



STATE OF MICHIGAN

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
LANSING

GRETCHEN WHITMER
GOVERNOR

AMY HOVEY
EXECUTIVE DIRECTOR

MEMORANDUM

April 7, 2023

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

FROM: Elizabeth Rademacher
LIHTC Allocations Manager

SUBJECT: April 3, 2023 Funding Round Activity and Fee Refund Opportunity

Overview of April 2023 Funding Round: Enclosed is a list of projects that applied for Low-Income Housing Tax Credit (LIHTC) in the April 3, 2023 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 3, 2023 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 million in credit being available for applications that were submitted as part of the April 3, 2023 Funding Round. The approximate amount of credit available for each of the funding categories comprising the \$13 million available is as follows:

PSH Category	\$	3,422,929
Open Category – Urban	\$	3,886,612
Open Category – Balance of State	\$	2,061,308
Strategic Investment Category	\$	105,962
Undesignated Category	\$	3,530,979
Total Credit Available	\$	13,007,790

Additionally, as outlined in the 2022-2023 QAP, allocations made from the Categories in the October 2022 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:

Distressed \$ 4,686,008

Opportunity to Withdraw from April 3, 2023 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 Eastern time on **April 14, 2023** 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, 2023 from Elizabeth Rademacher, I hereby request the withdrawal of the Low Income Housing Tax Credit application for _____ from the April 3, 2023 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 3, 2023 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.	Nonprofit	Rural	Elderly	Distressed	Tribal
										\$ 3,886,612	\$ 2,061,308	\$ 3,422,929	\$ 3,530,979	\$ 105,962	\$ -	\$ -	\$ -	\$ 4,686,008	\$ -
APRIL 1, 2023 ROUND																			
Black Rock Crossing	Marquette	Marquette	David Cooper, Jr	The Woda Group, Inc & Keweenaw Bay Indian Community	99	50	50	0	\$ 1,453,400		x					x		x	
Riverview Flats	Owosso	Shiawassee	Brad Michaud	Venture, Inc & Capital Area Community Services & Cove Investments, LLC	99	53	53	0	\$1,490,000		x				x	x		x	
First Hope at Tenth Apartments	Holland	Ottawa	Jeremy DeRoo	Dwelling Place of Grand Rapids Nonprofit Housing Corporation & Little River Holdings LLC	97	46	46	0	\$1,460,276			x			x	x		x	x
The Flats at Carriage Commons Phase II	Garfield Twp	Grand Traverse	Darren Smith	SHAG Flats Phase II Developer, LLC & Traverse City Housing Commission	95	53	53	0	\$1,500,000			x		x		x			
Lincoln Park Residences II	Midland	Midland	Chad DeShano	DeShano Development Corporation	92	52	52	0	\$1,020,000			x				x		x	
Washington Park	Owosso	Shiawassee	Brad Michaud	Venture, Inc & Capital Area Community Services & Bailey Park Homes L3C	62	16	16	0	\$656,608			x			x	x		x	
600 King Village	Muskegon Heights	Muskegon	Donald Alexis	Main Street Loan Fund	97	48	48	0	\$1,500,000				x					x	
Riverview 220	Lansing	Ingham	Douglas Fleming	Lansing Housing Commission & CCA Developer Two, LLC	105	63	56	0	\$1,497,000	x									x
Park Meadows Village Phase I	Detroit	Wayne	Eric A Gold	RAD Conversion Specialists, LLC & Resurrection Community Dev Corp	102	70	70	0	\$1,500,000	x							x	x	
Trumbull	Detroit	Wayne	Gerald A Krueger	American Community Developers, Inc	102	49	41	0	\$1,500,000	x				x					x
John Grace Arms	Southfield	Oakland	Timothy Thorland	Southwest Housing Solutions Corp. & Southfield Nonprofit Neighborhood Corp.	101	60	60	0	\$1,304,500	x					x		x	x	
North Corktown Apartments	Detroit	Wayne	T. Van Fox	MHT Housing, Inc & Renovate Detroit LLC	101	49	49	0	\$1,189,900	x					x			x	
Leonard Apartments	Grand Rapids	Kent	John Wynbeek	Genesis Nonprofit Housing Corporation & Dwelling Place of Grand Rapids & Little River Development, LLC	101	55	55	0	\$1,405,000	x					x		x	x	
The Preserve on Ash II	Detroit	Wayne	Jeffrey Beam	The Community Builders, Inc	101	31	31	0	\$1,500,000	x				x	x			x	
Russell Woods Senior Living Community	Detroit	Wayne	Fabiola Fleuranvil	Icon Heritage Partners LLC/ Progress Investments Group, LLC & LC Consultants II LLC	100	35	35	0	\$1,066,791	x							x	x	
900 Tuscola Street Midtown West	Detroit	Wayne	Peter Procida	Procida Development Group, LLC	100	33	33	0	\$1,300,000	x									
St Aubin Flats	Detroit	Wayne	Brian McGeady	Pivotal Development LLC & Eastern Market Development Corp	97	54	54	0	\$1,500,000	x				x				x	
El Shabazz Senior Apartments	Lansing	Ingham	Greg Baron	Commonwealth Development Corporation of America & Equity First Community Development LLC	97	51	51	0	\$1,435,000	x				x			x	x	
Blue Light 9	Battle Creek	Calhoun	Matt Hollander	Republic Development, LLC	93	48	48	0	\$1,500,000	x				x					x
121 Catherine	Ann Arbor	Washtenaw	Wendy Carty-Saxon	Avalon Nonprofit Development Corporation & Ann Arbor Housing Dev Corp	148	63	63	32	\$1,500,000			x			x				x
Cabot Apartments	Detroit	Wayne	Nathaniel Trice	Trice Development Company LLC & Cove Investments	146	84	84	30	\$1,295,861				x						x
Annika Place II	Traverse City	Grand Traverse	David Cooper, Jr	Woda Cooper Development, Inc.	139	52	52	19	\$1,500,000				x			x			x
206 North Washington	Ypsilanti	Washtenaw	Wendy Carty-Saxon	Avalon Nonprofit Housing Corporation	126	22	22	8	\$940,164						x				x
Carlisle Townhomes	Pontiac	Oakland	Michelle Brinkman	Community Housing Network, Inc & Venture, Inc	121	42	42	21	\$1,500,000						x				x

APRIL 3, 2023 FUNDING ROUND APPLICANTS

Project #: N23027	Owner Contact: Matt Hollander (269) 388-4677 x2	
Project Name: Blue Light 9	Blue Light 9 LDHA LP	
Project Address: 200 Capital Avenue SW	1105 Portage Street	
	Kalamazoo, MI 49001	
Battle Creek, MI 49015	Amt Requested: \$1,500,000	# Bldgs: 4
County: Calhoun		# Total Units: 48
Target Units: Family		# LIHTC Units: 48

Project #: N23013	Owner Contact: Darren Smith (561) 859-8520	
Project Name: Flats At Carriage Commons Phase II, The	The Flats Phase II LDHA, LLC	
Project Address: Vacant land to the northeast of the intersection	1100 NW 4TH Avenue	
of LaFranier Rd and W. Hammond Rd	Delray Beach, FL 33444	
Garfield Twp, MI 49686	Amt Requested: \$1,500,000	# Bldgs: 1
County: Grand Traverse		# Total Units: 53
Target Units: Family		# LIHTC Units: 53

Project #: N23016	Owner Contact: David Cooper, Jr. (614) 396-3200	
Project Name: Annika Place II	Annika Place II LDHA LP	
Project Address: 1020 Hastings Street	500 South Front Street, 10th Floor	
	Columbus, OH 43215	
Traverse City, MI 49686	Amt Requested: \$1,500,000	# Bldgs: 1
County: Grand Traverse		# Total Units: 52
Target Units: Family		# LIHTC Units: 52

Project #: N23006	Owner Contact: Kristi Morgan (608) 824-2292	
Project Name: El Shabazz Senior Apartments	El Shabazz LDHA, LLC	
Project Address: 1028 West Barnes Avenue	7447 University Avenue	
	Middleton, WI 53562	
Lansing, MI 48910	Amt Requested: \$1,435,000	# Bldgs: 2
County: Ingham		# Total Units: 51
Target Units: Elderly		# LIHTC Units: 51

APRIL 3, 2023 FUNDING ROUND APPLICANTS

Project #: N23019	Owner Contact: Douglas Fleming (517) 478-6550 x111	
Project Name: Riverview 220	220 Kalamazoo LDHA LP	
Project Address: 220 E. Kalamazoo Street	419 Cherry Street	
	Lansing, MI 48933	
County: Ingham	Amt Requested: \$1,497,000	# Bldgs: 1
Target Units: Family		# Total Units: 63
		# LIHTC Units: 56

Project #: N23021	Owner Contact: John Wynbeek (616) 988-2897	
Project Name: Leonard Street Apartments	Leonard Apartments LDHA LLC	
Project Address: 851 Leonard Street NW	851 Leonard Street NW	
	Grand Rapids, MI 49504	
County: Kent	Amt Requested: \$1,405,000	# Bldgs: 1
Target Units: Elderly		# Total Units: 55
		# LIHTC Units: 55

Project #: N23017	Owner Contact: David Cooper, Jr. (614) 396-3200	
Project Name: Black Rock Crossing	Black Rock Crossing LDHA LP	
Project Address: 1502 West Ridge Street	500 South Front Street, 10th Floor	
	Columbus, OH 43215	
County: Marquette	Amt Requested: \$1,453,400	# Bldgs: 2
Target Units: Family		# Total Units: 50
		# LIHTC Units: 50

Project #: N23014	Owner Contact: Missie Kaiser (989) 426-2521 x2224	
Project Name: Lincoln Park Residences II	Lincoln Park Residences II LDHA LP	
Project Address: 221 E. Patrick Road	325 Commerce Court	
	Gladwin, MI 48624	
County: Midland	Amt Requested: \$1,020,000	# Bldgs: 3
Target Units: Family		# Total Units: 52
		# LIHTC Units: 52

APRIL 3, 2023 FUNDING ROUND APPLICANTS

Project #: N23024	Owner Contact: Donald Alexis (617) 792-1245	
Project Name: 600 King Village	King Townhouse Village	
Project Address: 600 E. Barney Avenue	19 Tesla Street	
	Boston, MA 02126	
Muskegon Heights, MI 49444	Amt Requested: \$1,500,000	# Bldgs: 6
County: Muskegon		# Total Units: 48
Target Units: Family		# LIHTC Units: 48

Project #: N23009	Owner Contact: Michelle Brinkmann (586) 484-5133	
Project Name: Carlisle Townhomes	CHN Carlisle LDHA LP	
Project Address: 204 W. New York Avenue	5505 Corporate Drive, Suite 300	
	Troy, MI 48098	
Pontiac, MI 48430	Amt Requested: \$1,500,000	# Bldgs: 6
County: Oakland		# Total Units: 42
Target Units: Family		# LIHTC Units: 42

Project #: N23005	Owner Contact: Timothy Thorland (313) 841-3727	
Project Name: John Grace Arms	John Grace Arms LDHA LLC	
Project Address: 21030 Indian Street	1920 25th Street, Suite A	
	Detroit, MI 48216	
Southfield, MI 48033	Amt Requested: \$1,304,500	# Bldgs: 1
County: Oakland		# Total Units: 60
Target Units: Elderly		# LIHTC Units: 60

Project #: N23023	Owner Contact: Jeremy DeRoo (616) 278-1144	
Project Name: First Hope At Tenth Apartments	First Hope at 10th Street LDHA LLC	
Project Address: 85 & 100 West 10th Street	101 Sheldon Blvd SE, Suite 2	
	Grand Rapids, MI 49503	
Holland, MI 49423	Amt Requested: \$1,460,276	# Bldgs: 2
County: Ottawa		# Total Units: 46
Target Units: Family		# LIHTC Units: 46

APRIL 3, 2023 FUNDING ROUND APPLICANTS

Project #: N23007	Owner Contact: Brad Michaud (248) 895-2133	
Project Name: Riverview Flats	Venture Riverview LDHA LP	
Project Address: 219 North Water	196 Cesar E. Chavez Avenue	
	Pontiac, MI 48342	
Owosso, MI 48867	Amt Requested: \$1,490,000	# Bldgs: 1
County: Shiawassee		# Total Units: 53
Target Units: Family		# LIHTC Units: 53

Project #: N23008	Owner Contact: Brad Michaud (248) 895-2133	
Project Name: Washington Park	Venture Washington LDHA LP	
Project Address: Corner of Wesley and Washington Streets	196 Cesar E. Chavez Avenue	
	Pontiac, MI 48342	
Owosso, MI 48867	Amt Requested: \$656,608	# Bldgs: 2
County: Shiawassee		# Total Units: 16
Target Units: Family		# LIHTC Units: 16

Project #: N23012	Owner Contact: Jennifer Hall (734) 794-6720	
Project Name: 121 Catherine	121 Catherine Street LDHA LLC	
Project Address: 121 Catherine	2000 S. Industrial Highway	
	Ann Arbor, MI 48104	
Ann Arbor, MI 48104	Amt Requested: \$1,500,000	# Bldgs: 1
County: Washtenaw		# Total Units: 63
Target Units: Family		# LIHTC Units: 63

Project #: N23015	Owner Contact: Wendy Carty-Saxon (734) 633-5858 x211	
Project Name: 206 North Washington	206 North Washington LDHA LLC	
Project Address: 206 N. Washington Street	1327 Jones Drive, Suite 102	
	Ann Arbor, MI 48105	
Ypsilanti, MI 48197	Amt Requested: \$940,164	# Bldgs: 1
County: Washtenaw		# Total Units: 22
Target Units: Family		# LIHTC Units: 22

APRIL 3, 2023 FUNDING ROUND APPLICANTS

Project #: N23025	Owner Contact: Peter Procida (718) 299-7000 x211	
Project Name: 900 Tuscola Street	900 Tuscola 9% Owner LDHA LLC	
Project Address: 900 Tuscola Street	456 E. 173rd Street	
	Bronx, NY 10456	
Detroit, MI 48201	Amt Requested: \$1,300,000	# Bldgs: 1
County: Wayne		# Total Units: 33
Target Units: Family		# LIHTC Units: 33

Project #: N23004	Owner Contact: Nathaniel Trice (313) 685-1257	
Project Name: Cabot Apartments	Cabot Apartments, Inc.	
Project Address: 13725 Dexter	4714 E. Outer Drive	
	Detroit, MI 48234	
Detroit, MI 48238	Amt Requested: \$1,295,861	# Bldgs: 1
County: Wayne		# Total Units: 84
Target Units: Family		# LIHTC Units: 84

Project #: N23011	Owner Contact: T. Van Fox (248) 833-0550	
Project Name: North Corktown Apartments	North Corktown LDHA, LLC	
Project Address: 2607 14th Street	32500 Telegraph Road, Suite 100	
	Bingham Farms, MI 48025	
Detroit, MI 48216	Amt Requested: \$1,189,900	# Bldgs: 1
County: Wayne		# Total Units: 49
Target Units: Family		# LIHTC Units: 49

Project #: N23010	Owner Contact: Eric A. Gold (248) 221-2911	
Project Name: Park Meadows Village - Phase I	PMV Development I LDHA, LP	
Project Address: 17530 Lindsay	800 W. Long Lake Road, #210	
	Bloomfield Hills, MI 48302	
Detroit, MI 48235	Amt Requested: \$1,500,000	# Bldgs: 5
County: Wayne		# Total Units: 70
Target Units: Elderly		# LIHTC Units: 70

APRIL 3, 2023 FUNDING ROUND APPLICANTS

Project #: N23018	Owner Contact: Jeffrey Beam (380) 235-7050	
Project Name: Preserve On Ash II, The	The Preserve On Ash II LDHA LLC	
Project Address: Bounded by Ash St. (North), Butternut St. (South), 14th St. (East) and 15th St. (West) Detroit, MI 48216	736 Oak Street Columbus, OH 43205	
County: Wayne	Amt Requested: \$1,500,000	# Bldgs: 1
Target Units: Family		# Total Units: 31
		# LIHTC Units: 31

Project #: N23022	Owner Contact: Fabiola Fleuranvil (305) 741-0378	
Project Name: Russell Woods Senior Living Community	Russell Woods I LDHA LLC	
Project Address: 11421 Dexter Avenue Detroit, MI 48206	13854 Lakeside Circle, 2nd Floor #311 Sterling Heights, MI 48313	
County: Wayne	Amt Requested: \$1,066,791	# Bldgs: 1
Target Units: Elderly		# Total Units: 35
		# LIHTC Units: 35

Project #: N23020	Owner Contact: Brian McGeady (513) 964-1141	
Project Name: St. Aubin Flats	St. Aubin Flats LDHA LLC	
Project Address: St. Aubin Street (and associated parcels - 3 contiguous blocks) Detroit, MI 48207	9100 Centre Pointe Drive, Suite 210 West Chester, OH 45069	
County: Wayne	Amt Requested: \$1,500,000	# Bldgs: 3
Target Units: Family		# Total Units: 54
		# LIHTC Units: 54

Project #: N23026	Owner Contact: Gerald A. Krueger (313) 881-8150 x111	
Project Name: Trumbull	CKG Trumbull 9 2023 LDHA LLC	
Project Address: To-be-assigned address on Trumbull (near the intersection of Trumbull and Labrosse) Detroit, MI 48216	20250 Harper Avenue Detroit, MI 48225	
County: Wayne	Amt Requested: \$1,500,000	# Bldgs: 1
Target Units: Family		# Total Units: 49
		# LIHTC Units: 41