

**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 at 10:00 a.m. at the offices of MSHDA, 735 East Michigan Avenue, Conference Room 4B&C, in the City of Lansing, Michigan 48912, on the 14th day of August, 2024, 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 \$746,362,939 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 \$746,362,939. 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: 1309 Madison

Location: 1309 Madison Avenue SE and 1320 Madison Avenue SE, city of Grand Rapids, Kent County, Michigan; 415 Adams Street SE (a 0.68-acre parcel of vacant land on the corner of Adams Street SE and Madison Avenue SE), City of Grand Rapids, Kent County Michigan

Initial Owner: 1309 Madison Limited Dividend Housing Association Limited Partnership

Maximum Face Amount: \$10,936,119

Description: Demolition of existing building and New Construction of 45 family units)

Development: 1723 W. Grand Boulevard

Location: 1723 W. Grand Boulevard, City of Detroit, Wayne County, Michigan (a .48-acre parcel of vacant land between Milford Street and Cobb Place)

Initial Owner: GDC-1723 Limited Dividend Housing Association, LLC

Maximum Face Amount: \$2,453,087

Description: New Construction of 18 units for family occupancy

Development: 206 North Washington

Location: 206 North Washington Street, City of Ypsilanti, Washtenaw County, Michigan

Initial Owner: 206 North Washington Limited Dividend Housing Association LLC

Maximum Face Amount: \$6,818,993

Description: Demolition of existing building and new construction of 22 Permanent Supportive Housing units for family occupancy

Development: 21 Weston 4% Redevelopment

Location: 21 Weston Street SW, City of Grand Rapids, Kent County, Michigan

Initial Owner: 21 Weston 4 Limited Dividend Housing Association LLC

Maximum Face Amount: \$13,611,298

Description: Acquisition and Rehabilitation of 64 units for family occupancy

Development: 2295 West Grand Boulevard

Location: 2295 West Grand Boulevard, City of Detroit, Wayne County, Michigan

Initial Owner: A Limited Dividend Housing Association Limited Partnership or Limited Liability Company to be formed by the non-profit organization Detroit Development Fund

Maximum Face Amount: \$11,800,000

Description: Acquisition and Rehabilitation of 40 Permanent Supportive Housing units for family occupancy

Development: 7850 East Jefferson Phase I

Location: 7850 E. Jefferson Avenue (a vacant 2.8-acre parcel), City of Detroit, Wayne County

Initial Owner: 7850-4%-1 Limited Dividend Housing Association, LLC

Maximum Face Amount: \$5,759,785

Description: New Construction of 24 units for family occupancy

Development: 7850 East Jefferson Phase II

Location: 7850 E. Jefferson Avenue (a vacant 2.8-acre parcel), City of Detroit, Wayne County

Initial Owner: 7850-4%-2 Limited Dividend Housing Association, LLC

Maximum Face Amount: \$5,748,306

Description: New Construction of 24 units for family occupancy

Development: Annika Place II

Location: 1020 Hastings Street, City of Traverse City, Grand Traverse County, Michigan

Initial Owner: Annika Place II Limited Dividend Housing Association Limited Partnership
Maximum Face Amount: \$11,131,025
Description: Acquisition and Rehabilitation of 52 Permanent Supportive Housing units for family occupancy

Development: Auburn Place

Location: 454 Auburn Avenue, City of Pontiac, Oakland County, Michigan (a 1.34-acre parcel of vacant land between S. Sanford Street and S. Francis Street)

Initial Owner: Auburn Place Limited Dividend Housing Association LLC

Maximum Face Amount: \$17,326,164

Description: New Construction of 54 Permanent Supportive Housing units for family occupancy

Development: Beacon Place - A

Location: 101 Mechanic Street, City of Pontiac, Oakland County, Michigan

Initial Owner: Beacon Place Limited Dividend Housing Association LLC

Maximum Face Amount: \$5,556,510

Description: Acquisition and Rehabilitation of 28 Permanent Supportive Housing units for family occupancy

Development: Beacon Place - B

Location: 180 J. Hubbard Lane, City of Pontiac, Oakland County, Michigan

Initial Owner: Beacon Place Limited Dividend Housing Association LLC

Maximum Face Amount: \$2,892,833

Description: Acquisition and Rehabilitation of 12 Permanent Supportive Housing units for family occupancy

Development: Brainard Street Apartments

Location: 3551, 3571 2nd 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. Boulevard, City of Detroit, Wayne County, Michigan

Initial Owner: Brainard Street Apartments II Limited Dividend Housing Association Limited Partnership

Maximum Face Amount: \$11,115,700

Description: Acquisition and Rehabilitation of 120 housing units for family

occupancy

Development: Brush Creek Woodside – A

Location: 400 S. Paw Paw Street, City of Lawrence, Van Buren County, Michigan

Initial Owner: Brush Woodside Limited Dividend Housing Association Limited Partnership

Maximum Face Amount: \$7,678,345

Description: Acquisition and Rehabilitation of 24 housing units for senior and disabled occupancy

Development: Brush Creek Woodside-B

Location: 215 S. Wendell Avenue, City of Hartford, Van Buren County, Michigan

Initial Owner: Brush Woodside Limited Dividend Housing Association Limited Partnership

Maximum Face Amount: \$5,765,739

Description: Acquisition and Rehabilitation of 42 housing units for senior and disabled occupancy

Development: Buersmeyer Manor

Location: 8500, 8520, 8534, 8550, 8600 Wyoming Avenue, City of Detroit, Wayne County, Michigan

Initial Owner: Buersmeyer Limited Dividend Housing Association LLC

Maximum Face Amount: \$7,158,284

Description: Acquisition and Rehabilitation of 35 Permanent Supportive Housing units for family occupancy

Development: Buss Avenue

Location: 163 S. Fair Avenue, City of Benton Harbor, Berrien County, Michigan

Initial Owner: A Limited Dividend Housing Association Limited Partnership or Limited Liability Company to be formed by Benton Harbor Housing Solutions Limited Partnership

Maximum Face Amount: \$5,534,110

Description: Acquisition and Rehabilitation of 78 units for family occupancy

Development: Calumet

Location: 4387 3rd Avenue, City of Detroit, Wayne County, Michigan

Initial Owner: Calumet 2024 MHT Limited Dividend Housing Association, LLC

Maximum Face Amount: \$22,643,110

Description: Acquisition and Rehabilitation of 104 units for family occupancy

Development: Carlisle Townhomes

Location: 204 W. New York Avenue, City of Pontiac, Oakland County, Michigan

Initial Owner: CHN Carlisle Limited Dividend Housing Association Limited Partnership

Maximum Face Amount: \$5,742,138

Description: New Construction of 19 Permanent Supportive Housing units for family occupancy

Development: Carriage Towne Place

Location: 204 and 218 E. Williams Street, City of Ovid, Clinton County, Michigan

Initial Owner: Carriage Towne Place III Limited Dividend Housing Association Limited Partnership

Maximum Face Amount: \$1,650,370

Description: Acquisition and Rehabilitation of 24 housing units for senior occupancy

Development: Clark Commons III – A

Location: 1425 Saginaw Street, City of Flint, Genesee County, Michigan

Initial Owner: Clark Commons III Limited Dividend Housing Association, LLC

Maximum Face Amount: \$6,918,886

Description: New construction of 24 housing units for family occupancy

Development: Clark Commons III – B

Location: 1306 Avenue A, City of Flint, Genesee County, Michigan

Initial Owner: Clark Commons III Limited Dividend Housing Association, LLC

Maximum Face Amount: \$1,729,722

Description: New construction of 6 housing units for family occupancy

Development: Clark Commons III – C

Location: 1010, 1028, and 1125 Avenue A, City of Flint, Genesee County, Michigan

Initial Owner: Clark Commons III Limited Dividend Housing Association, LLC

Maximum Face Amount: \$5,189,165

Description: New construction of 18 housing units for family occupancy

Development: Clark Commons III – D

Location: 1523 Avenue A, City of Flint, Genesee County, Michigan

Initial Owner: Clark Commons III Limited Dividend Housing Association, LLC

Maximum Face Amount: \$576,574

Description: New construction of 2 housing units for family occupancy

Development: Clark Commons III – E

Location: 1137 Avenue B, City of Flint, Genesee County, Michigan

Initial Owner: Clark Commons III Limited Dividend Housing Association, LLC

Maximum Face Amount: \$3,171,156

Description: New construction of 8 housing units for family occupancy

Development: Clark Commons III – F

Location: 1536 Avenue B, City of Flint, Genesee County, Michigan

Initial Owner: Clark Commons III Limited Dividend Housing Association, LLC

Maximum Face Amount: \$2,306,295

Description: New construction of 8 housing units for family occupancy

Development: Clark Commons III – G

Location: 316 Mary Street, City of Flint, Genesee County, Michigan

Initial Owner: Clark Commons III Limited Dividend Housing Association, LLC

Maximum Face Amount: \$2,882,869

Description: New construction of 10 housing units for family occupancy

Development: Clark Commons III – H

Location: 326 Crosby Street, City of Flint, Genesee County, Michigan

Initial Owner: Clark Commons III Limited Dividend Housing Association, LLC

Maximum Face Amount: \$2,306,295

Description: New construction of 8 housing units for family occupancy

Development:	Clark Commons III – I
Location:	524 Louisa Street, City of Flint, Genesee County, Michigan
Initial Owner:	Clark Commons III Limited Dividend Housing Association, LLC
Maximum Face Amount:	\$3,171,156
Description:	New construction of 11 housing units for family occupancy
Development:	Clawson Manor
Location:	255 W. 14 Mile Road, City of Clawson, Oakland County, Michigan
Initial Owner:	Clawson Manor Limited Dividend Housing Association Limited Partnership
Maximum Face Amount:	\$31,764,142
Description:	Acquisition and Rehabilitation of 251 housing units for senior occupancy
Development:	Corner at Wall Street
Location:	126 W. Wall Street, City of Benton Harbor, Berrien County, Michigan (1.86-acre vacant lot on the corner of Colfax Avenue and Wall Street)
Initial Owner:	Corner at Wall Street Limited Dividend Housing Association, LLC
Maximum Face Amount:	\$11,534,918
Description:	New Construction of 46 Permanent Supportive Housing units for family occupancy
Development:	Crossroads Apartments
Location:	848 S. Chestnut Drive, City of Reed City, Osceola County, Michigan
Initial Owner:	GDC-CR Limited Dividend Housing Association, LLC
Maximum Face Amount:	\$3,894,533
Description:	Acquisition and Rehabilitation of 39 units for family occupancy
Development:	Elmdale Apartments
Location:	1361 Elmdale Street NE, City of Grand Rapids, Kent County, Michigan
Initial Owner:	Elmdale Apartments Limited Dividend Housing Association LLC
Maximum Face Amount:	\$3,175,669
Description:	Acquisition and Rehabilitation of 18 units for family occupancy

Development: Field Street III - A

Location: 1005 & 1007, 1014 & 1016, 1023, 1025, 1027, 1029, 1031, 1045, 1047, 1049, 1051, 1065, 1067, 1070, 1074, 1083, 1085, 1091, 1093, 1090, 1094, 1100, 1104, 1108, 1103, 1448, 1458, 1470, 1481, and 1491 Field Street, as well as 232, 236, 238, 242, 248, and 240, 244, 246, 250 East Grand Boulevard, City of Detroit, Wayne County

Initial Owner: Field Street III Limited Dividend Housing Association, LLC

Maximum Face Amount: \$6,133,181

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

Initial Owner: Field Street III Limited Dividend Housing Association, LLC

Maximum Face Amount: \$1,572,611

Description: Acquisition and rehabilitation of 10 Units for family occupancy

Development: Genesis East Permanent Supportive Housing

Location: 4366 Walnut Hills Drive, SE (office); 4358 Walnut Hills Drive SE; 4364 Walnut Hills Drive SE; 4380 Walnut Hills Drive SE; 2745 44th Street SE, City of Kentwood, Kent County, Michigan

Initial Owner: Genesis East Redevelopment Limited Dividend Housing Association LLC

Maximum Face Amount: \$3,450,359

Description: Acquisition and Rehabilitation of 23 permanent supportive housing units for family occupancy

Development: Gracious Grounds

Location: 16925 Ability Way, City of Grand Haven, Ottawa County, Michigan (a 4-acre vacant parcel of land on a private drive off of 168th Avenue between Comstock Street and Robbins Road)

Initial Owner: Gracious Grounds Limited Dividend Housing Association Limited Partnership

Maximum Face Amount: \$10,443,409

Description: New Construction of 77 units for family occupancy

Development: Gray Street Apartments II - A

Location: 2169, 2175, 2181, 2189, 2188, 2194 Gray Street, City of Detroit, Wayne County, Michigan;
2124, 2132, 2125, 2123, 2133, 2138, 2144, 2147, 2155, 2160, 2166, 2161, 2169 Springle Street, City of Detroit, Wayne County, Michigan
22801 Kercheval Street, City of Detroit, Wayne County, Michigan

Initial Owner: Gray Street Affordable Housing Phase II Limited Dividend Housing Association Limited Partnership

Maximum Face Amount: \$5,329,623

Description: Acquisition and Rehabilitation of 22 Permanent Supportive Housing units for family occupancy

Development: Gray Street Apartments II - B

Location: 2211, 2217 Gray Street, City of Detroit, Wayne County, Michigan;

Initial Owner: Gray Street Affordable Housing Phase II Limited Dividend Housing Association Limited Partnership

Maximum Face Amount: \$484,511

Description: Acquisition and Rehabilitation of 2 Permanent Supportive Housing units for family occupancy

Development: Harbor Towers

Location: 250 E. Wall Street, City of Benton Harbor, Berrien County, Michigan

Initial Owner: A Limited Dividend Housing Association Limited Partnership or Limited Liability Company to be formed by Benton Harbor Housing Commission

Maximum Face Amount: \$14,573,000

Description: Acquisition and Rehabilitation of 44 units for family occupancy

Development: Henry Street Redevelopment

Location: 447, 459 (residential buildings), and the adjacent 467 and 481 Henry Street (parking lot), City of Detroit, Wayne County, Michigan

Initial Owner: Henry Street 4% Limited Dividend Housing Association, LLC

Maximum Face Amount: \$15,304,678

Description: Acquisition and Rehabilitation of 44 units for family occupancy

Development:**Heron Courtyard Apartments**

Location: 1138 Heron Court NE (office); 1146 Heron Court NE; 1149 Heron Court NE; 1152 Heron Court NE; 1158 Heron Court NE; 1159 Heron Court NE;

1164 Heron Court NE; 1169 Heron Court NE, 1172 Heron Court NE; 1179 Heron Court NE; 1180 Heron Court NE, City of Grand Rapids, Kent County, Michigan

Initial Owner: Heron Courtyard Redevelopment Limited Dividend Housing Association LLC

Maximum Face Amount: \$4,654,400

Description: Acquisition and Rehabilitation of 33 permanent supportive housing units for family occupancy

Development:**Higginbotham School Development**

Location: 2119 Wisconsin Street, City of Detroit, Wayne County, Michigan

Initial Owner: 20119 Wisconsin Limited Dividend Housing Association LLC

Maximum Face Amount: \$22,122,710

Description: New Construction of 60 units for family occupancy and Adaptive Reuse of 40 units for family occupancy

Development:**Highland Park Housing Community-A**

Location: 37 E. Grand Boulevard and 13725 John R Street City of Highland Park, Wayne County, Michigan

Initial Owner: Highland Park Housing Community Limited Dividend Housing Association, LLC

Maximum Face Amount: \$14,742,008

Description: Acquisition and Rehabilitation of 109 units for family occupancy

Development:**Highland Park Housing Community-B**

Location: 13904 3rd Avenue and 13905 2nd Avenue, City of Highland Park, Wayne County, Michigan

Initial Owner: Highland Park Housing Community Limited Dividend Housing Association, LLC

Maximum Face Amount: \$1,083,971

Description: Acquisition and Rehabilitation of 8 units for family occupancy

Development:**Highland Park Housing Community-C**

Location: 260 W. Grand Street and 13552 Hamilton Avenue, City of Highland

Park, Wayne County, Michigan

Initial Owner: Highland Park Housing Community Limited Dividend Housing Association, LLC

Maximum Face Amount: \$1,300,766

Description: Acquisition and Rehabilitation of 10 units for family occupancy

Development: Highland Park Housing Community-D

Location: 12810 Trumbull Street, City of Highland Park, Wayne County, Michigan

Initial Owner: Highland Park Housing Community Limited Dividend Housing Association, LLC

Maximum Face Amount: \$2,384,737

Description: Acquisition and Rehabilitation of 17 units for family occupancy

Development: Highland Park Housing Community-E

Location: 257 Tuxedo Street, City of Highland Park, Wayne County, Michigan

Initial Owner: Highland Park Housing Community Limited Dividend Housing Association, LLC

Maximum Face Amount: \$2,167,943

Description: Acquisition and Rehabilitation of 16 units for family occupancy

Development: HOM Flats at West Randall

Location: 568 W Randall Street, City of Coopersville, Ottawa County, Michigan (2.97-acre vacant parcel of land, south of Randall Street, west of River Street and east of 64th Avenue S.)

Initial Owner: West Randall Limited Dividend Housing Association Limited Partnership

Maximum Face Amount: \$8,968,000

Description: New construction of 58 housing units for family occupancy

Development: Iroquois Terrace – A

Location: Building 10 – 197, 197 ½, 199, 199 ½, 201 and 201 ½ Goodell Street Building 11 – 205, 205 ½, 207, 207 ½, 209, and 211 Goodell Street, City of River Rouge, Wayne County, Michigan

Initial Owner: Iroquois Terrace Limited Dividend Housing Association, LLC

Maximum Face Amount: \$1,222,993

Description: Acquisition and Rehabilitation of 12 units for family occupancy

Development:**Iroquois Terrace – B**

Location: Building 12 – 227, 229, 229 ½ and 231 Goodell Street, City of River Rouge, Wayne County, Michigan

Initial Owner: Iroquois Terrace Limited Dividend Housing Association, LLC

Maximum Face Amount: \$407,664

Description: Acquisition and Rehabilitation of 4 units for family occupancy

Development:**Iroquois Terrace – C**

Location: Building 13 – 244, 246, 248, 248 ½, 250 and 252 Goodell Street
Building 37 – 249, 249 ½, 251, 253, 255 and 257 Goodell Street,
Building 38 – 254, 254 ½, 256, 258, 258 ½ and 260 Goodell Street,
City of River Rouge, Wayne County, Michigan

Initial Owner: Iroquois Terrace Limited Dividend Housing Association, LLC

Maximum Face Amount: \$1,834,489

Description: Acquisition and Rehabilitation of 18 units for family occupancy

Development:**Iroquois Terrace – D**

Location: Building 14 – 271, 273, 275 and 277 Goodell Street; Building 17 –
270, 272, 274 and 276 Goodell Street, City of River Rouge, Wayne
County, Michigan

Initial Owner: Iroquois Terrace Limited Dividend Housing Association, LLC

Maximum Face Amount: \$8,560,947

Description: Acquisition and Rehabilitation of 8 units for family occupancy

Development:**Iroquois Terrace – E**

Location: Building 15 – 289, 291, 293, 293 ½, 295 and 297 Goodell Street,
Building 16 – 311, 313, 315, 315 ½, 317 and 319 Goodell Street,
Building 18 – 288, 290, 290 ½, 292, 292 ½ and 294 Goodell Street,
Building 19 – 312, 314, 316 and 318 Goodell Street, Building 39 –
299, 301, 303, 305, 307 and 309 Goodell Street, Building 40 – 321,
321 ½, 323 and 325 Goodell Street, Building 64 – 324, 324 ½, 326
and 326 ½ Goodell Street, City of River Rouge, Wayne County,
Michigan

Initial Owner: Iroquois Terrace Limited Dividend Housing Association, LLC

Maximum Face Amount: \$815,328

Description: Acquisition and Rehabilitation of 36 units for family occupancy

Development:**Iroquois Terrace – F**

Location: Building 36 – 224, 226, 228, 230, 232 and 234 Goodell Street, City of River Rouge, Wayne County, Michigan

Initial Owner: Iroquois Terrace Limited Dividend Housing Association, LLC

Maximum Face Amount: \$611,496

Description: Acquisition and Rehabilitation of 6 units for family occupancy

Development: Kingsbury Place

Location: 725, 726, 729, 730, 733, 737, 740, 741, 745, 749, and 753 North Center Court NW, City of Walker, Kent County, Michigan

Initial Owner: Genesis East Redevelopment Limited Dividend Housing Association LLC

Maximum Face Amount: \$5,996,844

Description: Acquisition and Rehabilitation of 44 Permanent Supportive Housing units for family occupancy

Development: Lakewood

Location: 275 East Lakewood Boulevard, a vacant 20.72-acre parcel north of East Lakewood Boulevard, and west of Windmill Estates and Windmill Mobile Home Park Holland Charter Township, Ottawa County, Michigan

Initial Owner: 275 East Lakewood Limited Dividend Housing Association Limited Partnership

Maximum Face Amount: \$23,356,645

Description: New construction of 190 housing units for family occupancy

Development: Lawton Apartments

Location: 16121 - 16197 Lawton Street, City of Detroit, Wayne County, Michigan

Initial Owner: DDI Lawton Limited Dividend Housing Association LLC

Maximum Face Amount: \$2,861,215

Description: Adaptive reuse of 38 Units for family occupancy

Development: Manchester Place Apartments

Location: 14100, 14200, 14300, 14400, and 14500 Second Avenue; 14100 Manchester Parkway; and 14300 and 14400 Towne Center Drive, City of Highland Park, Wayne County, Michigan

Initial Owner: Manchester Apartments Limited Dividend Housing Association, LLC

Maximum Face Amount: \$24,741,579

Description: Acquisition and Rehabilitation of 200 housing units for family occupancy

Development: Martin Gardens - A

Location: 1739 25th Street and 1755 25th Street, and 3559 West Vernor Highway, City of Detroit, Wayne County, Michigan

Initial Owner: Martin Gardens of Detroit Limited Dividend Housing Association Limited Partnership

Maximum Face Amount: \$1,212,214

Description: Acquisition and Rehabilitation of 6 units for family occupancy

Development: Martin Gardens - B

Location: 3502 West Vernor Highway, City of Detroit, Wayne County, Michigan

Initial Owner: Martin Gardens of Detroit Limited Dividend Housing Association Limited Partnership

Maximum Face Amount: \$1,616,286

Description: Acquisition and Rehabilitation of 8 units for family occupancy

Development: Martin Gardens - C

Location: 1185 Clark Street, City of Detroit, Wayne County, Michigan

Initial Owner: Martin Gardens of Detroit Limited Dividend Housing Association Limited Partnership

Maximum Face Amount: \$6,465,142

Description: Acquisition and Rehabilitation of 32 units for family occupancy

Development: Minock Park (fka Grandmont Rosedale Park Collective)

Location: 19505 West Grand River Avenue; 15844 Auburn Street, City of Detroit, County, Wayne Michigan

Initial Owner: GRDC 4 Limited Dividend Housing Association Limited Partnership

Maximum Face Amount: \$13,688,807

Description: Demolition of existing building and new Construction of 42 units for senior occupancy

Development: Mystic View

Location: 5590 Thomas Avenue; 975-976, 977-979, 978-980, 981-983, 982-984 Owen Street; 975-976, 977-979, 978-980, 981-983, 982-984 Lauren Street; 975-976, 977-979, 978-980, 981-983, 982-984 Justin Street; 975-976, 977-979, 978-980, 981-983, 982-984 Ryan Street,

Pullman, located within the Township of Lee, Allegan County, Michigan

Initial Owner: Mystic View II Limited Dividend Housing Association, LLC

Maximum Face Amount: \$6,029,905

Description: Acquisition and Rehabilitation of 40 housing units for family occupancy

Development: Parkview Apartments 4%

Location: 1223 E. 8th Street, City of Traverse City, Grand Traverse County, Michigan

Initial Owner: TC 1223E Limited Dividend Housing Association Limited Partnership

Maximum Face Amount: \$3,482,006

Description: New construction of 23 housing units for senior occupancy

Development: Peterboro Place

Location: 10 Peterboro Street, City of Detroit, Wayne County, Michigan

Initial Owner: Peterboro Place Apartments Limited Dividend Housing Association, LLC

Maximum Face Amount: \$9,824,259

Description: Acquisition and rehabilitation of 70 permanent supportive housing units for family occupancy

Development: Piety Hill 2 (Kingston Place) – A

Location: 101 Blaine Street, City of Detroit, Wayne County, Michigan

Initial Owner: Piety Hill 2 Limited Dividend Housing Association Limited Partnership

Maximum Face Amount: \$458,152

Description: New Construction of 2 units for family occupancy

Development: Piety Hill 2 (Kingston Place) – B

Location: 130 Blaine Street and 122 Blaine Street, City of Detroit, Wayne County, Michigan

Initial Owner: Piety Hill 2 Limited Dividend Housing Association Limited Partnership

Maximum Face Amount: \$916,304

Description: New Construction of 4 units for family occupancy

Development: **Piety Hill 2 (Kingston Place) – C**
Location: 646, 656, 667, 668, and 676 Blaine Street, City of Detroit, Wayne County, Michigan
Initial Owner: Piety Hill 2 Limited Dividend Housing Association Limited Partner
Maximum Face Amount: \$2,290,757
Description: New Construction of 10 units for family occupancy

Development: **Piety Hill 2 (Kingston Place) – D**
Location: 803 Blaine Street, City of Detroit, Wayne County, Michigan
Initial Owner: Piety Hill 2 Limited Dividend Housing Association Limited Partnership
Maximum Face Amount: \$458,152
Description: New Construction of 2 units for family occupancy

Development: **Piety Hill 2 (Kingston Place) – E**
Location: 111 Gladstone Avenue and 121 Gladstone Avenue, City of Detroit, Wayne County, Michigan
Initial Owner: Piety Hill 2 Limited Dividend Housing Association Limited Partnership
Maximum Face Amount: \$916,303
Description: New Construction of 4 units for family occupancy

Development: **Piety Hill 2 (Kingston Place) – F**
Location: 650 Gladstone Avenue, City of Detroit, Wayne County, Michigan
Initial Owner: Piety Hill 2 Limited Dividend Housing Association Limited Partnership
Maximum Face Amount: \$1,374,455
Description: New Construction of 6 units for family occupancy

Development: **Piety Hill 2 (Kingston Place) – G**
Location: 669 Gladstone Avenue and 679 Gladstone Avenue, City of Detroit, Wayne County, Michigan
Initial Owner: Piety Hill 2 Limited Dividend Housing Association Limited Partnership
Maximum Face Amount: \$916,303

Description: New Construction of 4 units for family occupancy

Development: **Piety Hill 2 (Kingston Place) – H**

Location: 8840 2nd Avenue, City of Detroit, Wayne County, Michigan

Initial Owner: Piety Hill 2 Limited Dividend Housing Association Limited Partnership

Maximum Face Amount: \$2,519,833

Description: Acquisition and Rehabilitation of 11 units for family occupancy and common area rehabilitation

Development: **Preserve on Ash III – A**

Location: Vacant Parcels at 3043, 3051, 3059, 3067, 3075, 3087, 3093, 3099, and 3107 16th Street, between Ash Street to the north and Butternut Street to the south, City of Detroit, Wayne County, Michigan

Initial Owner: The Preserve on Ash III Limited Dividend Housing Association LLC

Maximum Face Amount: \$5,289,686

Description: New Construction of 18 units for family occupancy

Development: **Preserve on Ash III – B**

Location: Vacant Parcels at 3084, 3092, 3098, and 3106 15th Street, between Ash Street to the north and Butternut Street to the south, City of Detroit, Wayne County, Michigan

Initial Owner: The Preserve on Ash III Limited Dividend Housing Association LLC

Maximum Face Amount: \$2,938,715

Description: New Construction of 10 units for family occupancy

Development: **Preserve on Ash III – C**

Location: Vacant Parcels at 3045, 3055, 3063, 3071, and 3081 14th Street, between Ash Street to the north and Butternut Street to the south, City of Detroit, Wayne County, Michigan

Initial Owner: The Preserve on Ash III Limited Dividend Housing Association LLC

Maximum Face Amount: \$9,403,886

Description: New Construction of 32 units for family occupancy

Development: **Preston Townhomes (fka Genesis HOPE Homes Phase I)**

Location: 7250 Mack Avenue, City of Detroit, Wayne County, Michigan

Initial Owner: GenesisHOPE Village Phase 1 Limited Dividend Housing Association, LLC

Maximum Face Amount: \$8,569,512

Description: New Construction of 31 units for family occupancy

Development: Seneca Terrace – A

Location: Building 1 - 513, 515, 515 ½ and 517 Polk Street
Building 2 – 502, 502 ½, 504, 504 ½, 506 and 508 Polk Street
Building 3 – 514, 516, 518, 518 ½, 520 and 520 ½ Polk Street
Building 4 – 524, 526, 526 ½, 528, 528 ½ and 530 Polk Street
Building 5 – 542, 544, 544 ½, 546, 546 ½ and 548 Polk Street
Building 6 – 552, 552 ½, 554, 554 ½, 556 and 558 Polk Street
Building 7 – 547, 549, 549 ½, 551, 551 ½ and 553 Beechwood St.
Building 8 – 542, 544, 544 ½ and 546 Beechwood Street
Building 9 – 556, 558, 558 ½ and 560 Beechwood Street
Building 21 – 521 to 523 Polk Street
Building 22 – 529 to 531 Polk Street
Building 23 – 532, 532 ½, 534 and 536 Polk Street
Building 24 – 539, 541, 541 ½ and 543 Polk 549 and 551 Polk St.
Building 25 – 545, 547, 549 and 551 Polk Street
Building 26 – 553, 553 ½, 555 and 557 Polk Street
Building 29 – 513, 513 ½, 515, 517, 519 and 519 ½ Beechwood St.
Building 30 – 523, 523 ½, 525 and 527 Beechwood Street
Building 31 – 522, 524, 524 ½ and 526 Beechwood Street
Building 32 – 528, 530, 530 ½ and 532 Beechwood Street
Building 33 – 529, 529 ½, 531, 533, 533 ½ and 535 Beechwood St.
Building 34 – 537, 539, 539 ½, 541, 543 and 545 Beechwood Street
Building 35 – 548, 550, 552 and 554 Beechwood Street
Building 41 – 503, 505, 507 and 509 Polk Street
City of River Rouge, Wayne County, Michigan

Initial Owner: Seneca Terrace Limited Dividend Housing Association, LLC

Maximum Face Amount: \$10,950,056

Description: Acquisition and Rehabilitation of 106 units for family occupancy

Development: Seneca Terrace – B

Location: Building 20 – 464, 464 ½, 466, 468, 470 and 472 Polk Street
Building 27 – 471, 471 ½, 473, 475, 477 and 479 Beechwood Street
Building 28 – 481, 481 ½, 483, 485, 487 and 489 Beechwood Street
City of River Rouge, Wayne County, Michigan

Initial Owner: Seneca Terrace Limited Dividend Housing Association, LLC

Maximum Face Amount: \$1,859,443

Description: Acquisition and Rehabilitation of 18 units for family occupancy

Development: River's Edge – Ryan

Location: 600 Gull Road and 508 Harrison Street, a vacant 6.86-acre parcel east of Harrison Street, and south of Gull Road and generally

bounded on the east and south by the Kalamazoo River Valley Trail, City of Kalamazoo City of Kalamazoo, Kalamazoo County, Michigan

Initial Owner: Standard Caddis 4 Limited Dividend Housing Association Limited Partnership

Maximum Face Amount: \$40,790,246

Description: New Construction of 228 units for family occupancy

Development: Grand Vista Place (f/k/a Riverview 222)

Location: 108 South Grand Avenue, City of Lansing, Ingham County, Michigan (consisting of two vacant lots off of South Grand Avenue and Cherry Street, between Lenawee Street and East Hillsdale Street)

Initial Owner: 425 S. Grand Limited Dividend Housing Association Limited Partnership

Maximum Face Amount: \$12,705,777

Description: New Construction of 55 units for family occupancy

Development: Royal Oak Cottages I – A

Location: Lot 462 at 21322 Woodside Avenue; Lot 461 at 21340 Woodside Avenue; Lot 460 is a vacant parcel of land on Woodside Avenue, north of Cloverdale Avenue, between Lots 462 and 461; Lot 459 at 21350 Woodside Avenue

Royal Oak Charter Township, Oakland County, Michigan

Royal Oak Township Limited Dividend Housing Association LLC

Initial Owner: \$1,176,313

Maximum Face Amount: New Construction of 4 single family home units for family occupancy

Description:

Development: Royal Oak Cottages I – B

Location: Lot 300 at 21405 Glen Lodge Road; Lot 301 at 21395 Glen Lodge Road; Lot 299 a vacant parcel of land at the corner of Glen Lodge Road and Bates Street; Royal Oak Charter Township, Oakland County, Michigan

Initial Owner: Royal Oak Township Limited Dividend Housing Association LLC

Maximum Face Amount: \$882,234

Description: New Construction of 3 single family home units for family occupancy

Development: Royal Oak Cottages I – C

Location: Lot 307 at 21341 Glen Lodge Road, Royal Oak Charter Township,

Oakland County, Michigan

Initial Owner: Royal Oak Township Limited Dividend Housing Association LLC
Maximum Face Amount: \$294,078
Description: New Construction of 1 single family home units for family occupancy
Development: Royal Oak Cottages I – D
Location: Lot 399 at 21366 Glen Lodge Road, Royal Oak Charter Township, Oakland County, Michigan

Initial Owner: Royal Oak Township Limited Dividend Housing Association LLC
Maximum Face Amount: \$294,078
Description: New Construction of 1 single family home units for family occupancy
Development: Royal Oak Cottages I – E
Location:

Lot 188 at 21373 Garden Lane;
Lot 286 at 21369 Garden Lane;
Lot 13 at 21387 Parkside Boulevard;
Lot 14 a vacant parcel of land on the west side of the Parkside Boulevard between Bates Street and Cloverdale Avenue, adjacent and to the south of the 21387 Parkside Boulevard;
Lot 16 a vacant parcel of land on the west side of Parkside Boulevard, between Bates Street and Cloverdale Avenue, adjacent and to the north of 21367 Parkside Boulevard;
Lot 102 at 21386 Parkside Boulevard;
Lot 101 at 21384 Parkside Boulevard;
Royal Oak Charter Township, Oakland County, Michigan

Initial Owner: Royal Oak Township Limited Dividend Housing Association LLC
Maximum Face Amount: \$2,058,547
Description: New Construction of 7 single family home units for family occupancy
Development: Royal Oak Cottages I – F

Location: Lot 19 a vacant parcel of land on the west side of Parkside Boulevard, between Bates Street and Cloverdale Avenue, adjacent to and to the south of 21341 Parkside Boulevard;
Lot 21 a vacant parcel of land on the southwest corner of Parkside Boulevard and Cloverdale Avenue;
Lot 22 at 21305 Parkside Boulevard;
Lot 95 at 21324 Parkside Boulevard;
Lot 94 at 21314 Parkside Boulevard;
Royal Oak Charter Township, Oakland County, Michigan

Initial Owner: Royal Oak Township Limited Dividend Housing Association LLC
Maximum Face Amount: \$1,470,391

Description: New Construction of 5 single family home units for family occupancy

Development: Royal Oak Cottages I – G

Location: Lot 97 a vacant parcel of land on the east side of Parkside Boulevard, between Bates Street and Cloverdale Avenue, adjacent and south of 21350 Parkside Boulevard;
Lot 119 at 21326 Westview Avenue;
Lot 121 at 21331 Westview Avenue;
Lot 123 a vacant parcel of land on the west side of Westview Avenue between Bates Street and Cloverdale Avenue, adjacent to and north of 21305 Westview Avenue;
Lot 351 a vacant parcel of land on the east side of Westview Avenue, between Northend Avenue and Cloverdale Avenue, adjacent to and north of 21332 Westview Avenue;
Lot 352 at 21332 Westview Avenue;
Lot 353 at 21326 Westview Avenue;

Royal Oak Charter Township, Oakland County, Michigan

Initial Owner: Royal Oak Township Limited Dividend Housing Association LLC
\$2,058,547

Maximum Face Amount:

Description: New Construction of 8 single family home units for family occupancy

Development: Royal Oak Cottages I – H

Location: Lot 113 at 21403 Westview Avenue, Lot 343 a vacant parcel of land on the east side of Westview Avenue, south of Northend Avenue; Royal Oak Charter Township, Oakland County, Michigan

Initial Owner: Royal Oak Township Limited Dividend Housing Association LLC
Maximum Face Amount: \$588,156

Description: New Construction of 1 single family home units for family occupancy

Development: Royal Oak Cottages I – I

Location: Lot 124 at 21305 Westview Avenue, Royal Oak Charter Township, Oakland County, Michigan

Initial Owner: Royal Oak Township Limited Dividend Housing Association LLC
Maximum Face Amount: \$294,078

Description: New Construction of 1 single family home units for family occupancy

Development: Royal Oak Cottages I – J

Location: Lot 494 at 21141 Woodside, Royal Oak Charter Township, Oakland County, Michigan

Initial Owner: Royal Oak Township Limited Dividend Housing Association LLC

Maximum Face Amount: \$294,078

Description: New Construction of 1 single family home units for family occupancy

Development: Russell Woods 4%

Location: 11421 Dexter Avenue, City of Detroit, Wayne County, Michigan

Initial Owner: Russell Woods II Limited Dividend Housing Association, LLC

Maximum Face Amount: \$9,304,746

Description: adaptive reuse of 77 units for senior occupancy

Development: Setters Pointe I & II

Location: 501 Setters Run, City of Coopersville, Ottawa County, Michigan

Initial Owner: GDC-SP Limited Dividend Housing Association, LLC

Maximum Face Amount: \$11,882,423

Description: Acquisition and Rehabilitation of 96 units for family occupancy

Development: The Hive on Russell (fka The Hive Eastern Market) – Ryan

Location: A .66-acre vacant parcel of land located at 2033 Russell Street, east of Gratiot Avenue and Service Street, west of Maple Street, and south of Russell Street, City of Detroit, Wayne County, Michigan

Initial Owner: HIVE on Russell Limited Dividend Housing Association Limited Partnership

Maximum Face Amount: \$13,960,696

Description: New construction of 78 housing units for family occupancy

Development: The Legacy Senior Housing 4%

Location: A 1.77-acre vacant parcel of land on E. North Street bounded by N. Edwards Street to the east, N. Burdick Street to the west and E. Frank Street to the north, City of Kalamazoo, Kalamazoo County, Michigan

Initial Owner: Zion Place 4 Limited Dividend Housing Association Limited Partnership

Maximum Face Amount: \$8,017,261

Description: New construction of 34 housing units for senior occupancy

Development: The Sanctuary at Brewster – Ryan

Location: A 0.96-acre vacant parcel of land on St. Antoine Street bounded by Wilkins Street and Brewster Street, City of Detroit, Wayne County

Initial Owner: The Sanctuary Brewster Limited Dividend Housing Association, LLC

Maximum Face Amount: \$13,046,248

Description: New construction of 52 housing units for family occupancy

Development: The Village at Garfield (fka Hammond Road Apartments)

Location: A 14.69-acre vacant parcel of land on W. Hammond Road, bounded by North Garfield Road on the east and to the east of LaFranier Road, Garfield Township, Grand Traverse County, Michigan

Initial Owner: Hammond Limited Dividend Housing Association Limited Partnership

Maximum Face Amount: \$13,613,002

Description: New construction of 80 housing units for family occupancy

Development: Union at A2

Location: 2050 Commerce Blvd, City of Ann Arbor, Washtenaw County, Michigan

Initial Owner: Union at A2 Limited Dividend Housing Association Limited Partnership

Maximum Face Amount: \$55,200,236

Description: New Construction of 250 units for family occupancy

Development: Verne Barry Place

Location: 40 Division Avenue S and 60 Division Avenue S, City of Grand Rapids, Kent County, Michigan

Initial Owner: VBP Limited Dividend Housing Association LLC

Maximum Face Amount: \$15,412,201

Description: Acquisition and Rehabilitation of 116 units for family occupancy

Development: Villa Esperanza

Location: 1446 44th Street SW, City of Wyoming, Kent County, Michigan

Initial Owner: Villa Esperanza Limited Dividend Housing Association LLC

Maximum Face Amount: \$6,002,050

Description: Acquisition and Rehabilitation of 40 units for senior occupancy

Development: Wellspring

Location: 1.64-acre parcel at 24201 Hooper Blvd; 1.21-acre parcel at the

corner of Berg Road and Hooper Blvd, City of Southfield, Oakland
County, Michigan

Initial Owner: Wellspring Limited Dividend Housing Association Limited
Partnership

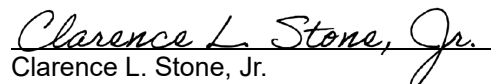
Maximum Face Amount: \$20,768,000

Description: New Construction of 72 units for family occupancy consisting of 60
Permanent Supportive Housing units.

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 the Authority 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 Chief Legal Affairs Officer at 517-335-9935 in advance of the hearing.

The Authority will provide necessary auxiliary aids upon 3 days' notice to the Authority. Individuals with disabilities requiring auxiliary aids to effectively participate in this public hearing should contact the Authority's Fair Housing Officer by writing to the address below or by calling 517-335-9935 or TTY 1-800-382-4568.

Dated: August 6, 2024


Clarence L. Stone, Jr.
Chief Legal Affairs Officer
Michigan State Housing Development Authority
735 East Michigan Avenue
Lansing, Michigan 48912