

MEMORANDUM

January 23, 2025

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: October 1, 2024 Funding Round Tax Credit Activity

Enclosed is a list of projects that received an award or a conditional award of Tax Credit in the October 1, 2024 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.

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

Enclosure

OCTOBER 1, 2024 FUNDING ROUND RESERVATIONS

Project #: O24041	Owner Contact: Benjamin Ide (517) 980-0494	
Project Name: Flats On Bridge	401 South Bridge Street LDHA LLC	
Project Address: 401 S. Bridge Street	7841 Marion Drive	
	Harbor Springs, MI 49740	
Elk Rapids, MI 49629	Amt Requested: \$790,720	# Bldgs: 2
County: Antrim	Max Amt Awarded: \$790,720	# Total Units: 24
	Target Units: Family	# LIHTC Units: 24
	Category/Set-Aside Funded In: Open - Rural / Rural	Year of Credit: 2025
Application Date: 10/1/2024	Self Score: 99	Final Score: 98

Project #: O24060	Owner Contact: James Williams Jr. (906) 358-4577	
Project Name: LVD LIHTC I	LVD LIHTC I, LLC	
Project Address: SW Corner of intersection of 3rd St and 4th St	N4698 US Highway 45	
	Watersmeet, MI 49969	
Watersmeet, MI 49969	Amt Requested: \$1,500,000	# Bldgs: 1
County: Gogebic	Max Amt Awarded: \$1,493,227	# Total Units: 44
	Target Units: Family	# LIHTC Units: 43
	Category/Set-Aside Funded In: Strategic Investment / Tribal	Year of Credit: 2025
Application Date: 10/1/2024	Self Score: 100	Final Score: 96

Project #: O24038	Owner Contact: David Cooper, Jr. (614) 396-3200	
Project Name: Shea Ravines II	Shea Ravines II LDHA LP	
Project Address: 2929 Burlingame Avenue SW	500 South Front Street, 10th Floor	
	Columbus, OH 43215	
Wyoming, MI 49509	Amt Requested: \$1,650,000	# Bldgs: 1
County: Kent	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: 2025
Application Date: 10/1/2024	Self Score: 141	Final Score: 141

OCTOBER 1, 2024 FUNDING ROUND RESERVATIONS

Project #: O24043	Owner Contact: Karl Fulmer (231) 282-9152		
Project Name: Orchardview Apartments	Orchardview LDHA LP		
Project Address: 10200 E Carter Rd	150 Pine Street		
	Traverse City, MI 49684		
County: Leelanau	Amt Requested: \$1,360,500	# Bldgs: 8	
	Max Amt Awarded: \$1,360,500	# Total Units: 54	
	Target Units: Family	# LIHTC Units: 54	
	Category/Set-Aside Funded In: Open - Rural / Distressed	Year of Credit: 2025	
Application Date: 10/1/2024	Self Score: 113	Final Score: 111	

Project #: O24028	Owner Contact: Joshua Hafron (414) 388-3518		
Project Name: Nelson School Apartments	GenCap Nelson LDHA, LLC		
Project Address: 550 W Grand Avenue	6938 North Santa Monica Blvd		
	Fox Point, WI 53217		
County: Muskegon	Amt Requested: \$1,650,000	# Bldgs: 1	
	Max Amt Awarded: \$1,650,000	# Total Units: 52	
	Target Units: Family	# LIHTC Units: 52	
	Category/Set-Aside Funded In: Open - Urban / Tribal	Year of Credit: 2025	
Application Date: 10/1/2024	Self Score: 119	Final Score: 119	

Project #: O24053	Owner Contact: Matthew Hollander (269) 388-4677		
Project Name: Centennial Arms I	Centennial Arms I LDHA LP		
Project Address: 601 W. 1st Street	1105 Portage Street		
	Kalamazoo, MI 49001		
County: Osceola	Amt Requested: \$1,277,808	# Bldgs: 16	
	Max Amt Awarded: \$1,277,808	# Total Units: 80	
	Target Units: Family	# LIHTC Units: 80	
	Category/Set-Aside Funded In: Preservation / Rural	Year of Credit: 2025	2024 Credit: \$300,000
Application Date: 10/1/2024	Self Score: 109	Final Score: 107	2025 Credit: \$977,808

OCTOBER 1, 2024 FUNDING ROUND RESERVATIONS

Project #: O24054	Owner Contact: Matthew Hollander (269) 388-4677	
Project Name: Centennial Arms II	Centennial Arms II LDHA LP	
Project Address: 601 W. 1st Street	1105 Portage Street	
	Kalamazoo, MI 49001	
Ewart, MI 49631	Amt Requested: \$830,492	# Bldgs: 3
County: Osceola	Max Amt Awarded: \$830,492	# Total Units: 65
	Target Units: Family	# LIHTC Units: 65
	Category/Set-Aside Funded In: Preservation / Rural	Year of Credit: 2025
Application Date: 10/1/2024	Self Score: 109	Final Score: 106

Project #: O24033	Owner Contact: Christopher Potterpin (517) 325-0275	
Project Name: Rivercrest Apartments	PK Rivercrest 24 LDHA LP	
Project Address: 125 W. Harrington	1784 Hamilton Road	
	Okemos, MI 48864	
Croswell, MI 48422	Amt Requested: \$320,500	# Bldgs: 2
County: Sanilac	Max Amt Awarded: \$320,500	# Total Units: 24
	Target Units: Family	# LIHTC Units: 24
	Category/Set-Aside Funded In: Preservation / Rural	Year of Credit: 2025
Application Date: 10/1/2024	Self Score: 102	Final Score: 102

Project #: O24019	Owner Contact: Allan Martin (810) 241-1954	
Project Name: Lincoln Avenue Lofts	CHN Lincoln LDHA LP	
Project Address: 810 Lincoln Avenue	5505 Corporate Drive, Suite 300	
	Troy, MI 48098	
Port Huron, MI 48060	Amt Requested: \$1,650,000	# Bldgs: 2
County: St Clair	Max Amt Awarded: \$1,650,000	# Total Units: 40
	Target Units: Family	# LIHTC Units: 40
	Category/Set-Aside Funded In: PSH / Nonprofit	Year of Credit: 2025
Application Date: 10/1/2024	Self Score: 144	Final Score: 144

OCTOBER 1, 2024 FUNDING ROUND RESERVATIONS

Project #: O24025	Owner Contact: Sam Spadafore (517) 712-7397	
Project Name: Paw Paw Arms Apartments	CAA Paw Paw LDHA LP	
Project Address: 146 / 150 Lake Street	2900 Hall Street SE	
	Paw Paw, MI 49079	
County: Van Buren	Amt Requested: \$260,253	# Bldgs: 2
	Max Amt Awarded: \$260,253	# Total Units: 24
	Target Units: Family	# LIHTC Units: 24
	Category/Set-Aside Funded In: Preservation / Rural	Year of Credit: 2025
Application Date: 10/1/2024	Self Score: 105	Final Score: 102

Project #: O24026	Owner Contact: Sam Spadafore (517) 712-7397	
Project Name: Vineyard Villas Apartments	CAA Vineyard Villas LDHA LP	
Project Address: 675 Hazen Street	2900 Hall Street SE	
	Paw Paw, MI 49079	
County: Van Buren	Amt Requested: \$266,431	# Bldgs: 1
	Max Amt Awarded: \$266,431	# Total Units: 24
	Target Units: Family	# LIHTC Units: 24
	Category/Set-Aside Funded In: Preservation / Rural	Year of Credit: 2025
Application Date: 10/1/2024	Self Score: 106	Final Score: 103

Project #: O24046	Owner Contact: Sally Ward (310) 228-9521	
Project Name: 725 Amsterdam - Affordable	DP 725 LDHA, LP	
Project Address: 725 Amsterdam Street	40600 Ann Arbor Road Suite 201	
	Plymouth, MI 48170	
County: Wayne	Amt Requested: \$1,650,000	# Bldgs: 1
	Max Amt Awarded: \$1,650,000	# Total Units: 40
	Target Units: Family	# LIHTC Units: 40
	Category/Set-Aside Funded In: Strategic Investment / Distressed	Year of Credit: 2025
Application Date: 10/1/2024	Self Score: 64	Final Score: 64

OCTOBER 1, 2024 FUNDING ROUND RESERVATIONS

Project #: O24023	Owner Contact: T. Van Fox (248) 833-0550	
Project Name: Gesu Senior Housing	Gesu Senior 2024 LDHA, LLC	
Project Address: 17181 Birchcrest Drive	32500 Telegraph Road, Suite 100	
	Bingham Farms, MI 48025	
Detroit, MI 48221	Amt Requested: \$1,080,000	# Bldgs: 1
County: Wayne	Max Amt Awarded: \$1,080,000	# Total Units: 36
	Target Units: Elderly	# LIHTC Units: 36
	Category/Set-Aside Funded In: Open - Urban / Elderly	Year of Credit: 2025
Application Date: 10/1/2024	Self Score: 111	Final Score: 110

Project #: O24031	Owner Contact: George Tabit (380) 235-8349	
Project Name: Preserve On Ash II, The	The Preserve On Ash II LDHA LLC	
Project Address: Bounded by Ash St. (North), Bitternut St. (South), 14th St. (East) and 15th St. (West)	c/o 736 Oak Street	
Detroit, MI 48216	Columbus, OH 43205	
County: Wayne	Amt Requested: \$1,650,000	# Bldgs: 1
	Max Amt Awarded: \$1,487,527	# Total Units: 31
	Target Units: Family	# LIHTC Units: 31
	Strategic Investment / Nonprofit	Year of Credit: 2025
Application Date: 10/1/2024	Self Score: 115	Final Score: 113

Project #: O24062	Owner Contact: Amin Irving (248) 513-4900	
Project Name: Villages Of Parkside Phase III	GDC-DHC Parkside III LDHA LLC	
Project Address: 5000 Conner Street	41800 W. 11 Mile Road	
	Novi, MI 48375	
Detroit, MI 48213	Amt Requested: \$1,565,000	# Bldgs: 2
County: Wayne	Max Amt Awarded: \$1,565,000	# Total Units: 54
	Target Units: Family	# LIHTC Units: 54
	Category/Set-Aside Funded In: Open - Urban / Distressed	Year of Credit: 2025
Application Date: 10/1/2024	Self Score: 120	Final Score: 116

Max Amt Awarded: \$17,332,458