



STATE OF MICHIGAN

RICK SNYDER
GOVERNOR

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

WAYNE WORKMAN
ACTING-EXECUTIVE DIRECTOR

MEMORANDUM

October 6, 2014

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

FROM: Andrew Martin
LIHTC Allocations Manager

SUBJECT: October 1, 2014 Funding Round Activity and Fee Refund Opportunity

Overview of October 2014 Funding Round: Enclosed is a list of projects that applied for Tax Credit in the October 1, 2014 funding round. Information provided includes the name and address of the project; project sponsor and contact person; the amount of credit requested; project self-score; self-indicated categories and set-asides; total number of units in the project; and number of tax credit units.

Applicants are strongly encouraged to review the attached information and determine the likelihood of their project being in a position to receive an award of Low Income Housing Tax Credit. When making this determination, applicants should consider, at a minimum: their application's self-score relative to the self-score of other applications; project categories; and the amount of credit requested by all applications compared to the amount of credit that is available for the October 1, 2014 funding round. Please note that this list reflects self-scores and self-indicated categories and set-asides of applicants which have not been evaluated by the Michigan State Housing Development Authority (MSHDA).

Availability of Credit: MSHDA expects approximately \$12.5 million in credit being available for applications that were submitted as part of the October 1, 2014 Funding Round. The \$12.5 million that is available includes approximately \$3.4 million for each of the Preservation, PSH, and Open Categories; and approximately \$2.3 million for the Strategic Investment Category.

Opportunity to Withdraw October 1, 2014 Funding Round Application Without Penalty: If, upon reviewing the attached, an applicant determines there is not a strong probability of their project receiving an award of credit, applicants may request to have their application withdrawn from the funding round and returned to them. Applicants who make this request by 5:00 pm on **October 10, 2014** may also receive a refund of the LIHTC application fee that was submitted with their application. After this date, all remaining applications will be processed, unless otherwise withdrawn by the applicant, and fees will not be returned. Additionally, applicants should note that, if MSHDA in its sole discretion determines that, beyond a certain point, further review of projects scoring too low to be in a position to receive an award of credit would not result in the best use of staff resources, MSHDA may stop the review process before moving on to these low scoring projects.

MSHDA is making this opportunity available to applicants not only in an effort to expedite the

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funding round process, but also in an effort to relieve some of the financial burden applicants encounter in the application process. Therefore, MSHDA is taking this opportunity to allow applicants to avoid incurring unnecessary fees on applications that are unlikely to receive an award of credit. Applicants are strongly encouraged to take advantage of this opportunity, as it is in the best interest of the parties involved, and the state of Michigan, to be able to expedite any funding processes where possible in an effort to put available funding to work in a timely manner.

Applicants choosing to take advantage of the opportunity discussed above should notify MSHDA of their intent to withdraw their application and receive a refund of the appropriate fees by emailing a copy of the attached Request for Withdrawal of Application form to Carol Thompson at thompsonc7@michigan.gov. Applicants will also be required to submit the original copy of this form at the time they come to pick up their application and fee refund. In addition, if you have any questions regarding the above or about any of the projects listed, please contact LIHTC staff at (517) 373-6007.

Enclosure



STATE OF MICHIGAN

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

RICK SNYDER
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WAYNE WORKMAN
ACTING-EXECUTIVE DIRECTOR

REQUEST FOR WITHDRAWAL OF APPLICATION

Pursuant to the memo dated October 6, 2014 from Andrew Martin, I hereby request the withdrawal of the Low Income Housing Tax Credit application for _____ from the October 1, 2014 Funding Round. I am withdrawing this application with the understanding that no processing, scoring, underwriting, or review of the documents contained in the application has commenced. Further, once withdrawn, the complete application will be returned along with any funds associated with the Tax Credit Application fee and any funds not already expended to conduct the Market Study.

I acknowledge that the supplemental project information provided with the October 1, 2014 memo is preliminary information at this time and may be subject to revision as further project review is conducted.

Name (Print)

Organization

Signature

Date

Project Information								Categories				Set-Asides			
PROJECT	Location	County	Contact	GP/Developer	Self Score	Total Units	LIHTC Requested	Preservation	Open	PSH	Strategic Inv.	Nonprofit	Rural	Elderly	Distressed
West Arbor	Ann Arbor	Washtenaw	Jennifer Hall	Norstar Development USA LP	141	46	\$ 886,000			X					
The Abigail	Lansing	Ingham	Ben Ide	G.A. Haan Development, LLC	140	44	\$ 1,362,525			X	X				X
Grand View Place	Grand Rapids	Kent	David Cooper, Jr.	The Woda Group, Inc.	138	68	\$ 1,211,983			X					
Northwind Apartment Homes	Gaylord	Otsego	Peter Jobson	Excel Realty Investors 100 LLC	136	48	\$ 807,085			X			X		X
Prestwick Village Apartments	Holt	Ingham	Tim Hovey	Gryphon Group, LLC	132	66	\$ 863,635			X					
Phoenix Veterans Apartments	Flint	Genesee	Marvin Veltkamp	Marvin Veltkamp	131	75	\$ 1,283,275			X					X
Heather Gardens	Kalamazoo	Kalamazoo	Lisa Willcutt	LIFT Foundation	126	79	\$ 867,000			X		X			X
Lincoln House	Owosso	Shiawassee	David Cooper, Jr.	The Woda Group, Inc.	125	28	\$ 399,123		X				X	X	
435 LaGrave at Tapestry Square	Grand Rapids	Kent	Jonathan Bradford	Inner City Christian Federation	122	24	\$ 337,577			X	X	X			
Arbordale Apartments	Ann Arbor	Washtenaw	Wendy Carty-Saxon	Avalon Nonprofit Housing Corp.	121	39	\$ 298,884			X		X			X
The Village of Hillside	Harbor Springs	Emmet	Nathan Keup	Presbyterian Villages of Michigan	118	32	\$ 390,471		X			X	X	X	
Unity Park Rentals II	Pontiac	Oakland	Kirsten Elliott	Community Housing Network, Inc.	118	30	\$ 723,784			X		X			X
Architects Building	Detroit	Wayne	Patrick Dorn	Cass Corridor Neighborhood Development Corp.	118	51	\$ 394,419	X				X			X
Unity Square	Detroit	Wayne	Kathy Makino	Shelborne Development	115	48	\$ 1,125,685		X			X		X	X
Wellington Square I	Detroit	Wayne	Bob Jacobson	LC Consultants, LLC	114	49	\$ 1,310,570		X					X	X
Wellington Square II	Detroit	Wayne	Bob Jacobson	LC Consultants, LLC	114	49	\$ 1,310,570		X					X	X
Village Pines of Monroe	Monroe	Monroe	Jerald Benjamin	Lutheran Social Services of Michigan	111	189	\$ 1,022,741	X				X			X
Springview Square	Battle Creek	Calhoun	Jennifer Fopma	S.A.F.E. Place	111	60	\$ 637,891			X		X			X
Water Street Flats	Ypsilanti	Washtenaw	Jeffrey Kittle	Herman & Kittle Properties, Inc.	110	80	\$ 943,176		X		X				X
New Parkridge Homes	Ypsilanti	Washtenaw	Zachary Fosler	Ypsilanti-Washtenaw Housing Corp.	109	86	\$ 1,427,918		X			X			X
Winston Square	Detroit	Wayne	Kathy Makino	Shelborne Development	109	80	\$ 1,357,718		X						X
Penrose Village III	Detroit	Wayne	Samuel Thomas, Jr.	Star Penrose Village II Development Corp.	109	40	\$ 961,067			X					X
Mt. Vernon	Detroit	Wayne	Patrick Dorn	Cass Corridor Neighborhood Development Corp.	108	45	\$ 315,179	X				X			X
Maple Heights Apartments	Saline	Washtenaw	Ronald Potterpin	PK Development Group, LLC	95	48	\$ 291,989	X					X		
Mill Pond Manor	Brighton	Livingston	T. Van Fox	MHT Housing, Inc.	95	58	\$ 404,207	X			X			X	
Ryan Court Apartments	Detroit	Wayne	Gerald Krueger	American Community Developers, Inc.	90	72	\$ 1,305,788		X						X
Enchanted Glen	Colon	St. Joseph	David Cooper, Jr.	The Woda Group, Inc.	88	36	\$ 348,941	X					X		
Lake Harbor Apartments	Charlevoix	Charlevoix	Jeffrey Gates	TJ Acquisitions, LLC	87	24	\$ 149,907	X					X		X
West Creek Terrace	McBain	Missaukee	Jeffrey Gates	TJ Acquisitions, LLC	87	20	\$ 125,929	X					X		
Oxford Senior Housing	Oxford	Oakland	Ronald Borngesser	Venture DHIS, Inc.	77	62	\$ 1,053,905		X			X		X	
South Station	Wyoming	Kent	Jeremy DeRoo	LINC Community Revitalization, Inc.	73	30	\$ 674,326		X			X			

OCTOBER 1, 2014 FUNDING ROUND APPLICANTS

Project #: E14043	Owner Contact: Kathy Makino 313.458.8244	
Project Name: Springview Square	Springview Square LDHA LP	
Project Address: 511 North Avenue	8445 East Jefferson	
	Detroit, MI 48214	
Battle Creek, MI 49037	Amt Requested: \$637,891	# Bldgs: 3
County: Calhoun		# Total Units: 60
		# LIHTC Units: 60

Project #: E14027	Owner Contact: Jeffrey F. Gates 248.921.8112	
Project Name: Lake Harbor Apartments	TJ Lake Harbor LDHA LP	
Project Address: 637 Petoskey Avenue	605 South Capitol Avenue	
	Lansing, MI 48933	
Charlevoix, MI 49720	Amt Requested: \$149,907	# Bldgs: 2
County: Charlevoix		# Total Units: 24
		# LIHTC Units: 24

Project #: E14008	Owner Contact: Nathan Keup 248.281.2055	
Project Name: Village Of Hillside, The	Hillside LDHA LP	
Project Address: 305 W. Main Street	26200 Lahser Road, Suite 300	
	Southfield, MI 48033	
Harbor Springs, MI 49740	Amt Requested: \$390,471	# Bldgs: 1
County: Emmet		# Total Units: 32
		# LIHTC Units: 24

Project #: E14063	Owner Contact: Marvin D. Veltkamp 269.381.0350	
Project Name: Phoenix Veterans Apartments	Flint Phoenix LDHA LP	
Project Address: 4800 S. Saginaw St	834 King Highway, Suite 100	
	Kalamazoo, MI 49001	
Flint, MI 48507	Amt Requested: \$1,283,275	# Bldgs: 1
County: Genesee		# Total Units: 75
		# LIHTC Units: 75

OCTOBER 1, 2014 FUNDING ROUND APPLICANTS

Project #: E14031	Owner Contact: Tim Hovey 517.669.6024	
Project Name: Prestwick Village Apartments	Prestwick Village LDHA LLC	
Project Address: 2363 N. Cedar Street	240 S. Bridge Street, Suite 100	
	DeWitt, MI 48820	
Holt, MI 48842	Amt Requested: \$863,635	# Bldgs: 8
County: Ingham		# Total Units: 66
		# LIHTC Units: 66

Project #: E14003	Owner Contact: Ben Ide 231.526.7380	
Project Name: Abigail, The	Lansing Abigail Apartments LDHA LLC	
Project Address: 715 W. Willow Street	380 Franklin Street #104 PO Box 556	
	Harbor Springs, MI 49740	
Lansing, MI 48906	Amt Requested: \$1,362,525	# Bldgs: 1
County: Ingham		# Total Units: 44
		# LIHTC Units: 44

Project #: E14029	Owner Contact: Lisa Willcutt 269.350.2019	
Project Name: Heather Gardens	Heather Gardens LDHA LP	
Project Address: 2500 Heatherdowns Lane	2725 Airview BLVD, Suite 205	
	Kalamazoo, MI 49002	
Kalamazoo, MI 49048	Amt Requested: \$867,000	# Bldgs: 15
County: Kalamazoo		# Total Units: 79
		# LIHTC Units: 79

Project #: E14030	Owner Contact: Jonathan Bradford 616.336.9333	
Project Name: 435 LaGrave At Tapestry Square	435 LaGrave LDHA LP	
Project Address: 435 LaGrave Ave SE	920 Cherry St SE	
	Grand Rapids, MI 49506	
Grand Rapids, MI 49503	Amt Requested: \$337,577	# Bldgs: 1
County: Kent		# Total Units: 24
		# LIHTC Units: 16

OCTOBER 1, 2014 FUNDING ROUND APPLICANTS

Project #: E14068	Owner Contact: David Cooper, Jr. 989.464.8195
Project Name: Grand View Place	Grand View Place LDHA LP
Project Address: 936 Front Avenue NW	115 North Huron Avenue
	Mackinaw City, MI 49701
Grand Rapids, MI 49504	Amt Requested: \$1,211,983
County: Kent	# Bldgs: 2
	# Total Units: 68
	# LIHTC Units: 68

Project #: E14067	Owner Contact: Jeremy DeRoo 616.451.9140
Project Name: South Station	South Station LDHA LP
Project Address: 5873 South Division Avenue	1167 Madison Ave SE
	Grand Rapids, MI 49507
Wyoming, MI 49548	Amt Requested: \$674,326
County: Kent	# Bldgs: 3
	# Total Units: 30
	# LIHTC Units: 30

Project #: E14069	Owner Contact: T. Van Fox 248.833.0550
Project Name: Mill Pond Manor	Mill Pond/MHT II LDHA LLC
Project Address: 614 North 2ND Street	32600 Telegraph Road, Suite 102
	Bingham Farms, MI 48025
Brighton, MI 48116	Amt Requested: \$404,207
County: Livingston	# Bldgs: 2
	# Total Units: 58
	# LIHTC Units: 58

Project #: E14028	Owner Contact: Jeffrey F. Gates 248.921.8112
Project Name: West Creek Terrace	TJ West Creek LDHA LP
Project Address: 100 East Elm Street	605 South Capitol Avenue
	Lansing, MI 48933
McBain, MI 49657	Amt Requested: \$125,929
County: Missaukee	# Bldgs: 3
	# Total Units: 20
	# LIHTC Units: 20

OCTOBER 1, 2014 FUNDING ROUND APPLICANTS

Project #: E14061	Owner Contact: Jerald Benjamin 313.308.8833	
Project Name: Village Pines Of Monroe	Village Pines Of Monroe LDHA LP	
Project Address: 1600 Park Court	8131 E. Jefferson Avenue	
	Detroit, MI 48214	
Monroe, MI 48162	Amt Requested: \$1,022,741	# Bldgs: 22
County: Monroe		# Total Units: 189
		# LIHTC Units: 189
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Project #: E14059	Owner Contact: Ronald B. Borngesser 248.209.2605	
Project Name: Oxford Senior Housing	Venture DHIS LDHA LP	
Project Address: 98 S. Glaspie	196 Cesar E. Chavez Ave	
	Pontiac, MI 48342	
Oxford, MI 48371	Amt Requested: \$1,053,905	# Bldgs: 1
County: Oakland		# Total Units: 62
		# LIHTC Units: 62
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Project #: E14060	Owner Contact: Kirsten Elliott 248.269.1302	
Project Name: Unity Park Rentals II	CHN Unity Park II LDHA LP	
Project Address: Scattered Sites	570 Kirts BLVD, Suite 231	
	Troy, MI 48084	
Pontiac, MI 48343	Amt Requested: \$723,784	# Bldgs: 30
County: Oakland		# Total Units: 30
		# LIHTC Units: 30
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Project #: E14064	Owner Contact: Peter Jobson 216.378.9610	
Project Name: Northwind Apartment Homes	Excel-Deal 20 LDHA LP	
Project Address: 132 North Indiana Ave and 403 West Mitchell Street	3690 Orange Place #517	
	Beachwood, OH 44122	
Gaylord, MI 49735	Amt Requested: \$807,085	# Bldgs: 1
County: Otsego		# Total Units: 48
		# LIHTC Units: 48

OCTOBER 1, 2014 FUNDING ROUND APPLICANTS

Project #: E14020	Owner Contact: David Cooper, Jr. 989.464.8195
Project Name: Lincoln House	Lincoln House LDHA LP
Project Address: 120 Michigan Ave	115 North Huron Avenue
	Mackinaw City, MI 49701
Owosso, MI 48867	Amt Requested: \$399,123
County: Shiawassee	# Bldgs: 1
	# Total Units: 28
	# LIHTC Units: 28

Project #: E14021	Owner Contact: David Cooper, Jr. 989.464.8195
Project Name: Enchanted Glen	Enchanted Glen LDHA LP
Project Address: 466 South Burr Oak Road	115 North Huron Avenue
	Mackinaw City, MI 49701
Colon, MI 49040	Amt Requested: \$348,941
County: St. Joseph	# Bldgs: 3
	# Total Units: 36
	# LIHTC Units: 36

Project #: E14062	Owner Contact: Wendy Carty-Saxon 734.663.5858 X 211
Project Name: Arbordale Apartments 2014	Arbordale Apartments 2014 LDHA LP
Project Address: 1010, 1020, 1030 Arbordale	1327 Jones Drive, Suite 102
	Ann Arbor, MI 48105
Ann Arbor, MI 48103	Amt Requested: \$298,884
County: Washtenaw	# Bldgs: 3
	# Total Units: 39
	# LIHTC Units: 39

Project #: E14058	Owner Contact: Jennifer Hall 734.794.6721
Project Name: West Arbor	West Arbor LDHA LP
Project Address: 701 N. Maple	727 Miller Avenue
	Ann Arbor, MI 48103
Ann Arbor, MI 48103	Amt Requested: \$886,000
County: Washtenaw	# Bldgs: 11
	# Total Units: 46
	# LIHTC Units: 46

OCTOBER 1, 2014 FUNDING ROUND APPLICANTS

Project #: E14019	Owner Contact: Ronald Potterpin 517.347.9662
Project Name: Maple Heights Apartments	PK Maple Heights LP
Project Address: 260 N. Maple RD	1784 Hamilton Road
	Okemos, MI 48864
Saline, MI 48176	Amt Requested: \$291,989
County: Washtenaw	# Bldgs: 3
	# Total Units: 48
	# LIHTC Units: 48

Project #: E14005	Owner Contact: Zachary Fosler 734.482.4300
Project Name: New Parkridge Homes	New Parkridge LDHA LP
Project Address: 602-699 Armstrong Drive and 503-577 First Court	601 Armstrong Drive
	Ypsilanti, MI 48197
Ypsilanti, MI 48197	Amt Requested: \$1,427,918
County: Washtenaw	# Bldgs: 34
	# Total Units: 86
	# LIHTC Units: 86

Project #: E14065	Owner Contact: Jeffrey L. Kittle 317.805.1980
Project Name: Water Street Flats	Water Street Flats LDHA LP
Project Address: 200 East Michigan Avenue	500 E. 96th Street, Suite 300
(Future Intersection of River St & South St)	Indianapolis, IN 46240
Ypsilanti, MI 48198	Amt Requested: \$943,176
County: Washtenaw	# Bldgs: 1
	# Total Units: 80
	# LIHTC Units: 64

Project #: E14071	Owner Contact: Patrick Dorn 313.831.0199
Project Name: Architects Building	Arch Bldg II LDHA LP
Project Address: 415 Brainard, 422 Brainard, 426 Brainard	3535 Cass Ave
	Detroit, MI 48170
Detroit, MI 48201	Amt Requested: \$394,419
County: Wayne	# Bldgs: 2
	# Total Units: 51
	# LIHTC Units: 51

OCTOBER 1, 2014 FUNDING ROUND APPLICANTS

Project #: E14072	Owner Contact: Patrick Dorn 313.831.0199	
Project Name: Mt. Vernon	Mt. Vernon II LDHA LP	
Project Address: 677 W. Alexandrine	3535 Cass Ave	
	Detroit, MI 48170	
Detroit, MI 48201	Amt Requested: \$315,179	# Bldgs: 1
County: Wayne		# Total Units: 45
		# LIHTC Units: 45
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Project #: E14070	Owner Contact: Samuel H. Thomas, Jr. 313.920.0557	
Project Name: Penrose Village III	Penrose Village III LDHA LP	
Project Address: Scattered Sites	2810 Leslie Park Circle	
	Ann Arbor, MI 48105	
Detroit, MI 48203	Amt Requested: \$961,067	# Bldgs: 20
County: Wayne		# Total Units: 40
		# LIHTC Units: 40
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Project #: E14040	Owner Contact: Gerald A. Krueger 313.881.8150	
Project Name: Ryan Court Apartments	Ryan Court 2013 LDHA LLC	
Project Address: 2425 Ewald Circle	20250 Harper Avenue	
	Detroit, MI 48225	
Detroit, MI 48238	Amt Requested: \$1,305,788	# Bldgs: 5
County: Wayne		# Total Units: 72
		# LIHTC Units: 72
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Project #: E14066	Owner Contact: Kathy Makino 313.458.8243	
Project Name: Unity Square	Unity Square LDHA LP	
Project Address: 17100 Second, 17425 Second, 361 Merton	8445 E. Jefferson Ave	
	Detroit, MI 48214	
Detroit, MI 48203	Amt Requested: \$1,125,685	# Bldgs: 3
County: Wayne		# Total Units: 48
		# LIHTC Units: 48

OCTOBER 1, 2014 FUNDING ROUND APPLICANTS

Project #: E14024	Owner Contact: Bob Jacobson 734.769.1428	
Project Name: Wellington Square I	Wellington Square I LDHA LP	
Project Address: 59 Seward	35 Research Drive, Suite 300	
	Ann Arbor, MI 48103	
Detroit, MI 48202	Amt Requested: \$1,310,570	# Bldgs: 1
County: Wayne		# Total Units: 49
		# LIHTC Units: 49

Project #: E14025	Owner Contact: Bob Jacobson 734.769.1428	
Project Name: Wellington Square II	Wellington Square II LDHA LP	
Project Address: 59 Seward	35 Research Drive, Suite 300	
	Ann Arbor, MI 48103	
Detroit, MI 48202	Amt Requested: \$1,310,570	# Bldgs: 1
County: Wayne		# Total Units: 49
		# LIHTC Units: 49

Project #: E14044	Owner Contact: Kathy Makino 313.458.8243	
Project Name: Winston Square	Winston Square LDHA LP	
Project Address: 13115 E. Jefferson Ave	8445 E. Jefferson Ave	
	Detroit, MI 48214	
Detroit, MI 48213	Amt Requested: \$1,357,718	# Bldgs: 1
County: Wayne		# Total Units: 80
		# LIHTC Units: 80

31 PROJECTS REQUESTING A TOTAL OF: \$24,593,268