



STATE OF MICHIGAN

RICK SNYDER  
GOVERNOR

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

KEVIN ELSENHEIMER  
EXECUTIVE DIRECTOR

## MEMORANDUM

October 8, 2015

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

FROM: Andrew Martin  
LIHTC Allocations Manager

SUBJECT: October 1, 2015 Funding Round Activity and Fee Refund Opportunity

**Overview of October 2015 Funding Round:** Enclosed is a list of projects that applied for Tax Credit in the October 1, 2015 funding round. Information provided includes the name and address of the project; project sponsor and contact person; the amount of credit requested; project self-score; 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 Low Income Housing Tax Credit. 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 October 1, 2015 funding round. Please note that this list reflects self-scores and 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 \$12.5 million in credit being available for applications that were submitted as part of the October 1, 2015 Funding Round. The \$12.5 million that is available includes approximately \$3.4 million for each of the Preservation, PSH, and Open Categories; and approximately \$2.3 million for the Strategic Investment Category.

**Opportunity to Withdraw October 1, 2015 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a strong probability of their project receiving an award of credit, applicants may request to have their application withdrawn from the funding round and returned to them.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 on **October 14, 2015** 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 After this date, all remaining applications will be processed, unless otherwise withdrawn by the applicant, and fees will not be returned.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

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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](mailto: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) 373-6007.

Enclosure



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### REQUEST FOR WITHDRAWAL OF APPLICATION

Pursuant to the memo dated October 8, 2015 from Andrew Martin, I hereby request the withdrawal of the Low Income Housing Tax Credit application for \_\_\_\_\_ from the October 1, 2015 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 October 8, 2015 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		Self Score	Total Units	LIHTC Requested	Preservation	Open	PSH	Strategic Inv.	Nonprofit	Rural	Elderly	Distressed
								\$ 3,418,908	\$ 3,418,908	\$ 3,418,908	\$ 2,279,272	\$ 2,279,272	\$ 2,279,272	\$ 2,279,272	\$ 6,837,815
Jefferson Oaks	Oak Park	Oakland	Kirsten Elliott	Community Housing Network, Inc	140	60	\$1,496,988			x		x			x
Heather Gardens	Kalamazoo	Kalamazoo	Lisa Willcutt	LIFT Foundation	134	79	\$685,959			x		x			x
Swift Lane	Ann Arbor	Washtenaw	Jennifer Hall	Norstar Development USA, LP	132	64	\$1,330,000			x					
Woodland Place	Hart	Oceana	Tim Hovey	Gryphon Group LLC	132	24	\$364,733			x		x	x		x
Mack Ashland II	Detroit	Wayne	Tim Thorland/Janay Mallett	Southwest Housing Solutions Corporation	130	29	\$717,043			x		x			x
Unity Park Rentals II	Pontiac	Oakland	Kirsten Elliott	Community Housing Network, Inc	123	12	\$280,592			x		x			x
Oak Grove Apartments	Blackman Charter Twp	Jackson	Jeffrey Kittle	Herman & Kittle Properties, Inc.	121	52	\$695,101			x					
501 Eastern	Grand Rapids	Kent	Ryan VerWys	501 Eastern Nonprofit Housing Corporation	117	24	\$411,927			x		x			
Owen Apartments	Detroit	Wayne	Irva Faber-Bermudez	Detroit Central City Community Mental Health, Inc.	116	26	\$589,167			x		x			x
Center City Downtown Hillsdale	Hillsdale	Hillsdale	Peter Jobson	Excel Realty Investors 100 LLC	116	40	\$682,824		x				x	x	x
Diamond Place	Grand Rapids	Kent	Chris Potterpin	PK Development Group LLC	115	123	\$1,487,830		x		x				x
Continental Homes Community	Detroit	Wayne	Andrew Creamer	Nova Development Group of Detroit LLC	114	46	\$941,449			x					x
Veteran Village	Detroit	Wayne	Robert Beale	Communities of Hope, Inc.	114	47	\$810,443			x		x			x
Eastern Village I	Grand Rapids	Kent	Jeremy DeRoo	LINC Community Revitalization, Inc	113	32	\$708,262		x			x			x
Bailey Center	East Lansing	Ingham	Mikki Droste	CAHP Bailey Development LLC	112	25	\$681,900		x			x		x	x
Eastern Village II	Grand Rapids	Kent	Jeremy DeRoo	LINC Community Revitalization, Inc	112	40	\$885,334		x			x			x
Metea Court	Buchanan	Berrien	Matthew Hollander	Hollander Development Corporation	110	100	\$493,010	x					x	x	x
House Of Ludington Senior Residence	Escanaba	Delta	Peter Jobson	Excel Realty Investors 100 LLC	109	34	\$658,857		x				x	x	x
Sheldon Place IV	Gaylord	Otsego	Gary DeShano	DeShano Development Corporation	108	32	\$357,684		x				x	x	x
Berkshire Muskegon Senior Housing	Muskegon	Muskegon	Joshua Hafron	General Capital Development LLC	108	79	\$1,500,000		x					x	x
River View Place Apartments	St. Louis	Gratiot	Gary DeShano	DeShano Development Corporation	107	24	\$298,289		x				x	x	x
Ryan Court Apartments - Phase II	Detroit	Wayne	Gerald Krueger	American Community Developers, Inc.	107	85	\$1,268,000		x						x
Gratiot Central Commons	Detroit	Wayne	John Thorne	MHT Housing, Inc.	105	42	\$877,000		x			x			x
Gardenview Estates Phase 5	Detroit	Wayne	Lori Harris	Norstar Development USA, LP	104	49	\$670,000		x						x
Central Towers Apartments	Detroit	Wayne	Gerald Krueger	American Community Developers, Inc.	103	232	\$1,290,837	x						x	x
Hazelwood Apartments On Piety Hill	Detroit	Wayne	Lisa Johanon	Communities of Hope, Inc.	103	60	\$954,779		x			x			x
Prentis II Apartments	Oak Park	Oakland	Nancy Siegel Heinrich	Jewish Senior Life of Metropolitan Detroit, Inc	102	100	\$550,683	x				x		x	x
Lexington Senior Apartments	Grand Rapids	Kent	David Brint	Brinshore Development, LLC	101	39	\$681,844		x					x	x
Restoration Towers	Detroit	Wayne	Tammera Bollman	Community Outreach Services Corporation	101	147	\$803,127	x				x		x	x
Meadow Park	Big Rapids	Mecosta	Mark Sochocki	Big Rapids Housing Commission Nonprofit Corporation	101	24	\$127,480	x				x	x		x
Gratiot Central Place	Detroit	Wayne	John Thorne	MHT Housing, Inc.	97	25	\$521,286		x			x			x
VOA Bradby Senior Village	Detroit	Wayne	Patrick Sheridan	Volunteers of America National Services	96	82	\$1,500,000		x			x		x	x
Miller Court Senior Apartments	Paw Paw	Van Buren	Patricia Winston	RAD Conversion Specialists LLC	96	81	\$525,084	x				x	x	x	x
Depot Commons	Traverse City	Grand Traverse	David Cooper, Jr.	The Woda Group, Inc	94	58	\$989,286		x				x	x	x
Woda Decatur Downs	Decatur	Van Buren	David Cooper, Jr.	The Woda Group, Inc	90	48	\$346,376	x					x		
Woda Lawrence Downs	Lawrence	Van Buren	David Cooper, Jr.	The Woda Group, Inc	90	48	\$348,360	x					x		
Dauner Haus Senior Apartments	Fenton	Genesee	T. Van Fox	MHT Housing, Inc.	88	41	\$301,075	x						x	
Vintage Court Apartments	Lawton	Van Buren	Jeff Gates	TJ Acquisitions LLC	88	24	\$137,648	x					x	x	
Manchester Place Apartments	Highland Park	Wayne	Robert Beale	RAD Conversion Specialists LLC	88	144	\$977,890	x							x
Oak Hill Apartments	Ionia	Ionia	Jeff Gates	TJ Acquisitions LLC	87	24	\$132,004	x					x	x	x
Woodbridge Estates - Phase IX	Detroit	Wayne	Robert Beale	Scripps Park Associates, LLC	87	77	\$1,479,490		x					x	x
Copper Hills Apartments	Houghton/Lake Linden	Houghton	Pete Potterpin	PK Development Group LLC	86	56	\$337,218	x					x		x
Greenwood Apartments	Owosso	Shiawassee	Jeff Gates	TJ Acquisitions LLC	85	48	\$277,024	x					x	x	
28 West Grand River	Detroit	Wayne	Steven Rosenthal	28 Grand River Developer LLC	47	85	\$1,388,955		x		x				x