
Villa at Redford, The	1061	Redford Township	Wayne	112	7/25/2019		12	23	2/25/2020		18	10 TEAM / LIHTC
Village Apartments (Bellaire)	2251	Bellaire	Antrim	44	7/17/2015		60	9	6/6/2018		60	9 LIHTC / Pass-through
Village Apartments (Chelisea)	2252	Chelisea	Washtenaw	33	6/7/2018		60	7	11/15/2019		60	7 LIHTC (RuralHouserv)
Village at Appleton II, The	3539	Holland	Ottawa	93	6/1/2021		12	9	8/7/2020		18	9 LIHTC / HOME / Bonds
Village at Appleton, The	3031	Holland	Ottawa	111	5/6/2021		12	23	10/14/2020		18	10 TEAM / LIHTC
Village at Bay Ridge - East, The	1110	Traverse City	Grand Traverse	127	6/26/2019		12	26	6/11/2020		18	11 TEAM / LIHTC
Village at Bay Ridge - West, The	976	Traverse City	Grand Traverse	120	9/24/2019		12	24	6/11/2020		18	11 TEAM / LIHTC
Village at Irving Park, The	2253	Battle Creek	Calhoun	39	5/30/2017		60	8	5/2/2017		60	8 LIHTC (other)
Village at Jackson Hill, The	2254	Muskegon	Muskegon	40	8/30/2017		60	8	11/16/2017		60	8 LIHTC (Other)
Village at Joseph's Run	2255	Midland	Midland	128	11/10/2015		60	22	10/5/2017		60	22 LIHTC (other)

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Village at Lexington The (Adrian)	2257	Adrian	Lenawee	12	5/25/2018	60	3	4/9/2018	60	3	LIHTC (Other)
Village at Park Terrace	1050	Muskegon	Muskegon	122	6/25/2019	12	25	6/17/2021	18	11	TEAM / LIHTC
Village at Rivers Edge	2258	Kalkaska	Kalkaska	48	9/22/2020	36	10	10/10/2018	36	10	LIHTC (Other)
Village at Rosy Mound, The	3758	Grand Haven		115	7/15/2021	12	23	5/12/2021	18	11	TE Bonds / HOME / LIHTC
Village at the Pines, The	3091	Grand Haven	Ottawa	89	11/13/2019	12	18	10/14/2020	18	8	TAX Exempt / Preservation / LIHTC
Village Commons Apartments	3409	Lawton	Van Buren	58	8/9/2017	36	12	9/16/2020	36	12	1602
Village Crossings	1057	Edmore	Montcalm	39	8/19/2019	12	8	9/16/2020	18	8	HOME / Tax-Exempt / LIHTC
Village East	2261	Gladwin	Gladwin	48	4/25/2019	60	10	4/3/2020	60	10	LIHTC (RuralHousServ)
Village Glen Apartments (Marion)	1993	Marion	Osceola	32	11/29/2017	60	7	1/17/2018	60	7	LIHTC (Rural Housing Services)
Village Glen Apartments (Traverse City)	1099	Traverse City	Grand Traverse	120	6/29/2021	36	22	6/11/2020	36	22	LIHTC / MSHDA
Village Green	2262	Big Rapids	Mecosta	48	8/16/2018	60	10	11/5/2018	60	10	LIHTC (RuralHousServ)
Village Manor	564	Sturgis	St. Joseph	122	11/19/2019	12	25	11/11/2020	18	22	Exempt / HOME
Village Manor Apartments	3697	Port Huron	St. Clair	123	6/8/2017	36	22	5/13/2020	36	22	LIHTC / Pass-through
Village North	2263	Gladwin	Gladwin	32							LIHTC (Other)
Village of Gibraltar Manor	1083	Gibraltar	Wayne	53	12/19/2019	12	11	11/23/2020	18	6	TEAM / LIHTC
Village of Hillside, The	3711	Harbor Springs	Emmet	32	6/6/2018	36	5	8/20/2018	36	5	LIHTC
Village of Lake Huron Woods, The	1025	Fort Gratiot	St. Clair	116	8/6/2021	12	24	1/26/2021	18	10	TEAM / LIHTC
Village of Oakland Woods	2122	Pontiac	Oakland	150	3/27/2018	60	23	2/26/2018	60	23	LIHTC (Other)
Village of Oakland Woods II	1101	Pontiac	Oakland	66	10/30/2019	12	14	6/8/2020	18	7	TEAM / LIHTC
Village of Oakman Manor Senior Living Community	3045	Detroit	Wayne	55	3/28/2017	36	4	12/17/2020	36	4	HOME
Village of Redford, Redford Cottages	3627	Redford	Wayne	81	10/16/2018	36	10	8/30/2018	36	10	PassThrough
Village of Royal Oak at Starr Corners	3206	Royal Oak	Oakland	147	7/9/2019	12	30	3/9/2021	18	22	LIHTC / TCAP / 1602 / TEAM
Village of Spring Meadows Senior Living Community	3047	Blackman Township	Jackson	81	6/17/2021	12	17	9/22/2020	18	17	TEAM / HOME / LIHTC
Village of Woodbridge Manor Senior Living Community, The	2330	Detroit	Wayne	100	12/11/2018	60	20	7/23/2019	60	20	LIHTC (Other)
Village Park Apartments (Dearborn)	3179	Dearborn	Wayne	152	2/14/2018	36	23	2/25/2020	36	23	LIHTC / Modified Pass-Through
Village Park Apartments (Detroit)	693	Detroit	Wayne	56	5/24/2021	12	12	5/11/2020	18	12	Tax-Exempt Preservation, NSP1, NSP3
Village Pines of Monroe	3685	Monroe	Monroe	190	7/26/2021	36	24	6/21/2018	36	24	LIHTC
Village Place of Vassar	986	Vassar	Tuscola	32	8/12/2019	12	7	3/23/2021	12	7	TEAM / LIHTC (RuralHousServ)
Village Square Apartments	2264	Bad Axe	Huron	32	6/16/2015	60	7	3/4/2019	60	7	LIHTC (RuralHousServ)
Village View	3368	Garfield TWP	Grand Traverse	18	6/29/2021	12	4	3/5/2020	18	4	1602 / TEAM
Villages at Parkside II, The	2267	Detroit	Wayne	114	12/18/2018	60	22	3/30/2017	60	22	LIHTC (Other)
Villages at Parkside IV, The	2268	Detroit	Wayne	139	9/21/2017	60	23	3/30/2017	60	23	LIHTC (Other)
Villas of Charlemagne	825	Pennfield TWP	Calhoun	30	5/21/2019	12	6	4/2/2020	18	6	80/20
Vineyard Place	600	Dowagiac	Cass	120	3/26/2019	12	24	5/2/2019	36	22	LIHTC / Section 8 / HOME
Vineyard Villas	2269	Paw Paw	Van Buren	24	7/10/2018	60	5	9/16/2020	60	5	LIHTC (RuralHousServ)
Vintage Court Apartments	2270	Lawton	Van Buren	24	6/12/2019	36	5	9/11/2019	36	5	LIHTC (RuralHousServ)

Property Name	MSHA #	City	County	Total Units	Inspection Information			Audit Information			Funding Summary
					Last Inspection Date	Inspection Frequency (in Months)	Units to Inspect	Last Audit Date	Audit Frequency (in Months)	Units to Audit	
Virginia Park Meadows	849	Detroit	Wayne	83	5/28/2021	12	17	3/15/2021	12	17	TAX Bond
Vista Villa	906	Buena Vista TWP	Saginaw	100	8/4/2021	12	20	7/20/2021	18	20	One Percent / LIHTC / HOME
Waldron Manor	3138	Waldron	Hillsdale	24	5/30/2018	36	5	11/26/2019	36	5	LIHTC (RHS)
Walkabout Creek Apartments II	945	Dexter	Washtenaw	65	7/16/2021	60	6	8/9/2021	60	6	LIHTC
Walker Building	3599	Lansing	Ingham	5	10/11/2019	36	4	10/11/2019	36	4	HOME
Walled Lake Villa	15	Walled Lake	Oakland	260	7/13/2021	12	52	5/20/2021	18	25	TE Bonds / Sec 8 / LIHTC / PRES
Walnut Acres Apartments	2274	Coruna	Shiawassee	48	8/1/2016	60	10	7/23/2018	60	10	LIHTC (RHS)
Walnut Acres II Apartments	2275	Coruna	Shiawassee	56	5/2/2018	60	11	1/31/2017	60	11	LIHTC (RHS - Preservation) Section 8 / Bond / HOME /
Walnut Grove Apartments	2276	Grand Rapids	Kent	80	5/23/2019	12	16	3/9/2021	18	16	LIHTC
Walnut Junction	2277	Jonesville	Hillsdale	24	4/20/2015	60	5	5/8/2020	60	5	LIHTC (RuralHousServ)
Walnut Park Apartments	3819	Lansing		72		36	13	8/19/2020	36	13	LIHTC
Walnut Street/Ferris Manor	3945	Lansing	Ingham	32		36			36		LIHTC
Warren Plaza Apartments	1097	Detroit	Wayne	198	11/15/2018	60	24	1/24/2019	60	24	LIHTC (Other)
Washington Manor	2279	Oshtego TWP	Allegan	12	7/20/2020	60	3	10/18/2016	60	3	LIHTC (RuralHousServ)
Water Street Duplex	1451	Port Huron	St. Clair	2	6/24/2021	36	2	10/12/2020	36	2	IM-HOME
Waterford Meadows	547	Waterford TWP	Oakland	200	3/1/2018	36	24	10/23/2019	36	24	LIHTC
Waterford Park Apartments	1112	Waterliet	Berrien	48	10/21/2019	12	10	8/17/2020	18	10	HOME / Tax-Exempt / LIHTC (RHS)
Waterford Villa	1475	Waterford TWP	Oakland	2	12/14/2018	36	2	10/23/2018	36	2	IM-HOME
Waterford II	375	Saginaw TWP	Saginaw	200	9/8/2015	12	25	9/21/2015	18	12	Section 236 / Moderate
Waverly Meadows	885	Holland	Ottawa	70	5/7/2021	12	14	6/17/2021	18	14	TAX Bond / LIHTC / 1602
Waverly Meadows II	950	Holland	Ottawa	48	5/26/2021	12	10	6/17/2021	18	3	70/30 / LIHTC / 1602
Wayne Tower	346	Wayne	Wayne	154	9/4/2019	12	31	1/21/2021	18	23	Section 236 / RAP / LIHTC
Wealthy Jefferson (Tapestry Square)	3475	Grand Rapids	Kent	32	11/21/2018	36	7	10/24/2018	36	7	NSP2
Wedgewood Apartments	2283	Fremont	Newaygo	20	8/30/2017	36	4	4/4/2018	36	4	LIHTC (RuralHousServ)
Wellington Square I	3755	Detroit	Wayne	49		36	10	6/15/2020	36	10	LIHTC
Wellington Square II	3756	Detroit	Wayne	45		36	9	6/15/2020	36	9	LIHTC
Wellington Woods Senior	2284	Kentwood	Kent	90	8/22/2018	60	19	2/21/2017	60	19	LIHTC (other)
Wells Villa	37	Muskegon Heights	Muskegon	104	5/18/2021	12	21	2/11/2020	18	21	Preservation / Tax-Exempt / HOME / Section 236 / LIHTC
West Arbor	3712	Ann Arbor	Washtenaw	46	10/31/2019	36	10	8/29/2019	36	10	LIHTC
West Boston Apartments	2285	Detroit	Wayne	38	7/10/2019	36	8	5/18/2020	36	8	LIHTC (Other)
West Bridge Apartments	1444	Sault Ste Marie	Chippewa	28	8/14/2017	36	6	8/10/2020	36	6	HOME / LIHTC / Project Based
West Chicago Apartments	2271	Detroit	Wayne	40	4/30/2019	36	8	5/18/2020	36	8	LIHTC (Other)
West Creek Terrace	3657	McBain	Misaukee	20	8/16/2018	36	4	11/14/2018	36	4	LIHTC
West Garfield Apartments	3903	Grand Rapids	Kent	26		36	6		36	6	LIHTC
West Highland	3795	Escanaba	Delta	135	6/24/2021	12	27	6/30/2021	18		LIHTC / TE Bond / HOME /
West Manor	2286	Pontiac	Oakland	45	7/31/2015	60	9	7/16/2014	60	9	Preservation
West Oakland Homes	3388	Detroit	Wayne	45	11/25/2019	36	9	7/23/2019	36	9	1602 / NSP 1
West Shore Apartments	2312	Whitehall	Muskegon	48	8/21/2018	60	10	7/12/2017	60	10	LIHTC (RHS 515)
West Town Apartments	2288	Plainwell	Allegan	48	3/4/2020	36	8	1/14/2020	36	8	LIHTC (RuralHousServ)
Westbrook Place	2290	Battle Creek	Calhoun	69	2/17/2020	36	14	4/2/2020	36	14	LIHTC (Other)

**MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
REQUEST FOR PROPOSAL**

EXHIBIT I

FREQUENTLY ASKED QUESTIONS (FAQ)

FAQs

SECTIONS

[A] PRE-REQUISITES, ELIGIBILITY AND QUALIFICATIONS

[B] THE BIDDING AND SELECTION PROCESS

[C] FILE AUDITS

[D] PHYSICAL INSPECTIONS

[E] TECHNICAL, COMPUTER, AND SYSTEMS

[F] ON-GOING TRAINING AND COMMUNICATIONS AFTER CONTRACT AWARD

[G] OTHER

QUESTIONS:

[A] PRE-REQUISITES, ELIGIBILITY AND QUALIFICATIONS

Q1: It is indicated that individuals must have an office in Michigan. Is this also true of corporations, even if that corporation is already under contract to MSHDA for other services?

A1: *All corporations, even those currently under contract with MSHDA for services, are required to have an office located in the state of Michigan. Forming a Michigan Corporation is not required. However, Corporations must be licensed to do business in the State of Michigan.*

Q2: Does property management experience in the state of Michigan count toward experience in file audits and UPCS inspections?

A2: *General property management activities will not count toward experience for purposes of this RFP. However, specific experience performing file audits and/or physical inspections on state or federally funded and/or assisted developments as a management agent would be considered.*

Q3: Section 4.2: "Prospective contractors must provide certification of training in Uniform Physical Conditions Standards (UPCS). Must the inspectors be REAC certified or just have attended training regarding UPCS so as to complete the reviews to the same standard? If the contractors must be REAC certified, will they be required to use REAC Tablet PCs when conducting physical inspections? Does MSHDA have the ability to accept uploaded files from these devices? If so, is this a requirement? Additionally, are the MSHDA inspection standards (UPCS Plus) available for review?

A3: *Proof of Certification of UPCS training is required. However HUD REAC certification is not required, unless bidding on performance of REAC inspections. MSHDA's UPCS Plus manual is available on Michigan State Housing Development Authority's Compliance Monitoring website (www.michigan.gov/mshda). MSHDA uses its own program (MPI) for uploads if such physical inspection is not a HUD REAC inspection.*

- Q4: RE: Contractor Organization Chart - Can you describe what "directly involved with providing services" means? An administrative assistant only contacts agents/sites for scheduling purposes and has no direct contact involving tenant files or site inspections. Would this be considered directly involved?
- A4: *An administrative assistant responsible for scheduling file audits and/or inspections (or responsible for performing any other task required under the contract Scope of Work), would be considered to be "directly involved with providing services".*
- Q5: The RFP refers to an evaluating qualification of having sufficient staffing capacity to meet all process deadlines. Would you please tell us the number of auditors by region that are currently doing this work? In your view, are those numbers sufficient?
- A5: *The current file audit contractors each have 1 full time file auditor for the region and each company has a backup auditor available in the event there is a conflict of interest with a particular property. In addition, each company has another individual that provides approximately 35 hours per week in related administrative functions such as scheduling, follow-up correspondence etc. The current numbers are sufficient.*
- Q6: The RFP indicates that prospective contractors for file audits must possess a minimum of 3 years of experience reviewing tenant files for compliance with federal regulations and/or MSHDA requirements. The RFP also request that copies of the most recent compliance training certificates for each file auditor (HUD 4350.3, LIHTC, etc.) must also be provided with the proposal. What are the specific requirements for training certificates, and what will satisfy this requirement?
- A6: *MSHDA is looking for copies of certification from the training company that the auditor has attended specific courses in the 4350.3 or LIHTC program requirements.*
- Q7: For the unit physical inspections would a Certification of the inspectors that are certified with the BPI (Building Performance Institute) be accepted in place of the UPCS Training certification?
- A7: *No. All MSHDA physical inspections are based on the UPCS definitions and therefore inspectors must be trained and proficient in the UPCS standard.*
- Q8: Would the proposal be accepted from a firm given the inspectors are not currently certified in the UPCS training at the time of submittal but would have the proof of certification of UPCS training by January 1st, 2022?
- A8: *Yes. The proposal would be accepted, if the company meets all other RFP requirements and provides documentation that the individual(s) are currently registered for the training.*

[B] THE BIDDING AND SELECTION PROCESS

- Q9: What is the maximum term under the contract?
- A9: *The maximum contract term is three (3) years and MSHDA may choose to extend the Contract for two (2) one- year options.*

Q10: Can we submit multiple bids for different types of work, such as Section 42 file audits only, physical inspections for Home units only, or a combination of both?

A10: *MSHDA will accept and consider multiple Proposed Fee Schedules from bidders, if those bids include all program/funding types in a defined region or for a particular task (audits, inspections or both audits and inspections). If multiple bids (options) are included, the options must be clearly identified in the proposal and Fee Schedules must be submitted for all years in the contract term (2022-2026).*

Q11: Will each proposal be taken as a whole or will MSHDA divide a proposal?

A11: *MSHDA has made no pre-determination of the configuration areas for Contract awards. All eligible proposals will be reviewed and scored by MSHDA staff and the selection of Contractor(s) will be based on the consideration of all relevant factors of the proposals received. MSHDA will accept and consider multiple Proposed Fee Schedules from bidders for alternates pricing for different configurations of the work. If multiple Schedules are submitted, each of the Schedules must include the proposed cost for years 2022 through 2026.*

Q12: What will MSHDA do if there are some portions of the scope of work that receive no bids?

A12: *The Contracts awarded for 2022-2026 must cover the scope of work for the entire state of Michigan. In the event that a geographic area is not included in the bids, MSHDA would need to negotiate with the highest scoring potential Contractor(s) to cover the missing area.*

Q13: Do we know how much start up time the contractor is being given from the point the contract is awarded until full implementation is expected? (A Contractor would need to set up time to hire and train staff etc.)

A13: *Contractors selected will be notified in October/November of MSHDA's intent to contract for services, pending Board approval. Upon Board approval, it is anticipated that contracts will be distributed for signature and execution by mid-December. Contracts will have an effective date of January 1, 2022. A training workshop will also be held during the month of December. Contractors selected must have the ability and capacity to begin work January 2022. It is expected that Physical Inspections and File Audits due in the month of January would be performed. Scheduling of this work would need to occur in December and MSHDA staff will assist with this effort if necessary. **Selected contractors will not be reimbursed for any costs incurred or work performed prior to the contract effective date.***

Q14: How would a proposal be rated without state or local agency experience or references? I.E. would it be rated negative or just neutral?

A14: *The experience of all qualified applicants will be considered and evaluated. Specific experience performing file audits and/or physical inspections on state or federally funded and/or assisted developments would be considered.*

Q15: How would a proposal be rated with individual auditors not currently working for the contractor but a "letter of intent" could be provided? I.E. would it be rated negative or just neutral?

A15: *It is acceptable for file audit proposals to contain individual(s) that are currently not employed by the prospective contractor. Points will be awarded in the scoring process based on the experience of individuals who will be performing the services under the contract.*

Q16: What is the planned date to announce the award?

A16: *MSHDA does not have a specific date that the contract awards will be announced. However, it is intended that the selected contractors will be recommended to the MSHDA Board for approval at the October Board meeting. If Board approval is not obtained in October, the recommendations will be presented to the Board at the November Board Meeting. Contract awards will be announced shortly after Board approval is received.*

Q17: Is there a page limit to the response? Is there a specific font size required?

A17: *There is no page limit for responses, but all required documentation must be attached and all items addressed. Also there is no specific font size required, however 11 or 12 is typically the standard font size MSHDA staff utilizes.*

Q18: There is a requirement to provide a reference list of other state or local agencies for which the firm has acted, or is currently acting, as a tenant file audit contractor. If the firm has no specific state or local agencies for which file audits have been or are being performed, will the firm receive a neutral or negative evaluation for this area? Or, in other words, without specific state or local agencies for which file audits have been or are being performed, will this firm's proposal even be considered

A18: *All experience of qualified applicants will be considered and evaluated. Specific experience performing file audits and/or physical inspections on state or federally funded and/or assisted developments would be considered.*

Q19: Will a company pursuing the Full/Both Sides of the contract be given preferential treatment over those who pursue only the inspections side or those who pursue only a regional contract?

A19: *No. MSHDA will review all proposals equally and make decisions from a "best value" perspective.*

[C] FILE AUDITS

Q20: When the contractor is required to review a higher percentage of records than is typically required for a particular type of development, how does the Contractor get paid for this and at what rate?

A20: *If MSHDA requires an additional number of files to be audited, a written request will be given to the Contractor. Typically for these additional files, the standard full audit would*

be performed at the Contractor's approved rate would be paid. However, if less than a full audit is required for these additional files, the Compliance Manager and the Contractor will negotiate a reasonable reduced rate that is fair to both MSHDA and the Contractor.

Q21: Timeframe specified by MSHDA for performing audits - is there a master list or how will this be handled?

A21: *The Compliance Monitoring of MSHDA will provide a list of the developments and each development's file audit due date to selected Contractor(s) each contract year, via the MPI system.*

Q22: Does a tenant file audit involve a review of all certifications for all years of occupancy for each household, or does it involve a review of just the most recent certification for the current year of occupancy, along with the initial move-in certification?

A22: *The move-in and the most recent certification must be reviewed in entirety. In addition, prior year recertifications must be checked for divestiture of assets. It is also recommended that prior year recertifications be randomly checked, and if problems are identified, a more thorough review of each year should be conducted by the Contractor.*

Q21: The Scope of Work for Performing Tenant File Audits mentions an Audit Letter and File Audit Report. Is there a predetermined format acceptable to or required by MSHDA? If it exists, can we obtain a copy?

A21: *MSHDA has a standardized format for the Audit Letter and the File Audit Report, which will be provided to the selected Contractor(s).*

Q22: Scope of Work for Performing Tenant File Audits: We understand that the scope of tenant file review for LIHTC developments does NOT include testing for building and project noncompliance and we do not need to concern ourselves with: minimum set-aside, qualified basis, next available unit rule, etc. Please confirm.

A22: *Testing for building and project compliance in regards to the minimum set-aside, qualified basis, next available unit rule, etc. are conducted internally by MSHDA.*

Q23: Does the Contractor have some flexibility in scheduling file audits?

A23: *Due dates for file audits are based upon the previous audit date and the required frequency given the funding/program(s) for each development. All deadlines must be met. HUD requirements allow very little flexibility when it comes to scheduling audits for Section 236 developments. However, there is some flexibility available when scheduling audits for tax credit only developments. In the event a conflict arises in meeting a particular deadline, the Contractor must discuss this with the Compliance Manager.*

Q24: Are the target review dates for the portfolio evenly distributed throughout the year?

A24: *Each due date is based on the prior physical inspection or audit date. Therefore, audits and inspections are not necessarily evenly distributed. In addition, new properties are added to MSHDA's portfolio throughout the year.*

Q25: What is the average amount of time needed to complete each audit file?

A25: *The average amount of time needed to conduct a file audit depends on how well the files are organized and the experience level of the file auditor. Typically it takes approximately 15 minutes for an experienced file auditor to review a well-organized file. The first file reviewed for each management agent may take additional time because the management agent representative must show the auditor how the files are structured, where the key documents are located within the files, etc. Additional time is required to create the file audit report and letter as well as review the manager's response and issue any follow-up and/or close-out correspondence.*

Q26: How much time does the Authority give the auditor to perform the audit from the time that the list is provided to the due date?

A26: *A tentative list of file audits due for the entire calendar year is typically provided in December of the prior year. Audit assignment lists are updated as properties come into the Compliance portfolio or are removed from a program.*

Q27: How many days/months before the audit due date can an audit be performed?

A27: *It is required that audits be conducted no later than the last day of the month in which they are due. Some exceptions can be made for certain properties under extenuating circumstances and MSHDA will make that determination on a case by case basis.*

Q28: File Audit Process – “Contractor will contact Mgt agent/owner by phone or email at least 15 calendar days prior to the audit to schedule.” If start up is Jan 1st, 2017, will the current contractor continue to schedule these inspections so that they continue uninterrupted?

A28: *No. MSHDA intends to have contracts in place in December, so that a seamless transition will occur and the new contractors can schedule the January inspection early in January. If needed, there will be an exception made to the 15 day advance scheduling rule for the month of January.*

Q29: Scope of Work for Performing File audits, indicates that the contractor will need to indicate compliance or non-compliance with the program based on the file findings. Is there a percentage of files that must be in compliance for the property to be considered in compliance?

A29: *MSHDA does not have a pass-fail percentage rate. The presence of even one file audit finding observed during the auditor's review indicates the property has a potential noncompliance issue that must be addressed.*

[D] PHYSICAL INSPECTIONS

Q30: How will the Contractor have access to MSHDA's Multifamily Property Inspection (MPI) software?

A30: *Selected contractors will be given the MPI system to download.*

Q31: What if the owner is unwilling to cooperate with the requested inspection dates.

A31: *Most Management Agents/Owners are cooperative with inspection dates. The MSHDA Compliance Manager will address specific issues with Management Agents/Owners on a case-by-case basis as issues arise.*

Q32: The Scope of Work for Performing Physical Inspections states that monitoring of CNAs will be needed on some properties. There will presumably be units and common areas and major capital items that are covered in the CNA that are not covered in the units in the work order (basis for fees). How will the Contractor be paid for CNAs?

A32: *The Contractor will be paid based on the per-unit cost identified in the Proposed Fee Schedule. If a higher cost per unit will be charged for physical inspections with CNA reviews, this cost per unit fee should be documented in the Summary of Additional Fees section of the Proposed Fee Schedule. The estimated number of CNA reviews was not provided in the RFP. Therefore, calculating the total amount for CNAs is not expected of bidders.*

Q33: Is there a requirement to verify compliance with local rental property registrations to ensure properties are in good standing with the various municipalities?

A33: *No. However, Physical inspections include the request for and review of any local inspections resulting in citations since January 1 of the year the inspection is performed. The MSHDA contracted inspector must include in the report notes the status of compliance with these citations.*

Q34: Is there a requirement to verify certificates of compliance on vacant properties that are trying to be rented?

A34: *No.*

RE-INSPECTIONS:

Q35: When would a re-inspection be required by MSHDA.

A35: *Re-inspection of developments will be required when MSHDA identifies that a property that has a history of major physical issues. Re-inspections may be identified and requested at the beginning of the Contract period or could become needed as a result of unacceptable physical inspection results.*

Q36: If a re-inspection is mandated by MSHDA, would the contractor be paid the same fee per unit?

A36: *The Contractor will be paid based on the per-unit cost identified in the Proposed Fee Schedule. If a higher or lower cost per unit will be charged for re-inspections, this cost per unit fee should be documented in the Summary of Additional Fees section of the Proposed Fee Schedule. The estimated number of re-inspections was not provided in the RFP. Therefore, calculating the total amount for re-inspections is not expected of bidders.*

Q37: In the event MSHDA requests a re-inspection, will the next annual review be scheduled one year from the date of the original inspection or re-inspection?

A37: *The re-inspections will not interrupt the annual inspection schedule.*

Q38: How much notification time will the Contractor get for scheduling of the properties?

A38: *It is MSHDA's intent to provide the Contractor(s) with a report of all the developments to be inspected and their due dates, so the Contractor can prepare a Work Plan including a proposed schedule for the entire year. Corrections, additions and deletions to this report will be provided as changes in the Contractor's portfolio occur.*

Q39: When do contractors receive "site lists" authorizing audits and inspections? What information is included in MSHDA's authorization for unit audits and inspections? How are the authorizations sent to the contractor (email, Word documents, Excel spreadsheet, paper via mail or fax, etc.)?

A39: *Contractor(s) will receive the list of authorized developments to be inspected or audited upon execution of the Contract(s). The list will be available by electronic copy in excel and in the MPI system.*

Additional development information reports will be provided after contract execution, including such information as management agent, program information, compliance requirements, etc.

Q40: How does MSHDA anticipate providing historical data to the contractor (including past physical reviews, copies of CNAs, past tenant file review results, etc.)?

A40: *Once the contractor(s) has been selected, they will receive detailed information about the properties.*

Q41: Can MSHDA provide an estimate on how many properties within portfolio are covered by overlapping programs, thus reducing the number of required inspections?

A41: *Each property in MSHDA's portfolio will only be inspected/audited once for all programs. The frequency of the inspection/audit will be determined based on the most restrictive program requirements.*

REAC-INSPECTIONS:

Q42: The PASS of the PIH-REAC facilitates inspections for all HUD-affiliated properties. To what capacity do they facilitate?

A42: *MSHDA is responsible to schedule only a select number of HUD insured properties for REAC inspections. These inspections will be scheduled in the REAC system by MSHDA and the inspector will use the HUD system to download the inspection before the inspection is conducted and upload the results after the inspection is conducted.*

[E] TECHNICAL, COMPUTER, AND SYSTEMS

Q43: The Contractor will need to load basic information, including historical physical and tenant file audit results, about all of the developments into their own system. Will MSHDA be able to provide the contractor with this information electronically so it can be uploaded?

A43: *Yes, MSHDA will be able to provide development data to selected contractors electronically.*

Q44: What are the technical requirements and procedures for electronically submitting the inspection reports? Is this a web-based forms managed process, or do we submit PDF documents or scanned images via FTP upload or email?

A44: *Inspection data is currently uploaded through MSHDA's MPI system (Multifamily Housing Inspection) However, reports are required to be submitted to MSHDA in PDF.*

Q45: If digital pictures are to be submitted with the filed inspection reports, what are the technical specifications for digital pictures (640 x 480 resolution, date and time stamps, embedded annotations)?

A45: *Digital pictures are not a requirement of the Scope of Works. However, good quality digital photo capability with date stamps would be desirable.*

Q46: Does our digital tracking system need to be accessible to MSHDA?

A46: *The Contractor's system/database does not need to be accessible to MSHDA, however, the data must be transmitted to MSHDA in a format compatible with MSHDA systems when requests are made.*

[F] ON-GOING TRAINING AND COMMUNICATIONS AFTER CONTRACT AWARD

Q47: How often will the Contractor be required to attend MSHDA Workshops for training on the file audits? How often is contractor required to meet with MSHDA for workshops and periodic meetings for familiarity with state policies, and to review work progress and inspection results?

A47: *The schedule and quantity of MSHDA workshops for the training of selected contractors and the frequency of meetings has not yet been determined. This will largely depend upon the specific needs of the Contractor(s) selected and their familiarity and experience with MSHDA policies and procedures. The Contractor(s) principals and key staff are required to attend these workshops. Currently, the present Contractors communicate with designated Compliance Monitoring staff by phone and email as often as needed. The Contractor's key representative must be available to discuss and relay any issues and concerns.*

Q48: MSHDA requires HUD certified training annually for the file audits. Does this mean that a person who performs file reviews has to attend a HUD occupancy training course annually and receive an annual certification? If not, what qualifies as annual training by HUD?

A48: *The Contractor will annually attend workshops or seminars that provide training on the HUD 4350.3 Handbook (Occupancy Requirements of Subsidized Multifamily Housing Programs), which include clarifications and updates regarding essential compliance requirements such as calculating and verifying income and assets, and determining program and project eligibility.*

Q49: Would the training provided by the annual MSHDA/MMAM/EPS/HUD conference be acceptable for annual requirement?

A49: *"All contractors must attend trainings on HUD Handbook 4350.3, Occupancy Requirements of Subsidized Multifamily Housing Programs on an annual basis." Depending on the content of the MSHDA/MMAM/EPS/HUD Conferences for 2022 through 2026, this training may be determined to be acceptable to meet the annual training requirement.*

Q50: There are several references to training in the RFP for auditing, where will the training be conducted and what time commitment will be required of each auditor?

A50: *In the past, MSHDA has required documentation of annual HUD certified training, since HUD rules and regulations change frequently and it is essential that contractors obtain this updated information. If the Contractor(s) selected are able to prove to MSHDA that Annual Certification of training is not necessary, MSHDA is open to discuss this with the Contractor(s) selected.*

The schedule and quantity of MSHDA workshops for the training of selected contractors and the frequency of meetings has not yet been determined. This will largely depend upon the specific needs of the Contractor(s) selected and their familiarity and experience with MSHDA policies and procedures. The Contractor(s) principals and key staff are required to attend these workshops.

Currently, contractors communicate with designated Compliance Monitoring staff by phone and email as often as needed. The Contractor's key representative is required to be available to discuss and relay any issues and concerns.

Q51: The RFP documents talk about training & workshops for December of 2021 prior to start-up. Has this training/workshop schedule been determined? It also states that MSHDA will NOT be responsible for associated costs. What costs will we be looking at for this?

A51: *MSHDA has not scheduled a date for the contractor training at this point. The date will be scheduled shortly after the announcement of contract awards.*

Associated costs are the travel expenses incurred to attend any of the MSHDA trainings and/or the travel expenses and conference fees incurred for attending required trainings that are conducted by training companies.

Q52: MSHDA will provide UPCS Plus training. Where & when would that occur?

A52: *MSHDA has not scheduled a date for UPCS Plus contractor training at this point. The date for the training will be scheduled shortly after the announcement of contract awards.*

[G] OTHER

Q53: If the last RFP responses are now “public domain”, how can we obtain a copy of the last winning bids and how they were awarded?

A53: *Requests for information on previous RFP responses can be made under the Freedom of Information Act (FOIA).*

Address: Michigan State Housing Development Authority
Attn: FOIA Coordinator
735 E. Michigan Avenue
Lansing, MI 48912

Q54: Who is currently performing this work? If it is currently contracted, could we receive a copy of the standard contract language? We understand that you may elect to redline the document to protect the identity of the names of the current contractor(s) and price.

A54: *Requests for information on contractors and/or contract language can be made under the Freedom of Information Act (FOIA). See FOIA contact information above.*

Q55: Could we obtain a copy of MSHDA's Management Letter and Single Audit (with all detailed schedules) for the last two years?

A55: *Requests for information on previous Authority Management Letters and/or Single Audit responses can be made under the Freedom of Information Act (FOIA). See FOIA contact information above.*

Q56: Can we get a list of other firms that have received the RFP?

A56: *The names of individuals and entities that have requested to receive the RFP will not be available until after the competitive bid process is completed.*

Q57: What are your procedures to submit invoices for completed file audits and/or inspections? When are payments for services-rendered released (daily, weekly, monthly, semi-monthly, quarterly)?

A57: *Invoices are submitted no more frequently than monthly. Payments are processed and released within 30 days of invoice receipt.*

Q58: The nomenclature regarding Authority-financed properties is somewhat confusing. Does Authority-financed mean bond-financed, Section 236, and Section 8, and not LIHTC?

A58: *The term “Authority-financed” means a multi-family development financed by an Authority mortgage loan.*

The term “assisted” means a development receives payments through a Program (either state or federal) that enables the development to subsidize rent for households

The term “program” means an Authority sponsored or administered program through which developments or units are financed or receives assistance. Programs include, but are not limited to Section 8, Section 236, 80/20, 70/30, Taxable Bond, LIHTC, Neighborhood Preservation, TEAM, HOME, HOME TEAM, Pass-Through, HTF, 1602, TCAP, or NSP.

Q59: Who is the incumbent?

A59: *There are currently two companies MSHDA has contracted with to conduct file audits and physical inspection. These companies are HCS Michigan Inc. and The Inspection Group.*

**MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
REQUEST FOR PROPOSAL**

EXHIBIT J

ESTIMATED UNITS FOR FILE AUDITS & INSPECTIONS BY YEAR AND REGION

Estimated Units for Physical Inspections by Year/Region

Year	Detroit Region	South/East Region	North/West Region
2022	2648	3107	4208
2023	2464	2939	4414
2024	2495	3276	4261
2025	2490	3055	4136
2026	2311	2982	4324

Estimated Units for File Audits by Year/Region

Year	Detroit Region	South/East Region	North/West Region
2022	901	791	1329
2023	1622	1675	2336
2024	1135	1122	2074
2025	877	772	1184
2026	1455	1781	2527