

**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 September 24, 2020, in accordance with Treasury Regulation §1.147(f)-1 and Revenue Procedure 2020-21, 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 \$258,691,228 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 \$258,691,228. 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: **Apple Ridge Apartments II**
Location: 2301 Flower Street, City of Kalamazoo, Kalamazoo County
Initial Owner: Apple Ridge II/MHT Limited Dividend Housing Association, LLC
Maximum Face Amount: \$5,504,327
Description: Acquisition and rehabilitation of 56 housing units for family occupancy

Development: **Attwood Gardens**
Location: 5454 Venoy Road, City of Wayne, Wayne County, a 4.3-acre vacant site bordering Beaumont Hospital Wayne and on the northern end of the Senior alliance parking lot
Initial Owner: Attwood Gardens Limited Dividend Housing Association, Limited Partnership
Maximum Face Amount: \$10,628,089
Description: New Construction of 100 housing units for senior occupancy

Development: **Brentwood Apartments**
Location: 1129 Brentwood Street, City of Belding, Ionia County
Initial Owner: Brentwood Limited Dividend Housing Association Limited Partnership
Maximum Face Amount: \$4,429,685
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: \$23,088,104
Description: Acquisition and rehabilitation of 234 housing units for family occupancy

Development: **Center Ridge Arms**
Location: 798 North Pine Road, Hampton Township, Bay County
Initial Owner: Center Ridge Arms Limited Dividend Housing Association, LLC
Maximum Face Amount: \$6,431,000
Description: Acquisition and rehabilitation of 100 housing units for family occupancy

Development: **Cliffview Apartments**
Location: 1691 Cliff View Drive, City of Rochester Hills, Oakland County
Initial Owner: Cliffview II Limited Dividend Housing Association Limited Partnership
Maximum Face Amount: \$9,057,875
Description: Acquisition and rehabilitation of 126 housing units for family occupancy

Development: **Danbury Park Manor**
Location: 9412 MacArthur Blvd. Superior Charter Township, Washtenaw County
Initial Owner: Green Danbury Park Limited Dividend Housing Association LLC
Maximum Face Amount: \$32,035,130
Description: Acquisition and rehabilitation of 151 housing units for family occupancy

Development: **Eastern Elementary**
Location: 815 Malta, City of Grand Rapids, Kent County
Initial Owner: Inner City Christian Federation and ICCF Nonprofit Housing Corporation
Maximum Face Amount: \$8,885,664
Description: Acquisition and rehabilitation of a school building into 50 housing units for family occupancy

Development: **Edgewood Village**
Location: 6213 Towar Garden Circle, Meridian Township, Ingham County
Initial Owner: Edgewood Housing Partners Limited Dividend Housing Association, Limited Partnership
Maximum Face Amount: \$17,617,640
Description: Acquisition and rehabilitation of 30 housing units for elderly occupancy and 103 units for family occupancy and 2 manager's units

Development: **Field Street III**
Location: 1005, 1014, 1023, 1045, 1065, 1070, 1083, 1090, 1100, 1103, 1448, 1458, 1470, 1481, and 1491 Field Street, as well as 232, 236, and 240 East Grand Boulevard, City of Detroit, Wayne County.
Initial Owner: Field Street III Limited Dividend Housing Association, LLC

Maximum Face Amount:	\$5,269,693
Description:	Acquisition and rehabilitation of 49 housing units for family occupancy
Development:	Greenbriar Apartments
Location:	1112 Wellington Street, City of Greenville, Montcalm County
Initial Owner:	Wellington Limited Dividend Housing Association Limited Partnership
Maximum Face Amount:	\$3,810,937
Description:	Acquisition and rehabilitation of 40 housing units for family occupancy
Development:	Hartland Senior Living
Location:	2371 Highland Road, Township of Hartland, Livingston County on three vacant rectangular shaped parcels totaling approximately 17.90-acres on the east border of Changes Counseling of Hartland LLC
Initial Owner:	Hartland Senior Living Limited Dividend Housing Association LLC
Maximum Face Amount:	\$35,212,835
Description:	New construction of 146 housing units for senior occupancy
Development:	HOM Flats at 28 West Phase 2
Location:	1301 Prairie Parkway SW, City of Wyoming, Kent County
Initial Owner:	28WestPhaseTwo Limited Dividend Housing Association, Limited Partnership
Maximum Face Amount:	\$22,251,225
Description:	New construction of 160 housing units for family occupancy
Development:	HOM Flats at Felch Street
Location:	12191 Felch Street, Holland Township, Ottawa County (corner of Felch Street and Woodview Lane)
Initial Owner:	12191 Felch Street Limited Dividend Housing Association Limited Partnership
Maximum Face Amount:	\$19,175,000
Description:	New construction of 114 housing units for family occupancy
Development:	LaJoya Gardens
Location:	4000-4060 West Vernor Highway, City of Detroit, Wayne County
Initial Owner:	Hubbard Vernor Limited Dividend Housing Association, LLC
Maximum Face Amount:	\$5,004,949
Description:	New construction of 28 housing units for family occupancy
Development:	Lake Superior Village
Location:	125 Dobson Place, City of Marquette, Marquette County
Initial Owner:	Lake Superior Limited Dividend Housing Association Limited Partnership
Maximum Face Amount:	\$15,628,365
Description:	Acquisition and rehabilitation of 116 housing units for family occupancy
Development:	Lakewood Manor
Location:	14200 Kercheval Avenue, City of Detroit, Wayne County

Initial Owner: Lakewood Manor 2019 Limited Dividend Housing Association
Limited Partnership
Maximum Face Amount: \$3,950,537
Description: Acquisition and rehabilitation of 30 housing units for family
occupancy

Development: **Marwood Apartments**
Location: 53 Marston Street, City of Detroit, Wayne County
Initial Owner: Marwood Marston 2020 Limited Dividend Housing Association
LLC
Maximum Face Amount: \$10,697,185
Description: Acquisition and rehabilitation of 59 housing units and construction
of 12 new housing units for family occupancy

Development: **Oakwood Townhomes**
Location: 1210 and 1216 East Eighth Street, Traverse City, Grand Traverse
County
Initial Owner: Oakwood Limited Dividend Housing Association, LLC
Maximum Face Amount: \$287,673
Description: New construction of 6 housing units for family occupancy

Development: **Pine Oak**
Location: 850 36th Street SW, City of Wyoming, Kent County
Initial Owner: Pine Oak 2020 Limited Dividend Housing Association Limited
Partnership
Maximum Face Amount: \$6,602,546
Description: Acquisition and rehabilitation of 127 housing units for senior
occupancy

Development: **Pine Ridge Apartments**
Location: 316 Pine Street, City of Marquette, Marquette County
Initial Owner: Pine Street Limited Dividend Housing Association Limited
Partnership
Maximum Face Amount: \$11,556,447
Description: Acquisition and rehabilitation of 140 housing units for family
occupancy

Development: **Savannah-Wilshire**
Location: 250 West Grand Blvd. and 388 West Grand Blvd., City of Detroit,
Wayne County
Initial Owner: Savannah-Wilshire Limited Dividend Housing Association Limited
Partnership
Maximum Face Amount: \$4,768,630
Description: Acquisition and rehabilitation of 40 housing units for family
occupancy

Development: **Union Suites at Michael**
Location: 3566 Michael Ave SW, City of Wyoming, Kent County (corner of
Michael and 36th street)
Initial Owner: Union Suites at Michael, Limited Dividend Housing Association,
Limited Partnership

Maximum Face Amount: \$13,593,428
Description: Adaptive reuse of 80 housing units and new construction of 21 housing units for senior occupancy

Development: **Waverly Place**
Location: 3338 North Waverly Road, City of Lansing, Ingham County
Initial Owner: Mount Vernon Park Limited Dividend Housing Association, Limited Partnership
Maximum Face Amount: \$17,554,042
Description: Acquisition and rehabilitation of 140 housing units for family occupancy

Development: **Westchester Village Apartments South**
Location: 4055 W. Michigan Avenue, Saginaw Township, Saginaw County
Initial Owner: Westchester Village South Limited Dividend Housing Association Limited Partnership
Maximum Face Amount: \$10,926,972
Description: Acquisition and rehabilitation of 150 housing units

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 September 24, 2020:

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: September 16, 2020

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