



STATE OF MICHIGAN

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

LANSING

GRETCHEN WHITMER
GOVERNOR

GARY HEIDEL
ACTING EXECUTIVE DIRECTOR

MEMORANDUM

April 7, 2022

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

FROM: Elizabeth Rademacher
LIHTC Allocations Manager

SUBJECT: April 1, 2022 Funding Round Activity and Fee Refund Opportunity

Overview of April 2022 Funding Round: Enclosed is a list of projects that applied for Low-Income Housing Tax Credit (LIHTC) in the April 1, 2022 funding round. Information provided includes the name and address of the project; project sponsor and contact person; the amount of credit requested; total project self-score (inclusive of PSH points); primarily 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 LIHTC. 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 April 1, 2022 funding round. Please note that this list reflects self-scores and primarily 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 \$13.4 million in credit being available for applications that were submitted as part of the April 1, 2022 Funding Round. The approximate amount of credit available for each of the funding categories comprising the \$13.4 million available is as follows:

PSH Category	\$	4,308,427
Open Category – Urban	\$	3,975,215
Open Category – Balance of State	\$	1,130,334
Disaster Credits	\$	49,039
Strategic Investment Category	\$	496,681
Undesignated Category	\$	3,433,259
Total Credit Available	\$	13,392,955

Additionally, as outlined in the 2022-2023 QAP, allocations made from the Categories in the October 2021 funding round also counted towards the fulfillment of a Statutory Set-Aside. If these Set-Asides are not otherwise fulfilled from the allocations made from the Preservation Category, PSH Category, Open Category, and Strategic Investment Category (if applicable) mentioned above, the Set-Asides will be given priority for any allocations made from the Undesignated Category until the minimum amount required is satisfied. Below is a breakdown of the minimum amount of credit that will be needed to fulfill the Set-Asides:

Rural	\$	224,655
Distressed	\$	3,675,949

Opportunity to Withdraw from April 1, 2022 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 **April 14, 2022** 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 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) 335-9802.

Enclosure



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REQUEST FOR WITHDRAWAL OF APPLICATION

Pursuant to the memo dated April 7, 2022 from Elizabeth Rademacher, I hereby request the withdrawal of the Low Income Housing Tax Credit application for _____ from the April 1, 2022 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.

I acknowledge that the supplemental project information provided with the April 7, 2022 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 Units	PSH Units	LIHTC Requested	Open - Urban	Open - Balance of State	PSH	Undesignated	Strategic Inv.	Disaster Cred.	Nonprofit	Rural	Elderly	Distressed	Tribal
										\$ 3,975,215	\$ 1,130,334	\$ 4,308,427	\$ 3,433,259	\$ 496,681	\$ 49,039	\$ -	\$ 224,655	\$ -	\$ 3,675,949	\$ -
APRIL 1, 2022 ROUND																				
4401 Rosa Parks	Detroit	Wayne	Christopher Laurent	Cinnaire Solutions Corporation & Woodbridge Neighborhood Development Corporation	91	60	40	0	\$986,435	X						X			X	
Andy's Place II	Jackson	Jackson	Mitchell Milner	Milner and Caringella, Inc. & Community Action Agency	104	26	26	26	\$810,200			X		X		X			X	
Boston Square Together II	Grand Rapids	Kent	Peter Levavi	Brinshore Development, LLC & Amplify GR	105	57	45	0	\$1,500,000	X				X		X			X	
Bretton Grove	Grand Rapids	Kent	David Cooper, Jr.	Woda Cooper Development, Inc.	135	55	55	20	\$1,316,000			X							X	
CCSEM St. Matthew	Detroit	Wayne	Paul Propson	Catholic Charities of Southeast Michigan & Cinnaire Solutions Corporation	144	46	46	25	\$1,084,000			X				X			X	
Greystone Senior Living	Detroit	Wayne	Patrick Dorn	Cass Corridor Neighborhood Development Corp.	100	49	49	0	\$918,051	X						X		X	X	
Hillsdale Place Apartments	Lansing	Ingham	Timothy R. Hovey	Gryphon Group, LLC	141	40	40	20	\$882,000			X							X	
John Grace Arms	Southfield	Oakland	Mark A. Lockwood	John Grace Arms Investors LLC & Southfield Nonprofit Housing Corp.	90	60	60	0	\$1,500,000	X				X				X	X	
Lincoln Park Residences	Midland	Midland	Heather Arnold	DeShano Development Corp.	94	50	50	0	\$878,382		X				X		X		X	
Orchard Village Apartments	Detroit	Wayne	Kevin Nowak	CHN Housing Partners & Detroit Blight Busters	97	48	48	0	\$1,197,000	X				X		X			X	
Parkview Apartments	Traverse City	Grand Traverse	Anthony Lentych	Traverse City Housing Commission, Cove Investments, LLC & Ethos Development Partners	99	23	23	0	\$993,869		X						X	X	X	
The Greenwood	Jackson	Jackson	Brian McGeady	MVAH Development LLC & Jackson Housing Commision	99	51	51	0	\$1,426,380	X				X					X	
The Grove at Veridian	Ann Arbor	Washtenaw	Wendy Carty-Saxon	Avalon Housing, Inc.	142	50	50	30	\$1,500,000			X				X			X	
The Monarch	Ecorse	Wayne	Kathy Makino	Shelborne Development, Shipman Management & Crooked Tree Development	97	64	63	0	\$1,500,000	X				X				X	X	
The Savarine	Detroit	Wayne	Kathy Makino-Leipsitz	Shelborne Development, Shipman Management & Movemental Development	100	100	90	0	\$1,500,000	X				X					X	
The Village Flats	Nashville	Barry	Kittie Tuinstra	Dogwood Community Development	74	20	20	0	\$688,000		X					X	X			
Union Suites at Michael II	Wyoming	Kent	Nick Lovelace	Union Suites Development LLC & Dwelling Place of Grand Rapids	101	52	52	0	\$905,100	X								X		
Warren + Trumbull	Detroit	Wayne	Christopher Laurent	Cinnaire Solutions Corporation & Woodbridge Neighborhood Development Corporation	83	26	20	0	\$909,847	X						X				

APRIL 1, 2022 FUNDING ROUND APPLICANTS

Project #: M22031	Owner Contact: Kittie Tuinstra (231) 736-7655	
Project Name: Village Flats, The	OCHC Nashville LDHA LP	
Project Address: 324 North Queen Street	920 South State Street	
	Hart, MI 49420	
Nashville, MI 49073	Amt Requested: \$688,000	# Bldgs: 1
County: Barry		# Total Units: 20
Target Units: Family		# LIHTC Units: 20

Project #: M22038	Owner Contact: Anthony Lentych (231) 922-4915	
Project Name: Parkview Apartments	TC 1223E LDHA LP	
Project Address: 1223 East Eighth Street	150 Pine Street	
	Traverse City, MI 49684	
Traverse City, MI 49684	Amt Requested: \$993,869	# Bldgs: 1
County: Grand Traverse		# Total Units: 23
Target Units: Elderly		# LIHTC Units: 23

Project #: M22032	Owner Contact: Timothy R. Hovey (517) 282-0500	
Project Name: Hillsdale Place Apartments	Hillsdale Place LDHA, LLC	
Project Address: 1020 W. Hillsdale	240 South Bridge Street, Suite 100	
	DeWitt, MI 48820	
Lansing, MI 48915	Amt Requested: \$882,000	# Bldgs: 4
County: Ingham		# Total Units: 40
Target Units: Family		# LIHTC Units: 40

Project #: M22035	Owner Contact: Mitchell Milner (312) 339-1678	
Project Name: Andy's Place II	Andy's Place II LDHA LP	
Project Address: 2100-2102 West Michigan Avenue	1803 St. John's Avenue, Suite 5	
	Highland Park, IL 60035	
Jackson, MI 49201	Amt Requested: \$810,200	# Bldgs: 2
County: Jackson		# Total Units: 26
Target Units: Family		# LIHTC Units: 26

APRIL 1, 2022 FUNDING ROUND APPLICANTS

Project #: M22046	Owner Contact: Brian McGeady (513) 964-1141
Project Name: Greenwood, The	The Greenwood LDHA LLC
Project Address: 702 Greenwood Avenue	9100 Centre Pointe Drive, Suite 210
	West Chester, OH 45069
Jackson, MI 49203	Amt Requested: \$1,426,380
County: Jackson	# Bldgs: 1
Target Units: Family	# Total Units: 51
	# LIHTC Units: 51

Project #: M22036	Owner Contact: Peter Levavi (224) 927-5057
Project Name: Boston Square Together II	BSQ Together II LDHA, LLC
Project Address: 1450 Kalamazoo Avenue SE	666 Dundee Road, Suite 1102
	Northbrook, IL 60062
Grand Rapids, MI 49507	Amt Requested: \$1,500,000
County: Kent	# Bldgs: 1
Target Units: Family	# Total Units: 57
	# LIHTC Units: 45

Project #: M22042	Owner Contact: David Cooper, Jr. (614) 396-3200
Project Name: Breton Grove	Breton Grove LDHA LP
Project Address: 2400 43rd Street Southeast	500 South Front Street, 10th Floor
	Columbus, OH 43215
Grand Rapids, MI 49508	Amt Requested: \$1,316,000
County: Kent	# Bldgs: 1
Target Units: Family	# Total Units: 55
	# LIHTC Units: 55

Project #: M22030	Owner Contact: Nick Lovelace (402) 540-4783
Project Name: Union Suites On Michael II	Union Suites at Michael LDHA LLC
Project Address: 3566 Michael Avenue SW	600 Broadway Avenue Apt 601A
	Grand Rapids, MI 49504
Wyoming, MI 49509	Amt Requested: \$905,100
County: Kent	# Bldgs: 3
Target Units: Elderly	# Total Units: 52
	# LIHTC Units: 52

APRIL 1, 2022 FUNDING ROUND APPLICANTS

Project #: M22045	Owner Contact: Heather Arnold (989) 709-5962	
Project Name: Lincoln Park Residences	Lincoln Park Residences LDHA LP	
Project Address: 221 East Patrick Road	325 Commerce Court	
	Gladwin, MI 48624	
Midland, MI 48640	Amt Requested: \$878,382	# Bldgs: 3
County: Midland		# Total Units: 50
Target Units: Family		# LIHTC Units: 50

Project #: M22033	Owner Contact: Mark A. Lockwood (248) 433-7403	
Project Name: John Grace Arms	John Grace Arms LDHA LLC	
Project Address: 21030 Indian Street	27777 Franklin Road, Suite 1410	
	Southfield, MI 48034	
Southfield, MI 48033	Amt Requested: \$1,500,000	# Bldgs: 1
County: Oakland		# Total Units: 60
Target Units: Elderly		# LIHTC Units: 60

Project #: M22044	Owner Contact: Wendy Carty-Saxon (734) 663-5858 x211	
Project Name: Grove At Veridian, The	The Grove at Veridian, LDHA LP	
Project Address: 2270 Platt Road	1327 Jones Drive, Suite 102	
	Ann Arbor, MI 48105	
Ann Arbor, MI 48104	Amt Requested: \$1,500,000	# Bldgs: 8
County: Washtenaw		# Total Units: 50
Target Units: Family		# LIHTC Units: 50

Project #: M22039	Owner Contact: Christopher Laurent (608) 234-5291	
Project Name: 4401 Rosa Parks	4401 Rosa Parks LDHA, LP	
Project Address: Various addresses on Rosa Parks Blvd,	1118 South Washington Avenue	
Lysander, Vermont, and W. Canfield	Lansing, MI 48910	
Detroit, MI 48208	Amt Requested: \$986,435	# Bldgs: 1
County: Wayne		# Total Units: 60
Target Units: Family		# LIHTC Units: 40

APRIL 1, 2022 FUNDING ROUND APPLICANTS

Project #: M22037	Owner Contact: Paul Propson (586) 416-2300 x2020	
Project Name: CCSEM St. Matthew	CCSEM St. Matthew LDHA, LP	
Project Address: 6021 Whittier Avenue	24445 Northwestern Highway, Suite 200	
	Southfield, MI 48075	
	Amt Requested: \$1,084,000	# Bldgs: 2
Detroit, MI 48226		# Total Units: 46
County: Wayne		# LIHTC Units: 46
Target Units: Family		

Project #: M22034	Owner Contact: Patrick Dorn (313) 831-0199	
Project Name: Greystone Senior Living	Greystone Senior LDHA LP	
Project Address: 440, 446 and 460 Martin Luther King Boulevard	3535 Cass Avenue	
	Detroit, MI 48201	
	Amt Requested: \$918,051	# Bldgs: 1
Detroit, MI 48201		# Total Units: 49
County: Wayne		# LIHTC Units: 49
Target Units: Elderly		

Project #: M22043	Owner Contact: Kevin Nowak (216) 744-2417	
Project Name: Orchard Village Apartments	Orchard Village LDHA LP	
Project Address: TBD Orchard/Santa Clara Street	2625 Gratiot Avenue	
	Detroit, MI 48207	
	Amt Requested: \$1,197,000	# Bldgs: 4
Detroit, MI 48219		# Total Units: 48
County: Wayne		# LIHTC Units: 48
Target Units: Family		

Project #: M22040	Owner Contact: Kathy Makino-Leipsitz (313) 458-8243	
Project Name: Savarine, The	The Savarine, LDHA LP	
Project Address: 13111 East Jefferson	8445 East Jefferson Avenue	
	Detroit, MI 48214	
	Amt Requested: \$1,500,000	# Bldgs: 1
Detroit, MI 48215		# Total Units: 100
County: Wayne		# LIHTC Units: 90
Target Units: Family		

APRIL 1, 2022 FUNDING ROUND APPLICANTS

Project #: M22047	Owner Contact: Christopher Laurent (313) 544-4025	
Project Name: Warren + Trumbull	Warren Trumbull LDHA, LLC	
Project Address: 4867 Trumbull Street	1118 South Washington Street	
	Lansing, MI 48910	
	Amt Requested: \$909,847	# Bldgs: 1
		# Total Units: 26
County: Wayne		# LIHTC Units: 20
Target Units: Family		

Project #: M22041	Owner Contact: Kathy Makino (313) 458-8243	
Project Name: Monarch, The	The Monarch LDHA LP	
Project Address: 3714 and 3732 West Jefferson	8445 East Jefferson	
	Detroit, MI 48214	
	Amt Requested: \$1,500,000	# Bldgs: 2
		# Total Units: 64
County: Wayne		# LIHTC Units: 63
Target Units: Elderly		