

**MEMORANDUM**

May 15, 2013

TO: All interested parties of the Low Income Housing Tax Credit Program

FROM: Andrew Martin  
Allocations Manager  
Low Income Housing Tax Credit Program

SUBJECT: February 15, 2013 Funding Round Tax Credit Activity

Enclosed is a list of projects that received an award or a conditional award of Tax Credit in the February 15, 2013 funding round. Information provided includes the name and address of the project, project sponsor and contact person, the maximum amount of credit awarded, total number of units in the project, and number of tax credit units.

If you have any questions about any of the projects, please contact LIHTC staff at (517) 373-6007.

Enclosure

FEBRUARY 15, 2013 FUNDING ROUND RESERVATIONS

<b>Project #:</b> D13036	<b>Owner Contact:</b> Robert Beale 810.629.9500	
<b>Project Name:</b> Bridgeport Apartments	Bridgeport Community LDHA LLC	
<b>Project Address:</b> 510 Colonial Drive	2325 W. Shiawassee Suite 202	
	Fenton, MI 48430	
Allegan, MI 49010	<b>Amt Requested:</b> \$447,746	<b># Bldgs:</b> 7
<b>County:</b> Allegan	<b>Amt Awarded:</b> \$447,625	<b># Total Units:</b> 49
	<b>Target Units:</b> Family and Elderly	<b># LIHTC Units:</b> 49
	<b>Category/Set-Aside Funded In:</b> Preservation/Rural	<b>Year of Credit:</b> 2013
<b>Application Date:</b> 2/15/2013	<b>Self Score:</b> 153	<b>Final Score:</b> 153

<b>Project #:</b> D13016	<b>Owner Contact:</b> Jeffrey F. Gates 248.921.8112	
<b>Project Name:</b> Main Street Apartments	TJ Main Street LDHA LP	
<b>Project Address:</b> 9038 North Main Street	605 South Capitol Avenue	
	Lansing, MI 48933	
Berrien Springs, MI 49103	<b>Amt Requested:</b> \$202,117	<b># Bldgs:</b> 2
<b>County:</b> Berrien	<b>Amt Awarded:</b> \$201,434	<b># Total Units:</b> 24
	<b>Target Units:</b> Family	<b># LIHTC Units:</b> 24
	<b>Category/Set-Aside Funded In:</b> Preservation/Rural	<b>Year of Credit:</b> 2013
<b>Application Date:</b> 2/15/2013	<b>Self Score:</b> 169	<b>Final Score:</b> 164

<b>Project #:</b> D13030	<b>Owner Contact:</b> David Cooper, Jr. 989.464.8195	
<b>Project Name:</b> Woda Boardman Lake	Woda Boardman Lake LDHA LP	
<b>Project Address:</b> 2790 Boardman Lake Drive	104 Water Street	
	Alpena, MI 49707	
Traverse City, MI 49684	<b>Amt Requested:</b> \$1,039,775	<b># Bldgs:</b> 8
<b>County:</b> Grand Traverse	<b>Amt Awarded:</b> \$1,039,775	<b># Total Units:</b> 112
	<b>Target Units:</b> Family	<b># LIHTC Units:</b> 112
	<b>Category/Set-Aside Funded In:</b> Undesignated/Rural	<b>Year of Credit:</b> 2013
<b>Application Date:</b> 2/15/2013	<b>Self Score:</b> 169	<b>Final Score:</b> 151

FEBRUARY 15, 2013 FUNDING ROUND RESERVATIONS

<b>Project #:</b> D13034	<b>Owner Contact:</b> Laurence S. Tisdale 248.304.2000	
<b>Project Name:</b> Somerset Apartments	Somerset Senior LDHA LLC	
<b>Project Address:</b> 1401 Holmes Road	28777 Northwestern Highway, Suite 220	
	Southfield, MI 48034	
Lansing, MI 48910	<b>Amt Requested:</b> \$800,731	<b># Bldgs:</b> 1
<b>County:</b> Ingham	<b>Amt Awarded:</b> \$800,209	<b># Total Units:</b> 100
	<b>Target Units:</b> Elderly	<b># LIHTC Units:</b> 100
<b>Category/Set-Aside Funded In:</b> Undesignated/Elderly	<b>Year of Credit:</b> 2013	
<b>Application Date:</b> 2/15/2013	<b>Self Score:</b> 142	<b>Final Score:</b> 142

<b>Project #:</b> D13017	<b>Owner Contact:</b> Jeffrey F. Gates 248.921.8112	
<b>Project Name:</b> Sandy Pines Apartments	TJ Sandy Pines LDHA LP	
<b>Project Address:</b> 748 S. Cedar Street	605 South Capitol Avenue	
	Lansing, MI 48933	
Kalkaska, MI 49646	<b>Amt Requested:</b> \$386,822	<b># Bldgs:</b> 4
<b>County:</b> Kalkaska	<b>Amt Awarded:</b> \$384,987	<b># Total Units:</b> 50
	<b>Target Units:</b> Family	<b># LIHTC Units:</b> 50
<b>Category/Set-Aside Funded In:</b> Preservation/Rural	<b>Year of Credit:</b> 2013	
<b>Application Date:</b> 2/15/2013	<b>Self Score:</b> 171	<b>Final Score:</b> 166

<b>Project #:</b> D13014	<b>Owner Contact:</b> Carlos A. Sanchez 616.235.2600	
<b>Project Name:</b> Creston Plaza - Phase I	Creston Plaza LP	
<b>Project Address:</b> 1014 Clancy Avenue NE	1420 Fuller Avenue SE	
	Grand Rapids, MI 49507	
Grand Rapids, MI 49503	<b>Amt Requested:</b> \$1,382,810	<b># Bldgs:</b> 27
<b>County:</b> Kent	<b>Amt Awarded:</b> \$1,382,810	<b># Total Units:</b> 50
	<b>Target Units:</b> Family and Elderly	<b># LIHTC Units:</b> 50
<b>Category/Set-Aside Funded In:</b> Undesignated/Nonprofit	<b>Year of Credit:</b> 2013	
<b>Application Date:</b> 2/15/2013	<b>Self Score:</b> 166	<b>Final Score:</b> 149

FEBRUARY 15, 2013 FUNDING ROUND RESERVATIONS

<b>Project #:</b> D13015	<b>Owner Contact:</b> Carlos A. Sanchez	616.235.2600
<b>Project Name:</b> Creston Plaza - Phase II	Creston Plaza LP	
<b>Project Address:</b> 1014 Clancy Avenue NE	1420 Fuller Avenue SE	
	Grand Rapids, MI 49507	
Grand Rapids, MI 49503	<b>Amt Requested:</b> \$1,058,449	<b># Bldgs:</b> 21
<b>County:</b> Kent	<b>Amt Awarded:</b> \$1,058,449	<b># Total Units:</b> 50
	<b>Target Units:</b> Family and Elderly	<b># LIHTC Units:</b> 50
	<b>Category/Set-Aside Funded In:</b> Undesignated/Nonprofit	<b>Year of Credit:</b> 2013
<b>Application Date:</b> 2/15/2013	<b>Self Score:</b> 163	<b>Final Score:</b> 146

<b>Project #:</b> D13027	<b>Owner Contact:</b> Robert J. Jacobson	734.769.1428
<b>Project Name:</b> Klingman Lofts - Phase One	Klingman Lofts I LDHA LLC	
<b>Project Address:</b> 60 Wealthy Street SW	35 Research Drive, Suite 300	
	Ann Arbor, MI 48103	
Grand Rapids, MI 49503	<b>Amt Requested:</b> \$1,500,000	<b># Bldgs:</b> 1
<b>County:</b> Kent	<b>Amt Awarded:</b> \$1,500,000	<b># Total Units:</b> 40
	<b>Target Units:</b> Family	<b># LIHTC Units:</b> 40
	<b>Category/Set-Aside Funded In:</b> Undesignated/Distressed	<b>Year of Credit:</b> 2013
<b>Application Date:</b> 2/15/2013	<b>Self Score:</b> 167	<b>Final Score:</b> 157

<b>Project #:</b> D13028	<b>Owner Contact:</b> Robert J. Jacobson	734.769.1428
<b>Project Name:</b> Klingman Lofts - Phase Two	Klingman Lofts II LDHA LLC	
<b>Project Address:</b> 60 Wealthy Street SW	35 Research Drive, Suite 300	
	Ann Arbor, MI 48103	
Grand Rapids, MI 49503	<b>Amt Requested:</b> \$1,500,000	<b># Bldgs:</b> 1
<b>County:</b> Kent	<b>Amt Awarded:</b> \$1,500,000	<b># Total Units:</b> 40
	<b>Target Units:</b> Family	<b># LIHTC Units:</b> 40
	<b>Category/Set-Aside Funded In:</b> Undesignated/Distressed	<b>Year of Credit:</b> 2013
<b>Application Date:</b> 2/15/2013	<b>Self Score:</b> 167	<b>Final Score:</b> 157

FEBRUARY 15, 2013 FUNDING ROUND RESERVATIONS

<b>Project #:</b> D13029	<b>Owner Contact:</b> Jonathan Bradford	616.336.9333
<b>Project Name:</b> PPH 3	PPH 3 LDHA LP	
<b>Project Address:</b> Scattered Sites	920 Cherry St. SE	
	Grand Rapids, MI 49506	
Grand Rapids, MI	<b>Amt Requested:</b> \$1,185,765	<b># Bldgs:</b> 45
<b>County:</b> Kent	<b>Amt Awarded:</b> \$1,185,765	<b># Total Units:</b> 90
	<b>Target Units:</b> Family	<b># LIHTC Units:</b> 90
	<b>Category/Set-Aside Funded In:</b> PSH/Distressed	<b>Year of Credit:</b> 2013
<b>Application Date:</b> 2/15/2013	<b>Self Score:</b> 164	<b>Final Score:</b> 149

<b>Project #:</b> D13007	<b>Owner Contact:</b> Benjamin W. Ide	231.526.7380
<b>Project Name:</b> Phelps Square	Ishpeming Phelps Apartments LDHA LLC	
<b>Project Address:</b> 700 E. North Street	380 Franklin Street #104	
	Harbor Springs, MI 49740	
Ishpeming, MI 49849	<b>Amt Requested:</b> \$728,559	<b># Bldgs:</b> 1
<b>County:</b> Marquette	<b>Amt Awarded:</b> \$727,729	<b># Total Units:</b> 24
	<b>Target Units:</b> Family	<b># LIHTC Units:</b> 24
	<b>Category/Set-Aside Funded In:</b> PSH/Rural	<b>Year of Credit:</b> 2013
<b>Application Date:</b> 2/14/2013	<b>Self Score:</b> 166	<b>Final Score:</b> 150

<b>Project #:</b> D13020	<b>Owner Contact:</b> Tracey Katzen	248.615.1313
<b>Project Name:</b> The Gateway, Fremont Senior Apartments	Fremont Gateway LDHA LP	
<b>Project Address:</b> 204 E. Main Street	23370 Commerce Drive	
	Farmington Hills, MI 48335	
Fremont, MI 48412	<b>Amt Requested:</b> \$1,352,997	<b># Bldgs:</b> 1
<b>County:</b> Newaygo	<b>Amt Awarded:</b> \$1,316,502	<b># Total Units:</b> 38
	<b>Target Units:</b> Elderly	<b># LIHTC Units:</b> 38
	<b>Category/Set-Aside Funded In:</b> Open/Elderly	<b>Year of Credit:</b> 2013
<b>Application Date:</b> 2/15/2013	<b>Self Score:</b> 162	<b>Final Score:</b> 162

FEBRUARY 15, 2013 FUNDING ROUND RESERVATIONS

<b>Project #:</b> D13012	<b>Owner Contact:</b> Kirsten Elliott 248.269.1302	
<b>Project Name:</b> Unity Park Rentals	CHN Unity Park LDHA LP	
<b>Project Address:</b> Scattered Site	570 Kirts Blvd, Suite 231	
	Troy, MI 48084	
Pontiac, MI 48343	<b>Amt Requested:</b> \$853,651	<b># Bldgs:</b> 32
<b>County:</b> Oakland	<b>Amt Awarded:</b> \$853,280	<b># Total Units:</b> 32
	<b>Target Units:</b> Family	<b># LIHTC Units:</b> 32
	<b>Category/Set-Aside Funded In:</b> PSH/Distressed	<b>Year of Credit:</b> 2013
<b>Application Date:</b> 2/15/2013	<b>Self Score:</b> 157	<b>Final Score:</b> 151

<b>Project #:</b> D13018	<b>Owner Contact:</b> Jeffrey F. Gates 248.921.8112	
<b>Project Name:</b> Showboat Manor Apartments	TJ Showboat Manor LDHA LP	
<b>Project Address:</b> 845 Bentley	605 South Capitol Avenue	
	Lansing, MI 48933	
Chesaning, MI 48616	<b>Amt Requested:</b> \$206,358	<b># Bldgs:</b> 1
<b>County:</b> Saginaw	<b>Amt Awarded:</b> \$206,159	<b># Total Units:</b> 26
	<b>Target Units:</b> Elderly	<b># LIHTC Units:</b> 26
	<b>Category/Set-Aside Funded In:</b> Preservation/Elderly	<b>Year of Credit:</b> 2013
<b>Application Date:</b> 2/15/2013	<b>Self Score:</b> 172	<b>Final Score:</b> 157

<b>Project #:</b> D13021	<b>Owner Contact:</b> Stephen Werth 989.358.8080	
<b>Project Name:</b> JPS Perry	JPS Perry LDHA LP	
<b>Project Address:</b> 160 and 152 N. Washington St and 529 E. 2nd Street	458 West Baldwin Street	
	Alpena, MI 49707	
Perry, MI 48872	<b>Amt Requested:</b> \$568,728	<b># Bldgs:</b> 3
<b>County:</b> Shiawassee	<b>Amt Awarded:</b> \$568,205	<b># Total Units:</b> 71
	<b>Target Units:</b> Family	<b># LIHTC Units:</b> 71
	<b>Category/Set-Aside Funded In:</b> Preservation/Rural	<b>Year of Credit:</b> 2013
<b>Application Date:</b> 2/15/2013	<b>Self Score:</b> 166	<b>Final Score:</b> 154

FEBRUARY 15, 2013 FUNDING ROUND RESERVATIONS

<b>Project #:</b> D13003	<b>Owner Contact:</b> Timothy Thorland 313.297.1323
<b>Project Name:</b> Broderick-Murray Apartments	Broderick-Murray Apartments LDHA LP
<b>Project Address:</b> 1516-1524 Vinewood / 4004-4030 Porter	1920 25th Street, Suite A
	Detroit, MI 48216
<b>County:</b> Wayne	<b>Amt Requested:</b> \$1,269,925
	<b>Amt Awarded:</b> \$1,267,050
<b>Target Units:</b> Family	<b># Bldgs:</b> 2
<b>Category/Set-Aside Funded In:</b> PSH/Distressed	<b># Total Units:</b> 36
<b>Year of Credit:</b> 2013	<b># LIHTC Units:</b> 35
<b>Application Date:</b> 2/13/2013	<b>Self Score:</b> 175
	<b>Final Score:</b> 158

<b>Project #:</b> D13039	<b>Owner Contact:</b> Gerald A. Krueger 313.881.8150
<b>Project Name:</b> Joy West Manor	Joy West 2012 LDHA LLC
<b>Project Address:</b> 16301 Joy Road	20250 Harper Avenue
	Detroit, MI 48225
<b>County:</b> Wayne	<b>Amt Requested:</b> \$827,910
	<b>Amt Awarded:</b> \$827,702
<b>Target Units:</b> Family and Elderly	<b># Bldgs:</b> 5
<b>Category/Set-Aside Funded In:</b> Preservation/Distressed	<b># Total Units:</b> 78
<b>Year of Credit:</b> 2013	<b># LIHTC Units:</b> 78
<b>Application Date:</b> 2/15/2013	<b>Self Score:</b> 168
	<b>Final Score:</b> 168

<b>Project #:</b> D13044	<b>Owner Contact:</b> Jack Hambene 314.335.2856
<b>Project Name:</b> Strathmore Apartments, The	Stratmore Apartments LDHA LLC
<b>Project Address:</b> 70 Alexandrine Street West	720 Olive, Suite 2500
	St. Louis, MO 63101
<b>County:</b> Wayne	<b>Amt Requested:</b> \$893,073
	<b>Amt Awarded:</b> \$844,003
<b>Target Units:</b> Family	<b># Bldgs:</b> 1
<b>Category/Set-Aside Funded In:</b> Open/Distressed	<b># Total Units:</b> 129
<b>Year of Credit:</b> 2013	<b># LIHTC Units:</b> 52
<b>Application Date:</b> 2/15/2013	<b>Self Score:</b> 157
	<b>Final Score:</b> 153

<b>Amt Awarded:</b> \$16,111,684
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