

MEMORANDUM

April 25, 2024

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

FROM: Elizabeth A. Rademacher
Allocations Manager
Low Income Housing Tax Credit Program

SUBJECT: December 1, 2023 Funding Round Tax Credit Activity Update

Enclosed is an updated list of projects that received an award or a conditional award of Tax Credit in the December 1, 2023 funding round. Information provided includes the name and address of the project, project sponsor and contact person, the maximum amount of credit awarded, total number of units in the project, and number of tax credit units.

ADDITIONAL LIHTC ALLOCATION

On March 25, 2024, the Authority posted a memo and list to its website announcing the projects receiving an award of 9% LIHTC from the December 2023 funding round. In conjunction with this, as is standard practice, applicants with projects not receiving an award of credit were given the results of their applications and the reasons why they did not receive an award. Two projects that were not originally awarded funding appealed the decision and Authority staff agreed with the merits of those appeals. Therefore, the Authority is announcing the award of two additional projects from the December 2023 Funding Round:

Project Name	Location	# Units	Credit Amount	Owner Contact
Amity Commons	Muskegon	50	\$1,650,000	Thomas Grywalski
Kollen Park-Hope Apts	Holland	52	\$1,386,077	Jeremy DeRoo

These projects will be funded from the 2025 credit ceiling. Additionally, because these projects will be receiving allocations of 2025 credit, the project will also be counted toward the applicable Categories and Set-Asides shown in the 2024-2025 QAP. While the Authority understands the concerns stakeholders may have with how this will impact the 2025 funding rounds and availability of credit, it is the Authority’s belief that this is the appropriate course of action to address the issues described above.

If you have any questions about any of the projects, please contact LIHTC staff at (517) 335-9802.

Enclosure

DECEMBER 1, 2023 FUNDING ROUND RESERVATIONS

Project #: N23100	Owner Contact: Chad W. DeShano (989) 426-2521 x2217
Project Name: Whispering Pines II Apartments	Whispering Pines II LDHA LP
Project Address: 101 Whispering Pines Boulevard	325 Commerce Court
	Gladwin, MI 48624
Pinconning, MI 48650	Amt Requested: \$169,710
County: Bay	Max Amt Awarded: \$169,710
	# Bldgs: 3
Target Units: Family	# Total Units: 16
Category/Set-Aside Funded In: Preservation/Rural	# LIHTC Units: 16
Application Date: 12/1/2023	Year of Credit: 2024
Self Score: 98.5	Final Score: 96.5

Project #: N23027	Owner Contact: Jason Muniz (269) 388-4677 x2
Project Name: Blue Light	Blue Light 9 LDHA LP
Project Address: 200 Capital Avenue SW	1105 Portage Street
	Kalamazoo, MI 49001
Battle Creek, MI 49015	Amt Requested: \$1,650,000
County: Calhoun	Max Amt Awarded: \$1,650,000
	# Bldgs: 1
Target Units: Family	# Total Units: 96
Category/Set-Aside Funded In: Strategic Investment/Distressed	# LIHTC Units: 48
Application Date: 12/1/2023	Year of Credit: 2024
Self Score: 90	Final Score: 87.5

Project #: N23109	Owner Contact: Christopher Austin (989) 400-3145
Project Name: Clarendon Glen Apartments	CRA Clarendon Glen LDHA LP
Project Address: 230 Mary Street	3835 Glade Way
	Lansing, MI 48906
Clare, MI 48617	Amt Requested: \$264,409
County: Clare	Max Amt Awarded: \$264,088
	# Bldgs: 2
Target Units: Family	# Total Units: 24
Category/Set-Aside Funded In: Preservation/Rural	# LIHTC Units: 24
Application Date: 12/1/2023	Year of Credit: 2024
Self Score: 97.5	Final Score: 97.5

DECEMBER 1, 2023 FUNDING ROUND RESERVATIONS

Project #: N23110	Owner Contact: Jonathan Mead (906) 786-4701	
Project Name: Meadowbrook Apartments	UPCAP Meadowbrook LDHA LP	
Project Address: 3610 South 8th	2501 14th Avenue South	
	Escanaba, MI 49829	
County: Delta	Amt Requested: \$366,100	# Bldgs: 1
	Max Amt Awarded: \$366,100	# Total Units: 32
	Target Units: Elderly	# LIHTC Units: 32
	Category/Set-Aside Funded In: Preservation/Elderly	Year of Credit: 2024
Application Date: 12/1/2023	Self Score: 99.5	Final Score: 95.5

Project #: N23131	Owner Contact: Glenn Wilson (810) 422-5358	
Project Name: Marian Hall Apartments	Marian Hall LDHA LLC	
Project Address: 529 M. L. King Avenue	415 West Court Street	
	Flint, MI 48503	
County: Genesee	Amt Requested: \$1,167,417	# Bldgs: 1
	Max Amt Awarded: \$1,167,417	# Total Units: 43
	Target Units: Family	# LIHTC Units: 43
	Category/Set-Aside Funded In: Open - Urban/Nonprofit	Year of Credit: 2024
Application Date: 12/1/2023	Self Score: 115	Final Score: 114

Project #: N23101	Owner Contact: Chad W. DeShano (989) 426-2521 x2217	
Project Name: Village North II	Village North II LDHA LP	
Project Address: V/L Clendening Road	325 Commerce Court	
	Gladwin, MI 48624	
County: Gladwin	Amt Requested: \$785,000	# Bldgs: 2
	Max Amt Awarded: \$785,000	# Total Units: 29
	Target Units: Family	# LIHTC Units: 29
	Category/Set-Aside Funded In: Undesignated/Distressed	Year of Credit: 2024
Application Date: 12/1/2023	Self Score: 101	Final Score: 101

DECEMBER 1, 2023 FUNDING ROUND RESERVATIONS

Project #: N23081	Owner Contact: Dan Buron (231) 995-7710	
Project Name: East Bay Flats	East Bay Flats LDHA LP	
Project Address: 440 Munson Avenue	2279 S. Airport Road West	
	Traverse City, MI 49684	
County: Grand Traverse	Amt Requested: \$778,000	# Bldgs: 1
	Max Amt Awarded: \$778,000	# Total Units: 64
Target Units: Family		# LIHTC Units: 64
Category/Set-Aside Funded In: PSH/Rural	Year of Credit: 2024	
Application Date: 12/1/2023	Self Score: 130	Final Score: 126

Project #: N23138	Owner Contact: Jason Muniz (269) 388-4677 x2	
Project Name: Kalrecovery	Kalrecovery I LDHA LP	
Project Address: 333 E. Alcott Street	1105 Portage Street	
	Kalamazoo, MI 49001	
County: Kalamazoo	Amt Requested: \$1,214,700	# Bldgs: 3
	Max Amt Awarded: \$1,214,700	# Total Units: 48
Target Units: Family		# LIHTC Units: 46
Category/Set-Aside Funded In: PSH/Distressed	Year of Credit: 2024	
Application Date: 12/1/2023	Self Score: 142	Final Score: 139

Project #: N23104	Owner Contact: David Cooper, Jr. (614) 396-3200	
Project Name: Shea Ravines	Shea Ravines LDHA LP	
Project Address: 2929 Burlingame Avenue SW	500 South Front Street, 10th Floor	
	Columbus, OH 43215	
County: Kent	Amt Requested: \$1,650,000	# Bldgs: 1
	Max Amt Awarded: \$1,650,000	# Total Units: 56
Target Units: Family		# LIHTC Units: 56
Category/Set-Aside Funded In: PSH/Distressed	Year of Credit: 2024	
Application Date: 12/1/2023	Self Score: 144	Final Score: 141

DECEMBER 1, 2023 FUNDING ROUND RESERVATIONS

Project #: N23097	Owner Contact: Thomas Grywalski (614) 350-0391 x1
Project Name: Allen Crossing	Allen Crossing LDHA LP
Project Address: Vicinity of 148 Allen Avenue	330 West Spring Street, Suite 430
	Columbus, OH 43215
County: Muskegon	Amt Requested: \$1,466,874
	# Bldgs: 1
	Max Amt Awarded: \$1,466,874
	# Total Units: 45
Target Units: Elderly	# LIHTC Units: 45
Category/Set-Aside Funded In: Open - Urban/Elderly	Year of Credit: 2024
Application Date: 12/1/2023	Self Score: 112
	Final Score: 112

Project #: N23096	Owner Contact: Thomas Grywalski (614) 350-0391 x1
Project Name: Amity Commons	Amity Commons LDHA LP
Project Address: Vicinity of 159 Amity Avenue	330 West Spring Street, Suite 430
	Columbus, OH 43215
County: Muskegon	Amt Requested: \$1,650,000
	# Bldgs: 2
	Max Amt Awarded: \$1,650,000
	# Total Units: 50
Target Units: Family	# LIHTC Units: 50
Category/Set-Aside Funded In: Undesignated/Distressed	Year of Credit: 2024
Application Date: 12/1/2023	Self Score: 115
	Final Score: 112

Project #: N23141	Owner Contact: Brian McGeady (513) 964-1141
Project Name: Lofts Of Muskegon	Lofts Of Musekgon LDHA LLC
Project Address: 122 West Muskegon Avenue	9100 Centre Pointe Drive, Suite 210
	West Chester, OH 45069
County: Muskegon	Amt Requested: \$1,650,000
	# Bldgs: 1
	Max Amt Awarded: \$1,650,000
	# Total Units: 46
Target Units: Family	# LIHTC Units: 46
Category/Set-Aside Funded In: Undesignated/Tribal	Year of Credit: 2024
Application Date: 12/1/2023	Self Score: 114
	Final Score: 112

DECEMBER 1, 2023 FUNDING ROUND RESERVATIONS

Project #: N23079	Owner Contact: Jeremy DeRoo (616) 278-1144	
Project Name: West Shore Apartments	West Shore LDHA LLC	
Project Address: 1201 E. Colby	101 Sheldon Blvd. SE, Suite 2	
	Grand Rapids, MI 49503	
Whitehall, MI 49461	Amt Requested: \$559,409	# Bldgs: 2
County: Muskegon	Max Amt Awarded: \$559,409	# Total Units: 48
	Target Units: Family	# LIHTC Units: 48
Category/Set-Aside Funded In: Preservation/Tribal	Year of Credit: 2024	
Application Date: 12/1/2023	Self Score: 99	Final Score: 98

Project #: N23077	Owner Contact: Jeremy DeRoo (616) 278-1144	
Project Name: Kollen Park-Hope Apartments	Kollen Park Housing LDHA LLC	
Project Address: 345 W 14th Street & 345 Kollen Park Drive	101 Sheldon Blvd. SE, Suite 2	
	Grand Rapids, MI 49503	
100 W 10th Street & 77 W 11th Street (part)	Amt Requested: \$1,386,077	# Bldgs: 2
Holland, MI 49423	Max Amt Awarded: \$1,386,077	# Total Units: 52
County: Ottawa	Target Units: Family	# LIHTC Units: 52
Category/Set-Aside Funded In: Undesignated/Nonprofit	Year of Credit: 2024	
Application Date: 12/1/2023	Self Score: 110	Final Score: 110

Project #: N23007	Owner Contact: Brad Michaud (248) 895-2133	
Project Name: Riverview Flats	Venture Riverview LDHA LP	
Project Address: 219 N. Water	196 Cesar Chavez Ave	
	Pontiac, MI 48432	
Owosso, MI 48867	Amt Requested: \$1,500,000	# Bldgs: 1
County: Shiawassee	Max Amt Awarded: \$1,500,000	# Total Units: 53
	Target Units: Family	# LIHTC Units: 53
Category/Set-Aside Funded In: Open - Rural/Rural	Year of Credit: 2024	
Application Date: 12/1/2023	Self Score: 108	Final Score: 108

DECEMBER 1, 2023 FUNDING ROUND RESERVATIONS

Project #: N23090	Owner Contact: Jim Dewey (810) 984-3173	
Project Name: Wills Manor	Marysville Senior 9 LDHA, LP	
Project Address: 1100 New York Avenue	1100 New York Avenue	
	Marysville, MI 48040	
County: St. Clair	Amt Requested: \$1,489,497	# Bldgs: 1
	Max Amt Awarded: \$1,489,497	# Total Units: 48
	Target Units: Elderly	# LIHTC Units: 48
	Category/Set-Aside Funded In: Open - Rural/Elderly	Year of Credit: 2024
Application Date: 12/1/2023	Self Score: 109	Final Score: 108

Project #: N23093	Owner Contact: T. Van Fox (248) 833-0550	
Project Name: Brewster Wheeler I	Brewster Wheeler I LDHA, LLC	
Project Address: 2900 St. Antoine Street	32500 Telegraph Road	
	Bingham Farms, MI 48025	
County: Wayne	Amt Requested: \$1,489,900	# Bldgs: 1
	Max Amt Awarded: \$1,489,900	# Total Units: 53
	Target Units: Family	# LIHTC Units: 53
	Category/Set-Aside Funded In: Open - Urban/Nonprofit	Year of Credit: 2024
Application Date: 12/1/2023	Self Score: 113	Final Score: 113

Project #: N23094	Owner Contact: T. Van Fox (248) 833-0550	
Project Name: Brewster Wheeler II	Brewster Wheeler II LDHA, LLC	
Project Address: 2900 St. Antoine Street	32500 Telegraph Road	
	Bingham Farms, MI 48025	
County: Wayne	Amt Requested: \$1,489,900	# Bldgs: 1
	Max Amt Awarded: \$1,489,900	# Total Units: 53
	Target Units: Family	# LIHTC Units: 53
	Category/Set-Aside Funded In: Open - Urban/Distressed	Year of Credit: 2024
Application Date: 12/1/2023	Self Score: 113	Final Score: 113

DECEMBER 1, 2023 FUNDING ROUND RESERVATIONS

Project #: N23095	Owner Contact: T. Van Fox (248) 833-0550	
Project Name: Brewster Wheeler III	Brewster Wheeler III LDHA, LLC	
Project Address: 2900 St. Antoine Street	32500 Telegraph Road	
	Bingham Farms, MI 48025	
Detroit, MI 48201	Amt Requested: \$1,489,900	# Bldgs: 1
County: Wayne	Max Amt Awarded: \$1,489,900	# Total Units: 53
	Target Units: Family	# LIHTC Units: 53
Category/Set-Aside Funded In: Open - Urban/Distressed	Year of Credit: 2024	
Application Date: 12/1/2023	Self Score: 110	Final Score: 110

Project #: N23103	Owner Contact: George Tabit (380) 235-8349	
Project Name: Bridge II, The	The Bridge II LDHA, LLC	
Project Address: 2302 Rosa Parks Boulevard	736 Oak Street	
	Columbus, OH 43205	
Detroit, MI 48216	Amt Requested: \$1,650,000	# Bldgs: 1
County: Wayne	Max Amt Awarded: \$1,650,000	# Total Units: 42
	Target Units: Family	# LIHTC Units: 31
Category/Set-Aside Funded In: Strategic Investment/Distressed	Year of Credit: 2024	
Application Date: 12/1/2023	Self Score: 99	Final Score: 96

Project #: N23080	Owner Contact: Richard A. Cannon, Jr. (313) 737-0162	
Project Name: Bridgeview III	Bridgeview III LDHA LP	
Project Address: 1050, 1058-1060, and 1505 Field Street, and 165, 177-179, 185, 189, and 191-193 E. Grand Blvd	231 E. Grand Boulevard	
Detroit, MI 48214	Detroit, MI 48207	
	Amt Requested: \$234,861	# Bldgs: 5
County: Wayne	Max Amt Awarded: \$234,861	# Total Units: 22
	Target Units: Family	# LIHTC Units: 22
Category/Set-Aside Funded In: Preservation/Nonprofit	Year of Credit: 2024	
Application Date: 12/1/2023	Self Score: 98	Final Score: 94.5

DECEMBER 1, 2023 FUNDING ROUND RESERVATIONS

Project #: N23129	Owner Contact: Amin Irving (248) 513-4900	
Project Name: Elmtree Ewald 3	GDC-Century Elmtree LDHA, LLC	
Project Address: 1920 and 1943 Ewald Circle, and 2020 Elmhurst	41800 W. 11 Mile Road, Suite 209	
	Novi, MI 48375	
	Amt Requested: \$700,000	# Bldgs: 3
County: Wayne	Max Amt Awarded: \$700,000	# Total Units: 67
	Target Units: Family	# LIHTC Units: 67
	Category/Set-Aside Funded In: Preservation/Distressed	Year of Credit: 2024
Application Date: 12/1/2023	Self Score: 98.5	Final Score: 97

Project #: N23108	Owner Contact: Cheryl McHallam (216) 664-6205	
Project Name: Jefferson Avenue Apartments	CHN TRIBE Jefferson LDHA LP	
Project Address: 13003 13011 13025 13035 13041 E Jefferson 1138	2999 Payne Avenue, Suite 134	
	Cleveland, OH 44114	
	Amt Requested: \$1,650,000	# Bldgs: 1
County: Wayne	Max Amt Awarded: \$1,650,000	# Total Units: 52
	Target Units: Family	# LIHTC Units: 52
	Category/Set-Aside Funded In: Undesignated/Distressed	Year of Credit: 2024
Application Date: 12/1/2023	Self Score: 111	Final Score: 111

Project #: N23134	Owner Contact: Aubrey Macfarlane (248) 204-6025	
Project Name: VOA St Mary	VOA St Mary LDHA LP	
Project Address: 14751 Mansfield Street	21415 Civic Center Drive, Suite 306	
	Southfield, MI 48076	
	Amt Requested: \$1,650,000	# Bldgs: 1
County: Wayne	Max Amt Awarded: \$1,650,000	# Total Units: 44
	Target Units: Family	# LIHTC Units: 44
	Category/Set-Aside Funded In: PSH/Nonprofit	Year of Credit: 2024
Application Date: 12/1/2023	Self Score: 145	Final Score: 141

Total Amount Awarded: \$28,101,433