

**NOTICE OF PUBLIC HEARING  
BEFORE THE MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY  
PLAN OF FINANCING FOR EXEMPT FACILITY BONDS  
FOR QUALIFIED RESIDENTIAL PROJECTS**

The Michigan State Housing Development Authority (“MSHDA”) will hold a public hearing by teleconference at 9:00 a.m. on May 19, 2021, in accordance with Treasury Regulation §1.147(f)-1 and Revenue Procedure 2020-49, with respect to a plan of financing by the Authority, consisting of one or more series of exempt facility bonds for qualified residential rental projects under Section 142(a)(7) of the Internal Revenue Code of 1986, as amended, to provide for (i) interim financing for the acquisition, construction or rehabilitation of multifamily rental housing for persons of low and moderate income and persons whose incomes do not exceed federal and state statutory requirements through the issuance of general and limited obligation notes or bonds of the Authority in an initial aggregate face amount not to exceed \$ \$722,015,407 and (ii) long-term financing for the acquisition, construction or rehabilitation of multifamily rental housing for persons of low and moderate income and persons whose incomes do not exceed federal and state statutory requirements through the issuance of general and limited obligation notes or bonds of the Authority in an initial aggregate face amount not to exceed \$ \$722,015,407. Note and bond proceeds may also be used to fund reserve funds and costs of issuance, if any. The name of each development, its location, initial owner, maximum aggregate face amount of obligations to be issued to finance each rental housing project and the approximate number of units are listed below:

**Development:** **900 Division-4**  
Location: 900 Division Avenue South, City of Grand Rapids, Kent County  
Initial Owner: 900 Division-4 Limited Dividend Housing Association, LLC  
Maximum Face Amount: \$5,812,878  
Description: New construction of 46 housing units for family occupancy and demolition of existing building

**Development:** **Adams Park**  
Location: 1420 Fuller SE, City of Grand Rapids, Kent County  
Initial Owner: Adams Park Limited Partnership Housing Association Limited Partnership  
Maximum Face Amount: \$12,486,745  
Description: Acquisition and rehabilitation of 188 housing units for senior occupancy

**Development:** **Aldridge Place**  
Location: 5838 Edgar Holt Drive, City of Flint, Genesee County  
Initial Owner: A Michigan Limited Dividend Housing Association to be formed by the Flint Housing Commission  
Maximum Face Amount: \$12,320,504  
Description: Acquisition and rehabilitation of 93 housing units for family occupancy

**Development:** **Apartments on Clark**  
Location: Northwest Corner of Clark Road and Golfside Road, Pittsfield Township, Washtenaw County, constructed on a vacant 17-acre site  
Initial Owner: A Michigan Limited Dividend Housing Association to be formed by Lockwood Development Company LLC

Maximum Face Amount: \$47,522,684  
Description: New construction of 295 housing units for family occupancy

**Development:** **Attwood Gardens**  
Location: 5454 Venoy Road, a 4.3-acre vacant parcel bordering Beaumont Hospital Wayne and on the northern end of the Senior Alliance parking lot, City of Wayne, Wayne County  
Initial Owner: Attwood Gardens Limited Dividend Housing Association, Limited Partnership  
Maximum Face Amount: \$10,599,818  
Description: New Construction of 100 housing units for senior occupancy in one building

**Development:** **Brainard Street Apartments**  
Location: 3551, 3571 2<sup>nd</sup> Avenue, 3520, 3540, 3560, 3600 3rd Avenue, 620, 630, 640, 641, 650, 651, 660, 661, 670, 671, 680, 690, 691 Brainard Street, 690 Martin Luther King Jr. Blvd, City of Detroit, Wayne County  
Initial Owner: Brainard Street Apartments II Limited Dividend Housing Association Limited Partnership  
Maximum Face Amount: \$10,573,179  
Description: Acquisition and rehabilitation of 120 housing units for family occupancy

**Development:** **Brentwood**  
Location: 1129 Brentwood, City of Belding, Ionia County  
Initial Owner: Brentwood Limited Dividend Housing Association Limited Partnership  
Maximum Face Amount: \$5,044,500  
Description: Acquisition and rehabilitation of 50 housing units for family occupancy

**Development:** **Carriage Place**  
Location: 255 Carriage Circle Drive, City of Pontiac, Oakland County  
Initial Owner: Carriage Place Limited Dividend Housing Association Limited Partnership  
Maximum Face Amount: \$24,770,195  
Description: Acquisition and rehabilitation of 234 housing units for family occupancy

**Development:** **Centerline Park Towers Apartments II**  
Location: 8033 E. 10 Mile Road, City of Center Line, Macomb County  
Initial Owner: Centerline Park Towers II/MHT Limited Dividend Housing Association, LLC  
Maximum Face Amount: \$32,500,000  
Description: Acquisition and rehabilitation of 300 housing units for senior occupancy

**Development:** **Chatham Apartments**  
Location: 600 Pingree Street, City of Detroit, Wayne County  
Initial Owner: Chatham Apartments Limited Dividend Housing Association Limited Partnership  
Maximum Face Amount: \$13,015,097  
Description: Acquisition and Rehabilitation of 73 units for family occupancy

**Development:** **Country View III**  
Location: 1912, 1914, 1916, 1928, 1930, 1932, 1934, 1936, 1938, 1940, 1942, 1944, 1948, 1950, 1952, 1954, 1956, 1958, 1960, 1962, 1964, 1966, 1968, 1970, 1972, 1974, 1976, 1980, 1982 E. Britain Road, Benton Charter Township, Berrien County  
Initial Owner: Country View III Limited Dividend Housing Association, LLC  
Maximum Face Amount: \$21,501,745  
Description: Acquisition and rehabilitation of 198 housing units for family occupancy

**Development:** **Delhi Stratford Place II**  
Location: 2385 Cedar Park Drive, Delhi Charter Township, Ingham County  
Initial Owner: Delhi Stratford Place II/MHT Limited Dividend Housing Association, LLC  
Maximum Face Amount: \$10,133,288  
Description: Acquisition and rehabilitation of 96 housing units for senior occupancy

**Development:** **Field Street III-A**  
Location: 1005, 1007, 1023, 1025, 1027, 1029, 1031, 1045, 1047, 1049, 1051, 1065, 1067, 1083, 1085, 1091, 1093, 1014, 1016, 1070, 1074, 1090, 1094, 1100, 1104, 1108 Field Street; 240, 244, 246, 250, 101, 102, 201, 202, 202B, 236, 238, 242, 248 E. Grand Blvd, City of Detroit, Wayne County  
Initial Owner: Field Street III Limited Dividend Housing Association, LLC  
Maximum Face Amount: \$3,520,762  
Description: Acquisition and rehabilitation of 39 housing units for family occupancy

**Development:** **Field Street III-B**  
Location: 1448, 1452, 1458, 1462, 1470, 1474, 1481, 1485, 1491, 1495 Field Street, City of Detroit, Wayne County  
Initial Owner: Field Street III Limited Dividend Housing Association, LLC  
Maximum Face Amount: \$907,870  
Description: Acquisition and rehabilitation of 10 housing units for family occupancy

**Development:** **Grandmont Rosedale Collaborative II**  
Location: 9710 W. Outer Drive, 9730 W. Outer Drive, 15770 Minock, City of Detroit, Wayne County  
Initial Owner: GRPC 4 Limited Dividend Housing Association Limited Partnership  
Maximum Face Amount: \$4,394,588  
Description: Acquisition and rehabilitation of 33 housing units for family occupancy

**Development:** **Greenbriar**  
Location: 1112 Wellington Street, City of Greenville, Montcalm County  
Initial Owner: Wellington Limited Dividend Housing Association Limited Partnership  
Maximum Face Amount: \$4,330,600  
Description: Acquisition and rehabilitation of 40 housing units for family occupancy

**Development:** **Hartland Senior Living**

Location: 12371 Highland Road, Township of Hartland, Livingston County on three vacant rectangular shaped parcels totaling approximately 17.90-acres on the north side of Highland Road east of Changes Counseling of Hartland LLC  
Initial Owner: Hartland Senior Living Limited Dividend Housing Association LLC  
Maximum Face Amount: \$34,017,539  
Description: New construction of 146 housing units for senior occupancy

**Development: Hechtman I Apartments**  
Location: 6700 West Maple Road, West Bloomfield Township, Oakland County  
Initial Owner: Hechtman I JSL Limited Dividend Housing Association Limited Partnership  
Maximum Face Amount: \$24,275,366  
Description: Acquisition and rehabilitation of 103 housing units for senior occupancy

**Development: Henry Street Redevelopment**  
Location: 459 Henry Street (residential building), 467 and 481 Henry street (parking lot), City of Detroit, Wayne County  
Initial Owner: Henry Street 4% Limited Dividend Housing Association, LLC  
Maximum Face Amount: \$8,374,406  
Description: Acquisition and rehabilitation of 44 housing units for family occupancy

**Development: Hildebrandt Park**  
Location: 3122 N. Turner Street, City of Lansing, Ingham County  
Initial Owner: Hildebrandt Park Limited Dividend Housing Association Limited Partnership  
Maximum Face Amount: \$14,098,946  
Description: Acquisition and rehabilitation of 100 housing units for family occupancy

**Development: Holland Senior Living**  
Location: A 40-acre vacant parcel of land on the north side of Ottogan Street, west of Country Club Road and east of 104<sup>th</sup> Avenue, directly west of the Knollwood Community, Holland Charter Township, Ottawa County  
Initial Owner: Holland Senior Living Limited Dividend Housing Association LLC  
Maximum Face Amount: \$38,404,917  
Description: New construction of 150 housing units for senior occupancy

**Development: HOM Flats at 24 East**  
Location: 717 East 24<sup>th</sup> Street, City of Holland, Ottawa County. An approximate 9.2-acre vacant parcel on the northeast corner of the intersection of East 24<sup>th</sup> Street and South Waverly Road  
Initial Owner: 717 East 24<sup>th</sup> Limited Dividend Housing Association Limited Partnership  
Maximum Face Amount: \$28,522,828  
Description: New construction of 184 units for family occupancy

**Development: HOM Flats at Bristol**

Location: 960 Bristol Avenue NW, City of Grand Rapids, Kent County. An approximate 12-acre vacant parcel to the southeast of the intersection of Bristol Avenue NW and Woodrow Avenue NW  
Initial Owner: 960 Bristol Avenue NW Limited Dividend Housing Association Limited Partnership  
Maximum Face Amount: \$16,049,716  
Description: New construction of 94 units for family occupancy

**Development: HOM Flats at Maynard**  
Location: An address to be determined on Maynard Avenue (parcel is being split off of 3059 Lake Michigan Drive), City of Grand Rapids, Kent County on approximately 12 acres of vacant land  
Initial Owner: Maynard Avenue Limited Dividend Housing Association Limited Partnership  
Maximum Face Amount: \$34,695,080  
Description: New construction of 240 units for family occupancy

**Development: HOM Flats at West Randall**  
Location: 568 West Randall Street, on approximately 3.1 acres of vacant land located on the south side of West Randall Street and east of Fountain View Assisted Living, City of Coopersville, Ottawa County  
Initial Owner: West Randall Limited Dividend Housing Association Limited Partnership  
Maximum Face Amount: \$6,939,693  
Description: New construction of 70 units for family occupancy

**Development: Jefferson Meadows**  
Location: 13101 Freud Street, City of Detroit, Wayne County  
Initial Owner: Jefferson Meadows II/MHT Limited Dividend Housing Association, LLC  
Maximum Face Amount: \$7,526,949  
Description: Acquisition and rehabilitation of 83 housing units for senior occupancy

**Development: LaJoya Gardens**  
Location: 4000-4060 West Vernor Highway, an irregularly shaped 0.80-acre parcel along the north side of West Vernor Highway with frontage along Hubbard Street to the east and Palms Street to the west, City of Detroit, Wayne County  
Initial Owner: Hubbard Vernor Limited Dividend Housing Association, LLC  
Maximum Face Amount: \$6,781,733  
Description: New construction of 28 housing units for family occupancy

**Development: LaRoy Froh**  
Location: 2400 Reo Road, City of Lansing, Ingham County  
Initial Owner: LaRoy Froh Limited Dividend Housing Association Limited Partnership  
Maximum Face Amount: \$13,947,142  
Description: Acquisition and rehabilitation of 100 housing units for family occupancy

**Development: Lee Crest Apartments**  
Location: 8711 Second Avenue, City of Detroit, Wayne County

Initial Owner: Lee Crest Limited Dividend Housing Association Limited Partnership  
Maximum Face Amount: \$16,049,716  
Description: Acquisition and rehabilitation of 100 units for family occupancy

**Development:** **Leland House Detroit**  
Location: 400 Bagley, City of Detroit, Wayne County  
Initial Owner: Leland House Limited Dividend Housing Association, LLC  
Maximum Face Amount: \$76,084,741  
Description: Acquisition and rehabilitation of former hotel into 340 housing units for family occupancy

**Development:** **Lockwood of Ann Arbor**  
Location: A 7.89 acre parcel of land located at 2195 E. Ellsworth Road, City of Ann Arbor, Washtenaw County  
Initial Owner: Lockwood of Ann Arbor Limited Dividend Housing Association Limited Partnership  
Maximum Face Amount: \$39,977,640  
Description: Demolition of existing single-family home and new construction of 154 housing units for senior occupancy

**Development:** **Meyers Senior**  
Location: 17370 Meyers Road, a 1.85-acre vacant parcel located on the east side of Meyers Road, at the intersection of Meyers Road and Santa Maria Avenue, City of Detroit, Wayne County  
Initial Owner: Meyers Senior II Limited Dividend Housing Association Limited Partnership  
Maximum Face Amount: \$7,000,651  
Description: New Construction of 73 housing units for senior occupancy

**Development:** **Pinehurst Townhomes**  
Location: 6740 Andover Drive, Oshtemo Township, Kalamazoo County  
Initial Owner: Pinehurst Preservation Limited Dividend Housing Association Limited Partnership  
Maximum Face Amount: \$8,195,639  
Description: Acquisition and rehabilitation of 97 units for family occupancy

**Development:** **Reverend Dr. Jim Holley Residences 4%**  
Location: 9001 Woodward Avenue, City of Detroit, Wayne County  
Initial Owner: Little Rock Limited Dividend Housing Association, LLC  
Maximum Face Amount: \$4,421,951  
Description: Demolition of existing building and new construction of 30 units for family occupancy

**Development:** **Riverview Terrace (Alternative I)**  
Location: 150 Pine Street, City of Traverse City, Grand Traverse County  
Initial Owner: TC 150P 4B Limited Dividend Housing Association Limited Partnership  
Maximum Face Amount: \$13,688,000  
Description: Acquisition and rehabilitation of 115 housing units for senior occupancy. As described below, the project may in the alternative consist of fewer tax-exempt bond financed units and be carried out pursuant to an alternative plan of financing

**Development:** **Riverview Terrace (Alternative II)**  
Location: 150 Pine Street, City of Traverse City, Grand Traverse County  
Initial Owner: TC 150P 4B Limited Dividend Housing Association Limited Partnership  
Maximum Face Amount: \$5,146,096  
Description: Acquisition and rehabilitation of 58 housing units for senior occupancy

**Development:** **Savannah-Wilshire - A**  
Location: 250 West Grand Blvd., City of Detroit, Wayne County  
Initial Owner: Savannah-Wilshire Limited Dividend Housing Association Limited Partnership  
Maximum Face Amount: \$2,384,315  
Description: Acquisition and rehabilitation of 20 housing units for family occupancy

**Development:** **Savannah-Wilshire - B**  
Location: 388 West Grand Blvd., City of Detroit, Wayne County  
Initial Owner: Savannah-Wilshire Limited Dividend Housing Association Limited Partnership  
Maximum Face Amount: \$2,384,315  
Description: Acquisition and rehabilitation of 20 housing units for family occupancy

**Development:** **Sophia Square II**  
Location: 85-87 W. Michigan Avenue, a vacant parcel located on the southwest side of Michigan Avenue West, north of McCamly Street North, southwest of State Street West, and northeast of Jackson Street West, City of Battle Creek, Calhoun County  
Initial Owner: A Michigan Limited Dividend Housing Association Limited Partnership to be formed by Hollander Development Corporation  
Maximum Face Amount: \$3,122,823  
Description: New construction of 27 housing units for family occupancy

**Development:** **The Preserve at Stonebrook**  
Location: 1949 Mason Street NE, 1901, 1903, 1905, 1907, 1909, 1911, 1913, 1915, 1919, 1921, 1923, 1925, 1927, 1929, 1931, 1933, 1937, 1939, 1941, 1943, 1945, 1947, 1949, 1951, 1961, 1963, 1965, 1967, 1969, 1971, 1973, 1975, 1980, 1982, 1984, 1986, 1988, 1990, 1992, 1994, 2000, 2002, 2004, 2006, 2008, 2010, 2012, 2014, 2020, 2022, 2024, 2026, 2028, 2030, 2032, 2034, 2040, 2042, 2044, 2046, 2048, 2050, 2052, 2054 Bayou Court, City of Grand Rapids, Kent County  
Initial Owner: PSB Limited Dividend Housing Association, LLC  
Maximum Face Amount: \$9,453,873  
Description: Acquisition and rehabilitation of 64 housing units for family occupancy

**Development:** **Tri City Village**  
Location: 541 N. Main Street, City of Watervliet, Berrien County  
Initial Owner: Tri City Village II/MHT Limited Dividend Housing Association, LLC  
Maximum Face Amount: \$6,490,000

Description: Acquisition and rehabilitation of 56 housing units for senior occupancy

**Development: Union at Oak Grove**

Location: An approximate 52.12-acre vacant parcel of land located on the southwest corner of the intersection of Henderson Road and Oak Grove Road, 1946 Oak Grove Road, Township of Howell, Livingston County

Initial Owner: Union at Oak Grove Limited Dividend Housing Association Limited Partnership

Maximum Face Amount: \$32,156,672

Description: New construction of 220 housing units for family occupancy

**Development: Union Suites at Michael**

Location: 3566 Michael Avenue SW, City of Wyoming, Kent County (corner of Michael Avenue and 36<sup>th</sup> Street)

Initial Owner: Union Suites at Michael Limited Dividend Housing Association LLC

Maximum Face Amount: \$13,625,360

Description: Adaptive reuse of 80 housing units and new construction of 21 housing units for senior occupancy

**Development: Van Dyke Apartments**

Location: 43700, 43720, 43750 Van Dyke Road, an irregularly shaped approximate 10-acre parcel on the east of Van Dyke Road north of the intersection of Riverland Drive, and west of Clinton River Road, City of Sterling Heights, Macomb County

Initial Owner: A Michigan Limited Dividend Housing Association to be formed by the Chaldean Community Foundation

Maximum Face Amount: \$15,002,790

Description: New Construction of 135 units for family occupancy

**Development: Walter French 4%**

Location: 1900 South Cedar Street, City of Lansing, Ingham County

Initial Owner: Walter French III Limited Dividend Housing Association Limited Partnership

Maximum Face Amount: \$4,172,145

Description: Adaptive reuse of existing building into 24 family housing units

**Development: Whetstone Village**

Location: 200 Whetstone Road, City of Marquette and Marquette Township, Marquette County

Initial Owner: Whetstone 2021 Limited Dividend Housing Association Limited Partnership

Maximum Face Amount: \$10,235,446

Description: Acquisition and rehabilitation of 134 units for family occupancy

**Development: Woodward Avenue Apartments**

Location: A vacant parcel of land located on the west side of Woodward Avenue, situated between Calvert Avenue and Glynn Court at 10201 Woodward Avenue, City of Detroit, Wayne County

Initial Owner: 10201 Woodward 4% Limited Dividend Housing Association, LLC

Maximum Face Amount: \$4,500,562

Description: New construction of 27 housing units for family occupancy



The teleconference can be accessed by dialing the following toll-free number and entering the following meeting identification and passcode at 9:00 a.m. on May 19, 2021:

Toll-Free Number: 1-877-402-9753

Passcode: 6897534

The hearing will provide a reasonable opportunity for interested persons to express their views, both orally and in writing, on the proposed issuance of the bonds. Written comments will be accepted by MSHDA if received on or before the date and time of the hearing and should be directed to the Director of Legal Affairs at the address set forth below or to MSHDA-TEFRA-comments@michigan.gov. Any questions regarding the hearing should be directed to the Director of Legal Affairs at (517) 335-9935 in advance of the meeting.

MSHDA will provide necessary reasonable accommodation upon 3 days' notice to MSHDA. Individuals with disabilities needing a reasonable accommodation to effectively participate in this public hearing should contact MSHDA's Fair Housing Officer by writing to the address below or by calling (517) 335-9935 or TTY 1-800-382-4568.

Dated: May 11, 2021

*Clarence L. Stone, Jr.*  
Clarence L. Stone Jr.  
Director of Legal Affairs  
Michigan State Housing  
Development Authority  
735 E. Michigan Avenue  
Lansing, Michigan 48912