



STATE OF MICHIGAN

JENNIFER M. GRANHOLM  
GOVERNOR

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY  
LANSING

KEITH MOLIN  
EXECUTIVE DIRECTOR

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MEMORANDUM

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TO: Interested Parties

FROM: Stephen Lathom

DATE: September 30, 2009

SUBJECT: Provisional LIHTC Awards

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Attached is a list of Provisional Awards of Low Income Housing Tax Credits the Authority intends to make on September 30, 2009. The list represents projects that have submitted applications for either 4% or 9% LIHTC, have been deemed minimally eligible for LIHTC awards under the QAP threshold requirements based on processing to date, and will be potentially eligible for federal Tax Credit Assistance Program (TCAP) funding.

The Authority's TCAP plan with HUD specifically "may include contingent awards of credit that may be revoked in the event a developer cannot meet the terms and conditions of the award including, but not limited to, requirements that other sources of funding including HOME, TCAP, NSP, etc., be identified and firmly committed to the project." As previously announced, sponsors should understand that **not all projects receiving provisional LIHTC awards will ultimately receive TCAP funding or a formal LIHTC reservation.**

Additionally, all provisional awards are contingent upon several criteria which will be outlined in award letters provided to individual sponsors. Ultimate receipt of 4% or 9% Equity Support Program funding with TCAP and/or Section 1602 Program funding will still be determined by the competitive selection criteria outlined in the Authority's TCAP plan as approved by HUD and in the 4% and 9% Equity Support Program Notices. These criteria and other federal rules applicable to TCAP will require that hard equity commitments be obtained in order to receive a binding commitment for TCAP funding.

**Questions:** Any questions about the projects on the attached list should be directed to:

**For 9% Provisional Awards:** Andrew Martin, (517) 241-0599 or [martina4@michigan.gov](mailto:martina4@michigan.gov)

**For 4% Provisional Awards:** John Hundt, (517) 241-7207 or [hundtjl@michigan.gov](mailto:hundtjl@michigan.gov)



MSHDA  
Provisional LIHTC Awards  
Posted 9.30.09

<b>MSHDA No</b>	<b>Project Name</b>	<b>LIHTC Award Amount</b>	<b>Credit Type (4% or 9%)</b>	<b>Award Date</b>	<b>Award Type</b>
1036	1777 Haslett Road	\$ 4,144	4%	9/29/2009	Provisional/Additional
3197	Across The Park Apts	\$ 459,383.00	4%	9/29/2009	Provisional
3261	Allegan Senior	\$ 99,410.00	4%	9/29/2009	Provisional
3360	Alpine Alten Zimmer Apts	\$ 112,880.00	4%	9/29/2009	Provisional
3356	Anna's House at Caleb's Village	\$ 245,113.00	4%	9/29/2009	Provisional
3344	Artisan Park	\$ 342,200.00	4%	9/29/2009	Provisional
3295	Ballentine Apts	\$ 63,748.00	4%	9/29/2009	Provisional
3099	Barnett Station	\$ 102,445.00	4%	9/29/2009	Provisional
3291	Bay Park Tower North	\$ 55,247.00	4%	9/29/2009	Provisional
577-2	Birchwood Meadows	\$ 249,227.00	4%	9/29/2009	Provisional
3348	Bishop Moore Apartments	\$ 302,163.00	4%	9/29/2009	Provisional
565-2	Cadillac Shores	\$ 329,742.00	4%	9/29/2009	Provisional
630-2	Capitol Commons Senior	\$ 533,030.00	4%	9/29/2009	Provisional
3359	Cass Apartments	\$ 322,850.00	4%	9/29/2009	Provisional
3173	Cass Plaza Apartments	\$ 196,623.00	4%	9/29/2009	Provisional
1732-2	Chalmers Square	\$ 264,204.00	4%	9/29/2009	Provisional
1750	Clemens Court Apartments	\$ 380,954.00	4%	9/29/2009	Provisional
3276	Conner Creek	\$ 525,836.00	4%	9/29/2009	Provisional
3367	Coronado Square	\$ 283,890.00	4%	9/29/2009	Provisional
3131	Croswell Country Manor	\$ 94,022.00	4%	9/29/2009	Provisional
3361	Eastside Manor	\$ 113,802.00	4%	9/29/2009	Provisional
3363	Edge of the Woods Apts	\$ 232,806.00	4%	9/29/2009	Provisional
3352	Eldorado Square	\$ 810,411.00	4%	9/29/2009	Provisional
1832-2	Elmwood Towers	\$ 321,401.00	4%	9/29/2009	Provisional
603-2	Freedom Place	\$ 1,221,469.00	4%	9/29/2009	Provisional
3344	Friendship Place Apartments	\$ 117,281.00	4%	9/29/2009	Provisional
458-2	Gabrielle	\$ 899,944.00	4%	9/29/2009	Provisional
3129	Gateway Village (f.k.a. Frankfort Family)	\$ 188,585.00	4%	9/29/2009	Provisional
902-2	Gladeshire	\$ 217,232.00	4%	9/29/2009	Provisional
3364	Grandview Tower Apts	\$ 220,648.00	4%	9/29/2009	Provisional
641-2	Greenbriar Apartments	\$ 226,454.00	4%	9/29/2009	Provisional
574-2	Greentree Apartments	\$ 333,041.00	4%	9/29/2009	Provisional
676-2	Hattie Beverly/Madison Square	\$ 521,594.00	4%	9/29/2009	Provisional
3341	Hearthside	\$ 485,397.00	4%	9/29/2009	Provisional
3345	Joy Road Apartments	\$ 161,560.00	4%	9/29/2009	Provisional
3342	La Vogue Square	\$ 229,159.00	4%	9/29/2009	Provisional
507-2	Longfellow Towers	\$ 125,734.00	4%	9/29/2009	Provisional
234-2	Maplewood Apartments I	\$ 310,051.00	4%	9/29/2009	Provisional
335-2	Maplewood Apartments II	\$ 184,582.00	4%	9/29/2009	Provisional
3275	Medical Center Village Family	\$ 538,662.00	4%	9/29/2009	Provisional
302-2	Medical Center Village-Senior	\$ 506,923.00	4%	9/29/2009	Provisional
3353	Metro Pointe Square	\$ 401,274.00	4%	9/29/2009	Provisional
3105	Midtown Village (formerly Liberty Village)	\$ 233,187.00	4%	9/29/2009	Provisional
3346	Mill Pond	\$ 187,080.00	4%	9/29/2009	Provisional
684-2	New Center Commons	\$ 158,834.00	4%	9/29/2009	Provisional
3365	New Center Square	\$ 358,948.00	4%	9/29/2009	Provisional
2041-2	Newport Apartments	\$ 431,252.00	4%	9/29/2009	Provisional
2045	North Hill Farms I	\$ 391,237.00	4%	9/29/2009	Provisional
3351	North Hill Farms II	\$ 630,081.00	4%	9/29/2009	Provisional
3343	Oakes Estates	\$ 212,273.00	4%	9/29/2009	Provisional
3302	Oakman Place	\$ 193,353.00	4%	9/29/2009	Provisional
525-2	Parkview Tower & Square	\$ 903,016.00	4%	9/29/2009	Provisional
3332	Patterson Crossing	\$ 268,553.00	4%	9/29/2009	Provisional
3357	Penrose Village Phase II	\$ 491,749.00	4%	9/29/2009	Provisional
3354	Perry Place Square	\$ 700,768.00	4%	9/29/2009	Provisional
3347	Philadelphia Court	\$ 187,319.00	4%	9/29/2009	Provisional
672-2	Phoenix Place Apts	\$ 631,184.00	4%	9/29/2009	Provisional
3358	Pike Street Square	\$ 512,818.00	4%	9/29/2009	Provisional
918-2	Pineshores	\$ 260,196.00	4%	9/29/2009	Provisional

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3091	Pinewood Place II	\$ 171,344.00	4%	9/29/2009	Provisional
3199	Red Cedar Meadows	\$ 71,236.00	4%	9/29/2009	Provisional
608-2	Riverside Townhomes	\$ 374,139.00	4%	9/29/2009	Provisional
3366	Sarasota Square	\$ 261,235.00	4%	9/29/2009	Provisional
552-2	Silver Maple Village	\$ 395,983.00	4%	9/29/2009	Provisional
2205-2	Spring Lake Village	\$ 564,870.00	4%	9/29/2009	Provisional
3305	St. Aubin Square	\$ 309,051.00	4%	9/29/2009	Provisional
3362	St. Paul Townhomes	\$ 721,009.00	4%	9/29/2009	Provisional
3128	Station Pointe	\$ 152,803.00	4%	9/29/2009	Provisional
624-2	Suntree Apartments	\$ 243,170.00	4%	9/29/2009	Provisional
3334	Sycamore House	\$ 263,108.00	4%	9/29/2009	Provisional
3350	The Metropolitan	\$ 268,720.00	4%	9/29/2009	Provisional
3355	The Preserves of Canton	\$ 443,581.00	4%	9/29/2009	Provisional
895-2	The Rickman House	\$ 390,377.00	4%	9/29/2009	Provisional
564-2	Village Manor	\$ 415,753.00	4%	9/29/2009	Provisional
T02126	Village of Lake Huron Woods	\$ 31,840	4%	9/29/2009	Provisional/Additional
3206	Village of Royal Oak at Starr Corners	\$ 341,921.00	4%	9/29/2009	Provisional
3251	Willow Vista Apartments	\$ 189,131.00	4%	9/29/2009	Provisional
3106	Windsong	\$ 649,149.00	4%	9/29/2009	Provisional
770-2	Woodland Hills (Forest Hills)	\$ 122,882.00	4%	9/29/2009	Provisional
Z09027	8900 Gratioit	\$ 833,751	9%	9/29/2009	Provisional
Z09022	Alpine Alten Zimmer II	\$ 171,856	9%	9/29/2009	Provisional
Z09057	Alpine Village	\$ 728,638	9%	9/29/2009	Provisional
Z09083	Ballentine Apartments	\$ 142,270	9%	9/29/2009	Provisional
Z09070	Bella Vista Glen	\$ 853,050	9%	9/29/2009	Provisional
Z09080	Brookwood Gardens Apartments	\$ 795,997	9%	9/29/2009	Provisional
Z09035	Clairewood Apartments	\$ 284,100	9%	9/29/2009	Provisional
Z09074	Cornerstone Estates I	\$ 937,482	9%	9/29/2009	Provisional
Z09075	Cornerstone Estates II	\$ 981,319	9%	9/29/2009	Provisional
Z09076	Cornerstone Estates III	\$ 970,441	9%	9/29/2009	Provisional
Z09007	Coronado Square	\$ 638,752	9%	9/29/2009	Provisional
Z09019	Daystar Estates II	\$ 945,548	9%	9/29/2009	Provisional
Z09084	Devon Square Apartments	\$ 469,819	9%	9/29/2009	Provisional
Z09053	Ecclesia Homes	\$ 934,914	9%	9/29/2009	Provisional
Z09069	Gabrielle II	\$ 1,500,000	9%	9/29/2009	Provisional
Z09029	Gardenview Estates II C	\$ 892,894	9%	9/29/2009	Provisional
Z09020	Goodrich Apartments	\$ 190,504	9%	9/29/2009	Provisional
Z09014	Grand Fork Commons	\$ 124,625	9%	9/29/2009	Provisional
Z09032	Lakewood Apartments	\$ 271,062	9%	9/29/2009	Provisional
Z09017	Main Street Apartments	\$ 130,349	9%	9/29/2009	Provisional
Z09036	Maple Heights Apartments	\$ 270,801	9%	9/29/2009	Provisional
Z09071	Medical Center Village	\$ 1,117,577	9%	9/29/2009	Provisional
Z09011	New Center Square	\$ 805,927	9%	9/29/2009	Provisional
Z09044	Newport Apartments	\$ 924,359	9%	9/29/2009	Provisional
Z09066	Northwind/Hilltop Apartments	\$ 1,143,772	9%	9/29/2009	Provisional
Z09028	Parkview Tower and Square	\$ 1,500,000	9%	9/29/2009	Provisional
Z09048	Riordan Park	\$ 934,914	9%	9/29/2009	Provisional
Z09016	Sandy Pines Apartments	\$ 234,454	9%	9/29/2009	Provisional
Z09010	Sarasota Square	\$ 587,779	9%	9/29/2009	Provisional
Z09013	Sault Tribe of Chippewa Indians HA Project #1	\$ 468,093	9%	9/29/2009	Provisional
Z09067	Tamarack Apartments	\$ 747,802	9%	9/29/2009	Provisional
Z09050	Village Estates Elderly	\$ 950,506	9%	9/29/2009	Provisional
Z09043	Whitney Young Village	\$ 472,255	9%	9/29/2009	Provisional
Z09081	Wildwood Apartment Homes	\$ 993,613	9%	9/29/2009	Provisional
Z09038	Wood Creek Apartments	\$ 280,897	9%	9/29/2009	Provisional
Z09015	Woodcliff Apartments	\$ 129,871	9%	9/29/2009	Provisional