

MEMORANDUM

July 14, 2021

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

FROM: Elizabeth A. Rademacher
Allocations Manager

SUBJECT: February 1, 2021 Funding Round Tax Credit Activity

Enclosed is a list of projects that received an award or a conditional award of Tax Credit in the February 1, 2021 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

FEBRUARY 1, 2021 FUNDING ROUND RESERVATIONS

Project #: L21030	Owner Contact: David Weiss (414) 228-3518	
Project Name: Royal Coach Apartments	GenCap Hastings LDHA, LLC	
Project Address: 400-420 East Mill Street	6938 North Santa Monica Blvd	
	Fox Point, WI 53217	
Hastings, MI 49058	Amt Requested: \$1,478,500	# Bldgs: 2
County: Barry	Max Amt Awarded: \$1,478,500	# Total Units: 73
	Target Units: Family	# LIHTC Units: 73
Category/Set-Aside Funded In: Open - Balance of State / Rural	Year of Credit: 2021	
Application Date: 2/1/2021	Self Score: 137	Final Score: 135

Project #: L21047	Owner Contact: Christopher Austin (989) 400-3145	
Project Name: Bronson Senior & Meadow View Senior Apartments	Renovo LDHA LP	
Project Address: 435 Wayne Street & 60 Farm Lane	3835 Glade Way	
	Lansing, MI 48906	
Bronson/Coldwater, MI 49028 / 49036	Amt Requested: \$262,847	# Bldgs: 2
County: Branch	Max Amt Awarded: \$262,847	# Total Units: 40
	Target Units: Elderly	# LIHTC Units: 40
Category/Set-Aside Funded In: Preservation / Rural	Year of Credit: 2021	
Application Date: 2/1/2021	Self Score: 117	Final Score: 115

Project #: L21062	Owner Contact: Brian McGeady (513) 964-1141	
Project Name: Coldwater Senior Villas	Coldwater Senior Villas LDHA LLC	
Project Address: 95 South Fremont Street	9100 Centre Pointe Drive, Suite 210	
	West Chester, OH 45069	
Coldwater, MI 49036	Amt Requested: \$964,590	# Bldgs: 6
County: Branch	Max Amt Awarded: \$964,590	# Total Units: 48
	Target Units: Elderly	# LIHTC Units: 48
Category/Set-Aside Funded In: Open - Balance of State / Distressed	Year of Credit: 2021	
Application Date: 2/1/2021	Self Score: 128	Final Score: 127

FEBRUARY 1, 2021 FUNDING ROUND RESERVATIONS

Project #: L21019	Owner Contact: Kirsten Elliott (248) 895-6494		
Project Name: Garfield Landing	CHN Malcom LDHA LP		
Project Address: 510 E. Spruce Street	5505 Corporate Drive, Suite 300		
	Troy, MI 48098		
Sault Ste Marie, MI 49783	Amt Requested: \$1,017,317	# Bldgs: 3	
County: Chippewa	Max Amt Awarded: \$1,017,317	# Total Units: 36	
	Target Units: Family	# LIHTC Units: 36	
Category/Set-Aside Funded In: Open - Balance of State / Rural	Year of Credit: 2021		
Application Date: 2/1/2021	Self Score: 135	Final Score: 134	

Project #: L21056	Owner Contact: Steve Hayward (517) 862-2458		
Project Name: Victories Square LIHTC Building 4	Victories Square LIHTC Building 4 LLC		
Project Address: NE of intersection of Hwy 131 & Victories Lane	7500 Odawa Circle		
	Harbor Springs, MI 49740		
Petoskey, MI 49770	Amt Requested: \$1,303,526	# Bldgs: 1	
County: Emmet	Max Amt Awarded: \$1,303,526	# Total Units: 50	
	Target Units: Family	# LIHTC Units: 50	
Category/Set-Aside Funded In: Strategic Investment	Year of Credit: 2021		
Application Date: 2/1/2021	Self Score: 116	Final Score: 106	

Project #: L21060	Owner Contact: Brian McGeady (513) 964-1141		
Project Name: Stadium North Lofts	Stadium North Lofts LDHA LLC		
Project Address: 514 Erie Street and 500 North Cedar Street	9100 Centre Pointe Drive, Suite 210		
	West Chester, OH 45069		
Lansing, MI 48912	Amt Requested: \$1,446,880	# Bldgs: 1	
County: Ingham	Max Amt Awarded: \$1,446,880	# Total Units: 66	
	Target Units: Family	# LIHTC Units: 66	
Category/Set-Aside Funded In: Open - Urban / Distressed	Year of Credit: 2021		
Application Date: 2/1/2021	Self Score: 142	Final Score: 142	

FEBRUARY 1, 2021 FUNDING ROUND RESERVATIONS

Project #: L21061	Owner Contact: Brian McGeady (513) 964-1141	
Project Name: Stadium North Senior Lofts	Stadium North Senior Lofts LDHA LLC	
Project Address: 514 Erie Street and 500 North Cedar Street	9100 Centre Pointe Drive, Suite 210	
	West Chester, OH 45069	
Lansing, MI 48912	Amt Requested: \$1,418,840	# Bldgs: 1
County: Ingham	Max Amt Awarded: \$1,418,840	# Total Units: 66
	Target Units: Elderly	# LIHTC Units: 66
Category/Set-Aside Funded In: Open - Urban / Distressed	Year of Credit: 2021	
Application Date: 2/1/2021	Self Score: 142	Final Score: 142

Project #: L21035	Owner Contact: Phillip R. Seybert (989) 779-9995	
Project Name: 530 Rose	530 Rose LDHA LP	
Project Address: 530 S. Rose Street	102 South Main Street	
	Mt. Pleasant, MI 48858	
Kalamazoo, MI 49007	Amt Requested: \$1,034,000	# Bldgs: 1
County: Kalamazoo	Max Amt Awarded: \$1,034,000	# Total Units: 64
	Target Units: Elderly	# LIHTC Units: 51
Category/Set-Aside Funded In: Undesignated	Year of Credit: 2021	
Application Date: 2/1/2021	Self Score: 134	Final Score: 133

Project #: L21068	Owner Contact: Amin Irving (248) 513-4900	
Project Name: 900 Division	900 Division-9 LDHA, LLC	
Project Address: 900 Division Avenue South	41800 W. 11 Mile Road, Suite 209	
	Novi, MI 48375	
Grand Rapids, MI 49507	Amt Requested: \$1,130,134	# Bldgs: 1
County: Kent	Max Amt Awarded: \$1,130,134	# Total Units: 47
	Target Units: Elderly	# LIHTC Units: 47
Category/Set-Aside Funded In: Open - Urban / Elderly	Year of Credit: 2021	
Application Date: 2/1/2021	Self Score: 144	Final Score: 139

FEBRUARY 1, 2021 FUNDING ROUND RESERVATIONS

Project #: L21053	Owner Contact: Jeremy DeRoo (616) 451-9140	
Project Name: Avenue II Apartments	Avenue II Apartments LDHA LP	
Project Address: 1300 Madison Avenue SE	1167 Madison Avenue SE	
	Grand Rapids, MI 49507	
County: Kent	Amt Requested: \$347,551	# Bldgs: 1
	Max Amt Awarded: \$346,583	# Total Units: 20
	Target Units: Elderly	# LIHTC Units: 20
	Category/Set-Aside Funded In: Preservation / Elderly	Year of Credit: 2021
Application Date: 2/1/2021	Self Score: 125	Final Score: 126

Project #: L21012	Owner Contact: Anthony Barker (616) 301-8000	
Project Name: Eastpointe Commons I	Eastpointe Commons I LDHA LP	
Project Address: 1450 Fulton Street East	3075 Orchard Vista Dr SE	
	Grand Rapids, MI 49546	
County: Kent	Amt Requested: \$1,459,750	# Bldgs: 1
	Max Amt Awarded: \$1,459,750	# Total Units: 56
	Target Units: Family	# LIHTC Units: 56
	Category/Set-Aside Funded In: PSH / Distressed	Year of Credit: 2021
Application Date: 2/1/2021	Self Score: 191	Final Score: 181

Project #: L21013	Owner Contact: Anthony Barker (616) 301-8000	
Project Name: Eastpointe Commons II	Eastpointe Commons II LDHA LP	
Project Address: 1450 Fulton Street East	3075 Orchard Vista Dr SE	
	Grand Rapids, MI 49546	
County: Kent	Amt Requested: \$1,500,000	# Bldgs: 1
	Max Amt Awarded: \$1,500,000	# Total Units: 62
	Target Units: Family	# LIHTC Units: 62
	Category/Set-Aside Funded In: PSH / Distressed	Year of Credit: 2021
Application Date: 2/1/2021	Self Score: 191	Final Score: 174

FEBRUARY 1, 2021 FUNDING ROUND RESERVATIONS

Project #: L21026	Owner Contact: Chris Potterpin (517) 325-0275	
Project Name: Marywood Motherhouse	3CPK Marywood 9 LDHA LP	
Project Address: 2025 Fulton Street East	1784 Hamilton Road	
	Okemos, MI 48864	
Grand Rapids, MI 49503	Amt Requested: \$1,196,939	# Bldgs: 1
County: Kent	Max Amt Awarded: \$1,196,939	# Total Units: 52
	Target Units: Elderly	# LIHTC Units: 52
Category/Set-Aside Funded In: Open – Urban / Elderly	Year of Credit: 2021	
Application Date: 2/1/2021	Self Score: 141	Final Score: 141

Project #: L21038	Owner Contact: Nicholas Lovelace (402) 540-4783	
Project Name: Union Suites On Coit	Union Suites on Coit LDHA LLC	
Project Address: 608-626 Coit Avenue NE	600 Broadway Avenue NW Apt 601A	
	Grand Rapids, MI 49504	
Grand Rapids, MI 49503	Amt Requested: \$1,104,000	# Bldgs: 1
County: Kent	Max Amt Awarded: \$1,104,000	# Total Units: 52
	Target Units: Family	# LIHTC Units: 52
Category/Set-Aside Funded In: Undesignated	Year of Credit: 2021	
Application Date: 2/1/2021	Self Score: 136	Final Score: 136

Project #: L21022	Owner Contact: Diane Smith (586) 753-9029	
Project Name: Dunn Family Senior Co-op Apartments	Dunn Family Senior LDHA LP	
Project Address: 8400 Engleman Street	8425 East 12 Mile Road	
	Warren, MI 48093	
Center Line, MI 48015	Amt Requested: \$1,500,000	# Bldgs: 1
County: Macomb	Max Amt Awarded: \$1,500,000	# Total Units: 157
	Target Units: Elderly	# LIHTC Units: 157
Category/Set-Aside Funded In: Preservation / Elderly	Year of Credit: 2021	
Application Date: 2/1/2021	Self Score: 127	Final Score: 127

FEBRUARY 1, 2021 FUNDING ROUND RESERVATIONS

Project #: L21063	Owner Contact: Jason Muniz (269) 388-4677		
Project Name: Nisbett Fairman Residences	Nisbett-Fairman II LDHA LP		
Project Address: 208 Maple Street	1822 W. Milham Ave., Suite 2		
	Portage, MI 49024		
Big Rapids, MI 49307	Amt Requested: \$372,486	# Bldgs: 2	
County: Mecosta	Max Amt Awarded: \$371,362	# Total Units: 47	
	Target Units: Elderly	# LIHTC Units: 43	
Category/Set-Aside Funded In: Preservation / Rural	Year of Credit: 2021		
Application Date: 2/1/2021	Self Score: 127	Final Score: 116	

Project #: L21005	Owner Contact: Angela Mayeaux (231) 722-2647		
Project Name: Hartford Terrace Apartments	Hartford Terrace LDHA LP		
Project Address: 1080 Terrace Street	1080 Terrace Street		
	Muskegon, MI 49442		
Muskegon, MI 49442	Amt Requested: \$1,440,000	# Bldgs: 1	
County: Muskegon	Max Amt Awarded: \$1,440,000	# Total Units: 160	
	Target Units: Family	# LIHTC Units: 160	
Category/Set-Aside Funded In: Preservation / Distressed	Year of Credit: 2021		
Application Date: 2/1/2021	Self Score: 124	Final Score: 117	

Project #: L21034	Owner Contact: James Dow (312) 530-9619		
Project Name: Raymond E. Shepherd House	503 East Nine Mile LDHA LP		
Project Address: 503 East Nine Mile Road	310 South Peoria Street, Suite 500		
	Chicago, IL 60607		
Ferndale, MI 48220	Amt Requested: \$1,499,900	# Bldgs: 1	
County: Oakland	Max Amt Awarded: \$1,499,900	# Total Units: 53	
	Target Units: Family	# LIHTC Units: 53	
Category/Set-Aside Funded In: PSH / Nonprofit	Year of Credit: 2021		
Application Date: 2/1/2021	Self Score: 177	Final Score: 172	

FEBRUARY 1, 2021 FUNDING ROUND RESERVATIONS

Project #: L21033	Owner Contact: Carl Kunda (312) 530-9611	
Project Name: AFG Miller Grove Center	FCC AFG Burt Road LDHA LP	
Project Address: 16711 Burt Road	310 S. Peoria Street, Suite 500	
	Chicago, IL 60607	
Detroit, MI 48219	Amt Requested: \$1,450,000	# Bldgs: 1
County: Wayne	Max Amt Awarded: \$1,450,000	# Total Units: 45
	Target Units: Family	# LIHTC Units: 45
	Category/Set-Aside Funded In: PSH / Nonprofit	Year of Credit: 2021
Application Date: 2/1/2021	Self Score: 172	Final Score: 172

Project #: L21057	Owner Contact: T. Van Fox (248) 833-0550	
Project Name: Brush Park Apartments	Brush Park MHT LDHA LLC	
Project Address: 269, 281 and 291 Winder Street, and	32600 Telegraph Road, Suite 102	
3515 Brush Street	Bingham Farms, MI 48025	
Detroit, MI 48201	Amt Requested: \$1,070,000	# Bldgs: 1
County: Wayne	Max Amt Awarded: \$1,070,000	# Total Units: 53
	Target Units: Family	# LIHTC Units: 53
	Category/Set-Aside Funded In: Undesignated / Nonprofit	Year of Credit: 2021
Application Date: 2/1/2021	Self Score: 136	Final Score: 136

Project #: L21070	Owner Contact: John Valentine (313) 471-6114	
Project Name: Henry Street Redevelopment	Henry Street 9% LDHA LLC	
Project Address: 439, 447, 459, 467, and 481 Henry Street	2211 Woodward Avenue	
	Detroit, MI 48201	
Detroit, MI 48201	Amt Requested: \$1,146,923	# Bldgs: 1
County: Wayne	Max Amt Awarded: \$1,146,923	# Total Units: 40
	Target Units: Family	# LIHTC Units: 40
	Category/Set-Aside Funded In: Open - Urban / Distressed	Year of Credit: 2021
Application Date: 2/1/2021	Self Score: 148	Final Score: 139

FEBRUARY 1, 2021 FUNDING ROUND RESERVATIONS

Project #: L21009	Owner Contact: Joe Hall (614) 552-5676		
Project Name: Meyers Senior Apartments	Meyers Senior LDHA, LP		
Project Address: 17370 Meyers Road	160 West Main Street, Suite 200		
	New Albany, OH 43054		
Detroit, MI 48235	Amt Requested: \$700,000	# Bldgs: 2	
County: Wayne	Max Amt Awarded: \$700,000	# Total Units: 32	
	Target Units: Elderly	# LIHTC Units: 32	
	Category/Set-Aside Funded In: Undesignated	Year of Credit: 2021	
Application Date: 2/1/2021	Self Score: 139	Final Score: 136	

Project #: L21058	Owner Contact: T. Van Fox (248) 833-0550		
Project Name: MLK On 2nd	MLK on 2ND LDHA, LLC		
Project Address: 3515 2nd Avenue	32600 Telegraph Road, Suite 102		
	Bingham Farms, MI 48025		
Detroit, MI 48201	Amt Requested: \$671,000	# Bldgs: 1	
County: Wayne	Max Amt Awarded: \$671,000	# Total Units: 33	
	Target Units: Family	# LIHTC Units: 33	
	Category/Set-Aside Funded In: Open - Urban / Nonprofit	Year of Credit: 2021	
Application Date: 2/1/2021	Self Score: 136	Final Score: 136	

Project #: L21011	Owner Contact: Ethan Ceplikas (857) 221-8634		
Project Name: Preserve On Ash I, The	The Preserve On Ash I LDHA LLC		
Project Address: Bounded by MLK (North), Butternut (South), Wabash (East) and 16th Street (West)	185 Dartmouth Street		
	Boston, MA 02116		
Detroit, MI 48208	Amt Requested: \$1,500,000	# Bldgs: 17	
County: Wayne	Max Amt Awarded: \$1,500,000	# Total Units: 69	
	Target Units: Family	# LIHTC Units: 48	
	Category/Set-Aside Funded In: Strategic Investment	Year of Credit: 2021	
Application Date: 2/1/2021	Self Score: 127	Final Score: 99	

FEBRUARY 1, 2021 FUNDING ROUND RESERVATIONS

Project #: L21059	Owner Contact: T. Van Fox (248) 833-0550	
Project Name: Woodward Avenue Apartments	10201 Woodward LDHA, LLC	
Project Address: 10201, 10227 and 10235 Woodward Avenue, 39 Calvert Street, and 30 Glynn Detroit, MI 48202	32600 Telegraph Road, Suite 102 Bingham Farms, MI 48025	
County: Wayne	Amt Requested: \$911,259	# Bldgs: 1
	Max Amt Awarded: \$911,222	# Total Units: 26
	Target Units: Family	# LIHTC Units: 26
	Category/Set-Aside Funded In: Open - Urban / Nonprofit	Year of Credit: 2021
Application Date: 2/1/2021	Self Score: 141	Final Score: 141

TOTAL CREDIT AWARDED:	\$27,924,313
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