

# **MEMORANDUM OF UNDERSTANDING**

**BY AND BETWEEN**

**UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

**AND**

**MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY**

**AND**

**UNITED STATES DEPARTMENT OF AGRICULTURE, RURAL DEVELOPMENT**

**WHEREAS**, this Memorandum of Understanding (MOU) establishes the framework for a continued working relationship by and between the United States Department of Housing and Urban Development (HUD), the Michigan State Housing Development Authority (MSHDA) and the United States Department of Agriculture, Rural Development (RD), in connection with a pilot program developed at the request of HUD, RD and the United States Department of the Treasury (Treasury), to establish a protocol for one federally-sponsored physical inspection of a property. The physical inspections under this pilot program will be performed at an agreed-upon interval, for certain properties with multiple sources of federal funding, including:

- HUD's Section 8 Project-Based Rental Assistance Program authorized under 42 U.S.C. §1437f;
- HUD's Multifamily Mortgage Insurance Program authorized under 12 U.S.C. §1713;
- HUD's Capital Advance under 12 U.S.C §1701q;
- HOME Investment Partnerships Program (HOME) authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act (1990) (42 U.S.C. §12701 et seq.);
- MSHDA's low-income housing tax credit program authorized under Section 42 of the Internal Revenue Code; and
- RD's Section 515 Rural Rental Housing Program authorized under 42 U.S.C. §1485

**WHEREAS**, multifamily housing properties having two or more federal sources of funding using the programs identified above are considered "aligned" properties for purposes of this MOU. A list of aligned properties to be included in the pilot project (the "Aligned Properties") is attached;

**WHEREAS**, HUD, MSHDA and RD (each, an "Agency" and collectively, the "Agencies") recognize that they share mutual interests in ensuring that the public interest is better served by reducing the expense and inconvenience of multiple on-site physical inspections

by different agencies, and enabling HUD, MSHDA and RD to timely share certain reports related to projects receiving funding from the abovementioned sources;

**NOW THEREFORE**, the Agencies agree to cooperate as follows:

**I. PURPOSE**

**A. Purpose of the MOU**

The purpose of this MOU is to set forth the conditions, safeguards and procedures among the above Agencies to perform physical inspections on the Aligned Properties.

**B. MOU Parameters**

In order to effectuate the objectives of the MOU, the Agencies agree as follows:

1. Lead Agency to Perform Inspections

The Lead Agency protocol shall be:

- a. HUD will act as the Lead Agency for Real Estate Assessment Center (REAC) inspections of Aligned Properties, and waives MSHDA's obligation to perform mortgagee inspections when a REAC inspection has been conducted (Section 8).
- b. RD will act as the Lead Agency for RD/LIHTC and RD/HOME inspections of Aligned Properties as provided under Treasury Regulation 1.42-5(c)(4)(ii) and the Memorandum of Understanding between MSHDA and RD effective November 1, 2005.
- c. MSHDA will act as the Lead Agency for Aligned Properties for which neither HUD nor RD is the Lead Agency.

The Lead Agency shall bear the costs and expenses for all inspections it conducts. If an Agency chooses to conduct an inspection when it is not the Lead Agency, it shall pay for the inspection.

2. Property Inspection Frequency

The Agencies agree that Aligned Properties shall be inspected at least once every three years, or as otherwise required by law. The Agencies reserve the right to perform follow-up inspections at any time or to perform inspections on a more frequent basis, as determined appropriate by the Lead Agency, to confirm compliance with program requirements.

The Agencies agree to establish a date to determine pilot program inspection scheduling within two weeks of signing of the MOU.

### 3. Property Inspection Protocol

The Agencies agree to use a mutually-acceptable inspection standard, or at a minimum, the Uniform Physical Condition Standards OMB Control Number 2502-0369 or the RD inspection, as appropriate. Further, the Agencies will agree on a sample size acceptable to all, in accordance with any waivers provided by the Agencies and Treasury.

### 4. Program Requirement Stipulations

To facilitate participation in the pilot program, certain program requirements must be waived so that property owners are not penalized as a result of compliance with pilot program requirements.

HUD's September 22, 2011 memorandum waives select HOME property standard requirements for grantees involved in the pilot program. Subject to the waiver, Aligned Properties funded under the MSHDA HOME program will not be subject to the housing quality standards requirements under 24 CFR §92.251(c) and the ongoing on-site unit inspection requirements under 24 CFR §92.504(d). The waiver is effective for the one-year period beginning November 1, 2011 and is conditioned on MSHDA's participation in the pilot program and submission of information to HUD regarding (1) the current property standards MSHDA uses for inspecting HOME-assisted units; (2) the HOME projects included in the pilot program, including the name, address and IDIS activity number; and (3) the number of HOME-assisted units affected by the waiver.

In general, physical inspections performed by HUD or a HUD contractor on properties with FHA insurance or a project-based Section 8 contract include vacant units in the random sample of units to be inspected, only when the property has a vacancy rate of 15% or more. However, other federal agencies taking part in the pilot require that vacant units be inspected without regard to the vacancy rate.

As a result, HUD stipulates that, during this term of this MOU, physical inspections performed by HUD or a HUD contractor on properties participating in the pilot program will inspect all vacant units included in the inspection sample. However, if a property with FHA insurance or a project based Section 8 contract has a vacancy rate of less than 15%, the REAC report of such an inspection will note all deficiencies in the vacant units inspected (for use by the other Agencies), while for HUD purposes, REAC will automatically restore any points deducted from the final REAC score based on any vacant units inspected.

In addition, Agencies may be responsible for performing certain tasks that, under this MOU, may be delegated to another Agency. HUD and RD will hold MSHDA harmless for pilot purposes.

5. Reporting format consistency

Reporting formats will be acceptable and usable among all Agencies for each Agency's purpose.

6. Information sharing commitment

The Agencies agree to share information for the purpose of ongoing project oversight. The Agencies agree that owners will receive prompt written notice of the inspection results. Inspection reports will be provided to the owner and the pilot agencies in electronic .pdf format within approximately 10 working days, but no later than 30 calendar days, of the inspection. Property owners are expected to respond to the Lead Agency and that the Lead Agency agrees to share the owners' response with the other Agencies within approximately 10 working days of its receipt, but no later than 30 calendar days. The Lead Agency will pursue follow-up action as it deems appropriate or required. Follow-up action by the Lead Agency does not prevent the other agencies from pursuing corrective measures.

7. Universe of programs/projects included in pilot

See Attachment A.

8. Commitment of staff resources to pilot.

The Agencies agree to commit such staff and physical resources to the pilot effort as are needed to ensure full communication and data sharing.

**C. Disclosure of Information and Reports**

1. The shared information and reports shall be disclosed to third party requesters in accordance with applicable State and Federal laws and regulations, including but not limited to the Freedom of Information Act (FOIA), 5 U.S.C. §552, MCL 15.231, *et seq*, and the Privacy Act, 5 U.S.C. §552a.
2. Requests from the public for copies of physical inspection reports from HUD's Real Estate Assessment Center (REAC) shall only be disclosed as follows:
  - a. REAC reports are HUD records; and are, in some circumstances, non-public information.
  - b. Federal Freedom of Information Act requests from the public that are made to RD or MSHDA for copies of REAC reports will be referred to HUD for processing in accordance with applicable Federal law and regulations, including but not limited to the Freedom of Information Act (FOIA), 5 U.S.C. §552, and the Privacy Act, 5 U.S.C. §552a.
  - c. Such referrals should be forwarded to HUD's FOIA Public Liaison for their geographical region as listed below:

Region V (Ohio, Michigan, Minnesota, Wisconsin)  
Deputy Regional Director  
U.S. Department of Housing and Urban Development  
77 W. Jackson Blvd., Suite 2608  
Chicago, IL 60604  
(312) 353-5680

#### **D. Limitations on Obligation and Financial Commitment**

Notwithstanding any other provision of this MOU, this MOU does not obligate funds, personnel, services, or other resources on any Agency. This MOU is an expression of intent only. Each of the Agencies acts as an independent party with respect with performance of duties under the MOUs and does not represent that it is an employee or agent of another party of the MOU. This MOU does not give a third party any benefit, legal or equitable right, remedy, or claim under this MOU.

### **II. TERM OF MOU**

This MOU shall be effective as of the date of execution by all Agencies, and shall remain in effect for one year unless all Agencies agree to amend the term or terminate this MOU pursuant to the General Terms provided below.

### **III. GENERAL TERMS**

1. This MOU may only be amended by mutual written agreement of all Agencies involved.
2. Any Agency may terminate the MOU upon written notice to the other Agencies, in which case the termination shall be effective no sooner than 30 days after the date of that notice, except as required by law.
3. All Agencies shall adhere to applicable State and Federal law and regulations in accessing the data and ensuring that the data is stored securely.
4. This MOU may be executed in counterparts, each of which shall be deemed to be an original, and all counterparts, when taken together, shall constitute one and the same MOU.
5. The invalidity or unenforceability of any provision of this MOU shall not affect the validity or enforceability of the remaining provisions of this MOU.
6. This MOU is not intended to, and does not, restrict the authority of any Agency to act as required by State and Federal law, statute or regulation.
7. This MOU shall be governed by and construed in accordance with the laws of the State of Michigan and the federal laws of the United States of America. In the event of any conflict, federal law will prevail.

### **IV. CONTACT PERSONS**

- A. The primary contact at HUD for all matters related to transmittal of data is:

Barbara Chiapella, Director, Detroit Multifamily Hub  
U.S. Department of Housing & Urban Development  
477 Michigan Ave.  
Detroit, MI 48226  
Barbara.Chiapella@hud.gov

B. The primary contact at MSHDA for all matters related to transmittal of data is:

Sherri Davio, Compliance Manager  
Michigan State Housing Development Authority  
735 East Michigan Ave.  
Lansing, MI 48912  
davios@michigan.gov

C. The primary contact at RD for matters relating to transmittal of data is:

Kelly Darland, Multifamily Housing Specialist  
U.S. Department of Agriculture, Rural Development  
3001 Coolidge Road, Suite 200  
East Lansing, MI 48823

## V. NOTICES AND AUTHORIZED SIGNATORIES

A. The authorized signatory to this MOU and primary contact at HUD for notices is:

Barbara Chiapella, Director, Detroit Multifamily Hub  
U.S. Department of Housing & Urban Development  
477 Michigan Ave.  
Detroit, MI 48226  
Barbara.Chiapella@hud.gov

B. The authorized signatory to this MOU and the primary contacts at MSHDA for notices are:

Gary Heidel, Executive Director  
Christopher L. LaGrand, Acting Deputy Director  
Clarence L. Stone, Jr., Acting Director of Legal Affairs  
Michigan State Housing Development Authority  
735 East Michigan Ave.  
Lansing, MI 48912  
[heidelg@michigan.gov](mailto:heidelg@michigan.gov)  
[lagrandc@michigan.gov](mailto:lagrandc@michigan.gov)  
[stonec@michigan.gov](mailto:stonec@michigan.gov)

C. The authorized signatory to this MOU and primary contact at RD for notices is:

Ghulam Sumbal  
U.S. Department of Agriculture, Rural Development  
3001 Coolidge Road, Suite 200  
East Lansing, MI 48823  
Ghulam.Sumbal@mi.usda.gov

D. All notices under this MOU shall be in writing and served on the Agencies at the addresses specified above and delivered (i) by personal delivery, (ii) by overnight delivery service using a nationally recognized overnight delivery service (such as UPS or Federal Express), or (iii) by e-mail or facsimile transmission. Any notice shall be deemed effective for the purposes of this MOU at the date of delivery (if hand delivered), or one (1) business day after being deposited with a recognized overnight delivery service, or the day sent (if sent by e-mail or facsimile transmission).

## **VI. APPROVALS**

Now, therefore, the Agencies consent to the provisions of this MOU.

- SIGNATURE PAGE FOLLOWS -

**MEMORANDUM OF UNDERSTANDING  
BY AND BETWEEN  
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
AND  
THE MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY  
AND  
THE U.S. DEPARTMENT OF AGRICULTURE, RURAL DEVELOPMENT**

**SIGNATURE PAGE**

**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

By:  11-7-11  
\_\_\_\_\_  
Barbara Chiapella Date  
Director, Detroit HUB

Concur: \_\_\_\_\_  
Date  
General Counsel

**MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY**

By:  11/7/11  
\_\_\_\_\_  
Gary Heidel Date  
Executive Director

**U.S. DEPARTMENT OF AGRICULTURE/RURAL DEVELOPMENT**

By:  11-7-2011  
\_\_\_\_\_  
James J. Turner, State Director Date

Project Name	Projected PI Due Date	Address1	City	Zip	County	Home	LIHTC	Section 8	RD/RHS	Funding Summary	Lead Agency
Riverfront	11/22/2011	501 N. Cedar St.	Lansing	48912	Ingham			X		Section 8 / Moderate	H/M
Aldersgate Village II	11/8/2011	1100 Killmaster Drive 1850, 1860, 1870 Babcock St.	Oscoda	48750	Iosco			X		Section 8 / [1602 pending] HOME TEAM Advantage / LIHTC (RHS)	H/M
Cider Mill Apartments	11/9/2011	Babcock St.	Owosso Twp	48867	Shawasssee	X	X		X	LIHTC (RHS)	R/M
Riverview Terrace (Petoskey)	11/9/2011	11 Bridge Street	Petoskey	49770	Emmet		X	X		LIHTC / MSHDA Section 8 Preservation	H/M
Riverview Tower (Riverview)	11/9/2011	13333 Pennsylvania Ave.	Riverview	48192	Wayne			X		Section 8	H/M
Springfield & Springfield Senior Citizen Apartments	11/10/2011	530, 532, 534 N. Michigan Avenue	Manton	49663	Wexford	X	X		X	HOME TEAM Advantage / LIHTC (RHS)	R/M
Kona Villa Apartments	11/11/2011	1299 S. Shiawassee St.	Owosso	48867	Shiawassee		X	X		Section 8 Preservation/LIHTC	H/M
Warren Plaza Apartments	11/12/2011	430 E. Warren Plaza	Detroit	48201	Wayne		X	X		LIHTC (Other)	H
South Colony Place I	11/16/2011	180 South Colony Drive	Saginaw Twp	48603	Saginaw			X		Section 8 Preservation	H/M
South Colony Place II	11/16/2011	180 South Colony Drive	Saginaw Twp	48603	Saginaw			X		Section 8 Preservation	H/M
Elmcrest Village	11/17/2011	1520 Cedarwood Drive	Flushing	48433	Genesee		X	X		Preserv / LIHTC / HUD Section 8 (PBCA)	H/M
North Port Apartments	11/18/2011	2601 Krafft Road	Port Huron	48060	Saint Clair			X		Section 8	H/M
Bowin Place	11/22/2011	15400 W. Seven Mile Road	Detroit	48235	Wayne			X		Section 8 Preservation	H/M
Cleave House	11/22/2011	36588 Union Lake Road	Mt. Clemens	48043	Macomb			X		MIR - Section 8	H/M
Lincolnshire Village Apartments	11/30/2011	44908 Trails Court	Canton Township	48188	Wayne		X	X		LIHTC / Tax Exempt (Preserv) / HUD Section 8 (PBCA)	H/M
Mayville Apartments	11/30/2011	405 Ohmer Road	Mayville	48744	Tuscola		X		X	LIHTC (RHS)	R

H=HUD, M=MSDHA, R=RD

Project Name	Projected PI Due Date	Address1	City	Zip	County	Home	LIHTC	Section 8	RD/RHS	Funding Summary	Lead Agency
Oxford Square	12/5/2011	34594 Lipke	Clinton Township	48035	Macomb		X	X		LIHTC / HUD Section 8 (PBCA)	H
Hillsdale / Beacon Hill	12/9/2011	32 E. Carlton	Hillsdale	49242	Hillsdale		X	X		Section 8 / TaxEx Bond/LIHTC	H
Countryview Phase I Apartments & Tower	12/10/2011	1928 E. Britain Ave.	Benton Twp	49022	Berrien	X	X			Section 236 / Rent Sup / HOME Rehab Loan / LIHTC	H
Belleville Co-op Senior Apartments	12/13/2011	575 Sumpter Road	Belleville	48111	Wayne	X		X		Home/PRAC	H
Woodcraft Square	12/13/2011	800 W. 7th Street	Monroe	48161	Monroe			X		Section 8	H/M
Fraser Woods Bramblewood Senior Apartments	12/14/2011	17195 Fraser Woods Drive	Fraser	48026	Macomb			X		Section 8 Pass-through	H/M
Cambridge Court Phase I (Imlay City)	12/15/2011	31950 Clark Road	New Haven	48048	Macomb	X	X		X	HOME / LIHTC (RHS)	R/M
	12/15/2011	624 Cambridge Lane	Imlay City	48444	Lapeer	X	X		X	HOME / LIHTC (RHS)	R/M
Rivergreen Apartments	12/16/2011	17133 Rivergreen Blvd.	Riverview	48192	Wayne		X	X		LIHTC (Other - Preservation) / HUD Section 8 (PBCA)	H/M
Blair Park	12/21/2011	606 Blair Park Drive	Jackson	49202	Jackson		X	X		Section 8 / LIHTC	H
Capitol Commons	12/27/2011	500 Pine St.	Lansing	48933	Ingham			X		Section 8	H
Meadow Hills North Apartments	12/31/2011	103 106 108 120 122 & 123 Meadow Hills Lane	Fremont	49412	Newaygo		X		X	LIHTC (RHS)	R
Stone Lake Manor Apartments	12/31/2011	145 Stone Lake Street	Cassopolis	49031	Cass	X	X		X	HOME TEAM Advantage / LIHTC (RHS)	R/M
Sycamore House	12/31/2011	100 Sycamore Street	Durand	48429	Shiawassee		X		X	LIHTC / TCAP / RHS	R
Butternut Creek	1/4/2012	100 Butternut Creek	Charlotte	48813	Eaton		X	X		Section 8/LIHTC	H
Comstock Village	1/10/2012	5437 East H Ave.	Kalamazoo	49048	Kalamazoo			X		Section 8	H/M
Virginia Park Town Homes	1/12/2012	1909 Gladstone	Detroit	48206	Wayne			X		Section 8	H/M
Crosstown Apartments	1/14/2012	550 W Crosstown parkway	Kalamazoo	49008	Kalamazoo		X	X		Section 8 Preserv w/Tax Exempt Bond / LIHTC	H

H=HUD, M=MSDHA, R=RD

Project Name	Projected PI Due Date	Address1	City	Zip	County	Home	LIHTC	Section 8	RD/RHS	Funding Summary	Lead Agency
Lexington Village (Detroit)	1/17/2012	1310 Pallister	Detroit	48202	Wayne		X	X		Section 8 Preservation/LIHTC	H
Our Saviour's Manor	1/18/2012	29495 Annapolis Road	Westland	48186	Wayne	X				HOME (Multifamily)/PRAC	H
Park Plaza	1/18/2012	1201 Fort Street	Lincoln Park	48146	Wayne			X		Section 8 / Moderate	H/M
River Park Place (Southfield)	1/19/2012	24300 Civic Center Dr	Southfield	48034	Oakland			X		Section 8	H/M
Walled Lake Villa	1/19/2012	1035 Walled Lake Villa Drive	Walled Lake	48390	Oakland			X		Section 8 Pass-through	H/M
Coventry Woods	1/20/2012	3550 Remembrance Road	Walker	49504	Kent		X	X		Section 8 / LIHTC	H
Grandview	1/20/2012	1925 Bridge St NW	Grand Rapids	49504	Kent			X		Section 8	H/M
Pine Cove Apartments (fka Carpenter St.)	1/21/2012	1001 May Street	Charlevoix	49720	Charlevoix		X		X	LIHTC (RHS)	R
Pine Cove Apartments (fka Charlevoix Apts)	1/21/2012	1003 May Street	Charlevoix	49720	Charlevoix		X		X	LIHTC (RHS - Preservation)	R
Bretton Village Green	1/25/2012	2305 Burton SE	Grand Rapids	49506	Kent			X		Section 8 Pass-Through	H/M
Cadillac Shores	1/25/2012	600 Cadillac Shores Drive	Cadillac	49601	Wexford			X		Section 8	H/M
Riverside Townhouses (Three Rivers)	1/26/2012	57931 Lockport Drive	Three Rivers	49093	Saint Joseph		X	X		Section 8 / [LIHTC pending]	H/M
Romulus Tower	1/27/2012	36500 Bibbins	Romulus	48174	Wayne		X	X		Section 8/LIHTC	H
Stadium Drive	1/27/2012	4249 Lakesedge Drive	Kalamazoo	49002	Kalamazoo			X		Section 8	H/M
Madison Square	1/31/2012	500 Hall	Grand Rapids	49507	Kent		X	X		Section 8, LIHTC	H
Skyrise	1/31/2012	105 E. Walnut	Kalamazoo	49007	Kalamazoo			X		Section 8	H/M

H=HUD, M=MSDHA, R=RD

Project Name	Projected PI Due Date	Address 1	City	Zip	County	Home	LIHTC	Section 8	RD/RHS	Funding Summary	Lead Agency
Bent Tree	2/4/2012	59 Laura Lane	Battle Creek	49017	Calhoun			X		Section 8	H/M
Forest Park Apartments	2/8/2012	1130 E. Canfield	Detroit	48207	Wayne		X	X		LIHTC / HUD Section 8 (PBCA)	H
Southbrook Villa	2/8/2012	457 E. Edgewood Blvd.	Lansing	48911	Ingham			X		Section 8	H/M
Village Manor	2/10/2012	1302 Laura Drive	Sturgis	49091	Saint Joseph			X		Section 8	H/M
Cambridge Towers	2/14/2012	19101 Evergreen	Detroit	48219	Wayne			X		Section 8	H/M
Camelot Woods I	2/15/2012	2399 Charring Cross Dr. SE	Grand Rapids	49546	Kent			X		Section 8	H/M
Camelot Woods II	2/15/2012	2399 Charring Cross Dr. SE	Grand Rapids	49546	Kent			X		Section 8	H/M
Van Dyke Center	2/17/2012	8100 Gratiot	Detroit	48213	Wayne		X	X		Section 8 / LIHTC	H
Mable H Kehres Tower	2/21/2012	15275 S. Dixie Hwy	Monroe	48161	Monroe			X		Section 8 Preservation	H/M
Charter Square	2/22/2012	6100 Jefferson Square	Midland	48640	Midland			X		Section 8 Pass-through	H/M
Grayling Pines Apis	2/22/2012	595 Meadows Drive,	Grayling,	49738	Crawford	X	X		X	LIHTC / HOME (RHS)	R/M
Town Center (in Highland Park)	2/22/2012	14201 Second	Highland Park	48203	Wayne		X	X		Section 8 / LIHTC	H
Griswold Building	2/23/2012	1214 Griswold	Detroit	48226	Wayne			X		Section 8	H/M
Bancroft - Eddy Rehab Apartments	2/24/2012	107 S. Washington St	Saginaw	48607	Saginaw			X		Section 8	H/M
Kalamazoo II	3/3/2012	2208 E. Cork Street 2329 Timberbrook Drive SE	Kalamazoo	49008	Kalamazoo			X		MR - Section 8 Subsidy	H/M
Eastbrook Apartments	3/15/2012		Grand Rapids	49546	Kent		X		X	70/30 / LIHTC	R
Rogers	3/15/2012	320 Gladiola St. S. W.	Wyoming	49509	Kent			X		MR - Section 8	H/M

H=HUD, M=MSDHA, R=RD

Project Name	Projected PI Due Date	Address 1	City	Zip	County	Home	LIHTC	Section 8	RD/ RHS	Funding Summary	Lead Agency
Greenhill	3/16/2012	1010 Eastlawn	Midland	48640	Midland			X		Section 8 Pass-through	H/M
Oakwood Manor	3/16/2012	401 Washington	Baldwin	49304	Lake		X		X	LIHTC (RHS - Preservation)	R
Bayview Tower	3/17/2012	864 Spring St.	Muskegon	49442	Muskegon			X		Section 8 Preservation	H/M
Bicentennial Tower	3/22/2012	4 E. Alexandrine	Detroit	48201	Wayne			X		Section 8 Preservation	H/M
El-Tovar Apartments	3/22/2012	320 E. Grand Blvd.	Detroit	48207	Wayne			X		Tax-Exempt / Mod Rehab / Section 8 / NPP	H/M
South Hill Apartments	3/22/2012	585 Gwendolyn Blvd.	Millford	48381	Oakland		X	X		Section 8 / LIHTC	H
Garden City Tower	3/23/2012	6120 Middlebelt Road	Garden City	48135	Wayne			X		Section 8 Preservation	H/M
Waterford Meadows	3/23/2012	834 W. Alpha Parkway	Waterford Twp	48328	Oakland		X	X		Section 8 / LIHTC	H
Lakeland Place	3/24/2012	2700 Elizabeth Lake Road	Waterford Twp	48328	Oakland			X		Section 8 Preservation	H/M
Pine Manor Woodbrook Senior Apartments	3/24/2012	1201 S. Cedar Street	Greenville	48838	Montcalm		X		X	LIHTC (RHS) HOME TEAM Advantage / LIHTC (RHS)	R
Hazelcrest Place	3/25/2012	100 Hazelcrest Place	Hazel Park	48030	Oakland			X		Section 8 Preservation	H/M
River Village	3/25/2012	702 Father Dukette Blvd.	Flint	48503	Genesee			X		Section 8	H/M
Linden Lane	3/28/2012	3095 Linden Lane	Flint	48507	Genesee			X		Section 8 Pass-through	H/M
South Glen Apartments	3/30/2012	19400 S. Glen Blvd.	Brownstown Twp	48183	Wayne			X		Section 8 / Moderate	H/M
Ridgecrest Village (Flint)	4/3/2012	1069 Ridgecrest Drive	Flint	48505	Genesee		X	X		LIHTC / HUD Section 8 (PBCA)	H

H=HUD, M=MSDHA, R=RD

Project Name	Projected PI Due Date	Address1	City	Zip	County	Home	LIHTC	Sec- ion 8	RD/ RHS	Funding Summary	Lead Agency
Huntley Villas I & II Sugar Mill Senior Citizen Apartments	4/7/2012	1594 N. Aurelius Road	Holt	48842	Ingham		X	X		Pass Through / LIHTC / HUD Section 8 (PBCA)	H
Waldron Manor	4/7/2012	417 Maynard Street	Charlotte	48813	Eaton	X	X		X	HOME TEAM Adv / LIHTC / RHS	R/M
Walnut Junction	4/7/2012	310 South Main Street	Waldron	49288	Hillsdale		X		X	LIHTC (RHS)	R
Cherry Hill Apartments	4/8/2012	502 Drake Street	Jonesville	49250	Hillsdale		X		X	LIHTC (RHS)	R
Jefferson Square	4/13/2012	579 Ramsdell Road	Manistee	49660	Manistee		X		X	LIHTC (RHS)	R
Evergreen N & S	4/13/2012	541 Dickerson	Detroit	48215	Wayne		X	X		Section 8 / LIHTC	H
Moore Apartments	4/14/2012	2900 Crystal Lane	Kalamazoo	49009	Kalamazoo			X		Section 8 Preservation	H/M
Fife Lake and Kingsley Arms Apartments	4/14/2012	401 W. Jolly Road	Lansing	48910	Ingham			X		MR - Section 8 Subsidy	H/M
Autumn Ridge	4/17/2012	10800 Vans Lane	Fife Lake	49633	Grand Traverse		X		X	LIHTC (RHS)	R
Maple Village	4/18/2012	36300 Dequindre	Sterling Heights	48007	Macomb			X		Section 8	H/M
Farmington Freedom Center	4/18/2012	1221 S. Main	Adrian	49221	Lenawee			X		Section 8	H/M
Park Forest	4/19/2012	22550 Farmington Road	Farmington Hills	48024	Oakland			X		MR - Section 8	H/M
Hope House I	4/19/2012	3300 Spirea Court	Jackson	49204	Jackson			X		Section 8 Preservation	H/M
Hope House II	4/20/2012	1706 Second Avenue	Jackson	49203	Jackson			X		MR - Section 8	H/M
Camelot Hills	4/20/2012	400 Van Buren	Jackson	49201	Jackson			X		MR - Section 8 Subsidy	H/M
	4/21/2012	601 Sadle Court	Lansing	48906	Ingham		X	X		Section 8 / LIHTC	H

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McCoy Townhouses	4/21/2012	5569 John C Lodge	Detroit	48202	Wayne		X	X		Section 8 Preservation/LIHTC	H
Southfield MR Whispering Pines Apartments Phase I (Coldwater)	4/21/2012	16411 12 Mile Road	Southfield	48076	Oakland			X		MR - Section 8	H/M
	4/21/2012	39 Whispering Lane	Coldwater	49036	Branch		X		X	LIHTC (RHS)	R
Casgrain Hall	4/27/2012	100 Parsons	Detroit	48201	Wayne		X	X		Section 8 / LIHTC	H
Clement Kern Gardens	4/27/2012	1661 Bagley	Detroit	48216	Wayne		X	X		LIHTC/Section 8	H
Greenwood Villa	4/28/2012	7600 Nankin Court	Westland	48185	Wayne			X		Section 8 Pass-through	H/M
Lakeview Apartments (Gladstone)	4/30/2012	610 Railway Avenue	Gladstone	49837	Delta		X		X	LIHTC (RHS)	R
Riverview Apartments (Wakfield)	4/30/2012	203 Nummacher Street	Wakfield	49968	Gogebic		X		X	LIHTC (RHS)	R
Waterford Park Apartments	5/3/2012	4089 Medical Park Drive	Waterllet	49098	Berrien	X	X		X	HOME Team Advantage / LIHTC (RHS)	R/M
McDonald Square	5/4/2012	2900 E. Vernor	Detroit	48207	Wayne		X	X		Section 8 / LIHTC	H
Crosswinds Manor	5/6/2012	901 North Street	Belding	48809	Ionia		X		X	LIHTC (RHS)	R
Trumbull Crossing	5/6/2012	5500 Trumbull	Detroit	48208	Wayne	X	X			RAP / LIHTC/HOME	H
Blanchard Apartments	5/7/2012	446-448 Blanchard St.	Muir	48846	Ionia		X		X	LIHTC (RHS)	R
Lakewood Apartments	5/7/2012	220 Parsonage	Saranac	48881	Ionia		X		X	LIHTC (RHS - Preservation)	R
Elmwood Park	5/11/2012	1030 Wooddale	Delta Twp	48917	Eaton			X		Section 8	H/M
Hallet Crossing	5/14/2012	523 Fourth Street	Michigan Center	49254	Jackson		X		X	LIHTC (RHS)	R
Pine Valley Apartments	5/14/2012	1050 Canaris Blvd.	Constantine	49042	Saint Joseph		X		X	LIHTC (RHS)	R
Eagles Trace Apartments	5/19/2012	29509 Amerihost Drive	Dowagiac	49047	Cass		X		X	LIHTC (RHS)	R
Elm House	5/23/2012	852 W. Elm	Monroe	48161	Monroe			X		MR - Section 8	H/M

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ARC Group Living Facilities	5/24/2012	G-5095 Vanslyke	Flint	48507	Genesee			X		MR - Section 8	H/M
Braidwood Manor Apartments	5/24/2012	336 North Main Street	Davison	48423	Genesee		X	X		MSHDA 202 Preservation / LIHTC / HUD Section 8 (PBCA)	H
Lawrence Park	5/24/2012	7000 10 Mile Road	Center Line	48015	Macomb		X	X		Section 8 Preservation / LIHTC	H
Plymouth Square Village	5/25/2012	20201 Plymouth Road	Detroit	48228	Wayne			X		Section 8	H/M
West Chicago Apartments	5/25/2012	3410 W. Chicago	Detroit	48206	Wayne		X	X		LIHTC (Other) / HUD Section 8 (PBCA)	H
Longfellow Tower	5/26/2012	301 East Court St.	Ludington	49431	Mason		X	X		Section 8 / LIHTC / [1602 pending]	H/M
Solberg Tower	5/27/2012	27787 Dequindre	Madison Heights	48071	Oakland		X	X		Section 8/LIHTC	H
Carriage House Senior	5/28/2012	451 Pinecrest	Alpena	49707	Alpena		X		X	LIHTC (RHS)	R
Clemens Court/Newport I Pine Meadows Village II (Alpena)	5/28/2012	24213 Lotus Ave 486 & 490 Pine Meadow Lane	Clinton Twp	48036	Macomb		X	X		LIHTC / HUD Section 8 (PBCA)	H
Ridgewood Vista (Jackson)	6/1/2012	5000 Ponderosa Drive	Leoni Twp	49201	Jackson		X	X		Section 8 / LIHTC	H
Bridgeport Apartments	6/2/2012	510 Colonial Drive	Allegan	49010	Allegan			X		Section 8	H/M
North Prairie Manor	6/3/2012	505 N. Tenth Street	Plainwell	49080	Allegan		X		X	LIHTC (RHS)	R
Old Mill Race	6/3/2012	519 W. Chicago Street	Coldwater	49036	Branch		X		X	LIHTC (RHS)	R
Olsego Manor	6/3/2012	414-422 Garfield St.	Olsego	49078	Allegan		X		X	LIHTC (RHS)	R
Vineyard Place	6/8/2012	508 Vineyard Place Drive	Dowagiac	49047	Cass			X		Section 8	H/M
Nashville Park Apartments	6/9/2012	1018 Reed Street	Nashville	49073	Barry		X		X	LIHTC (RHS)	R
Tamarack Apartments	6/9/2012	4400 W. Holt Road	Holt	48842	Ingham		X	X		Section 8 / [LIHTC pending]	H/M
Westbury Apartments	6/9/2012	201 Hickory Ct.	Wayland	49348	Allegan		X		X	LIHTC (RHS)	R

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Chippewa Creek Apartments	6/10/2012	450 Griswold Street	Hart	49420	Oceana		X		X	LIHTC (RHS)	R
Sable Pointe	6/10/2012	6188 W Fox Road	Hart	49436	Oceana		X		X	LIHTC (RHS)	R
Bronson Senior Apartments	6/12/2012	435 Wayne Street	Bronson	49028	Branch		X		X	LIHTC (RHS)	R
MeadowBrook Senior Apartments	6/14/2012	3610 8th Ave S	Escanaba	49829	Delta		X		X	TEAM Advantage / LIHTC (RHS)	R
Parkview Tower / Square	6/14/2012	1601 Brady Drive	Detroit	48207	Wayne		X	X		Section 8 / LIHTC	H
West Highland / Sandhill	6/14/2012	2701 First Ave S	Escanaba	49829	Delta			X		Section 8	H/M
River Terrace	6/16/2012	200 River Terrace	Benton Harbor	49022	Berrien		X	X		Section 8 Preservation / LIHTC	H
Horizon Apartments	6/17/2012	1288 Gessey Drive	Mio	48647	Oscoda		X		X	LIHTC (RHS)	R
Center Street (in Hartford)	6/18/2012	520 South Center	Hartford	49057	Van Buren		X		X	LIHTC (RHS)	R
Woodland Park	6/19/2012	170 Florence Street	Woodland	48897	Barry		X		X	LIHTC (RHS)	R
Vintage Court Apartments	6/24/2012	401 Orchard Street	Lawton	49065	Van Buren		X		X	LIHTC (RHS)	R
Parkway Meadows	6/27/2012	2575 Sandalwood Circle	Ann Arbor	48105	Washtenaw			X		Section 8 Pass-through	H/M
Calumet Townhouses	6/28/2012	4387 Third St.	Detroit	48201	Wayne		X	X		Section 8 / LIHTC	H
Caro Senior Commons	6/28/2012	1601 W. Gifford	Caro	48723	Tuscola			X		Section 8	H/M
Deerpath	6/28/2012	1290 Deerpath Lane	East Lansing	48823	Ingham		X	X		Section 8 / [LIHTC pending]	H/M
Cloverlane Apartments	6/30/2012	208 Cloverlane	Lakeview	48850	Montcalm		X		X	LIHTC (RHS - Preservation)	R
Coloney Junction	6/30/2012	310 312 & 314 Macomber	Lakeview	48850	Montcalm		X		X	LIHTC (RHS)	R
Pine Meadows (Edmore)	6/30/2012	320 Juniper Street	Edmore	48829	Montcalm		X		X	LIHTC (RHS)	R
Harvest Hill Apartments	7/9/2012	100 Childsdale	Rockford	49341	Kent		X		X	LIHTC (RHS)	R
New Lothrop Commons Apartments	7/10/2012	9272 W. Genesee St.	New Lothrop	48460	Shiawassee		X		X	LIHTC (RHS)	R

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Pine Way	7/14/2012	1111 Pineway	Ludington	49431	Mason			X		Section 8	H/M
Remus Apartments	7/14/2012	8890 35th Avenue	Wheatland Twp	49340	Mecosta		X		X	LIHTC (RHS - Preservation)	R
Roseville Apartments	7/14/2012	7877 Hammond Road	Morton Twp	49332	Mecosta		X		X	LIHTC (RHS)	R
Tamarack Creek Apartments	7/14/2012	710 W Edgerton	Howard City	49239	Montcalm		X		X	LIHTC (RHS)	R
White Pine Manor	7/14/2012	300 North Perry Street	Barryton	49305	Mecosta		X		X	LIHTC (RHS - Preservation)	R
Stanton Park Apartments	7/16/2012	200 East First Street	Stanton	48888	Montcalm		X		X	LIHTC (RHS)	R
Blue Horizons	7/19/2012	208 N. 8th Street	Alpena	49707	Alpena			X		MR - Section 8 Subsidy	H/M
Oak Park Apartments	7/21/2012	1650 Maylane	Traverse City	49686	Grand Traverse		X		X	LIHTC (RHS)	R
West Shore Apartments	7/21/2012	1201 E. Colby Road	Whitehall	49461	Muskegon		X		X	LIHTC (RHS 515)	R
Oxford Row II	7/26/2012	2001 Elva	Mt Pleasant	48858	Isabella		X	X		Section 8 Preservation/LIHTC	H
White River Estates	7/28/2012	23 South Winter St.	Hesperia	49412	Oceana		X		X	LIHTC (RHS)	R
Autumn Grove Apartments	7/30/2012	580 West Brooks St.	Newaygo	49337	Newaygo		X		X	LIHTC (RHS - Preservation)	R
Sandhill Manor Apartments	7/30/2012	300 Sandhill Manor Drive	Denton Township	48629	Roscommon		X		X	LIHTC (RHS - Preservation)	R
White Cloud Meadows Apartments	7/30/2012	98 & 102 N Lester Street	White Cloud	49349	Newaygo		X		X	LIHTC (RHS)	R
Woodridge Apartments (White Cloud)	7/30/2012	70 North Lester	White Cloud	49349	Newaygo		X		X	LIHTC (RHS)	R
Woodruff Estates	8/5/2012	733 Tiffin Street	Hudson	49247	Lenawee		X		X	LIHTC (RHS)	R
Sand Hill Apartments	8/6/2012	92 N Lester Avenue	White Cloud	49349	Newaygo		X		X	LIHTC (RHS)	R
Village of Oakland Woods	8/10/2012	420 S. Opydke Road	Pontiac	48341	Oakland		X	X		LIHTC (other)	H
McVey Street Home	8/16/2012	901 McVey Street	Mt Pleasant	48858	Isabella			X		MR - Section 8 subsidy	H/M
Northfield Center Apartments	8/16/2012	5465 Northfield Court	Bridgeport	48601	Saginaw		X	X		Section 8 / [LIHTC pending]	H/M
Birch Park Apartments	8/17/2012	3000 Birch Park Drive	Saginaw	48601	Saginaw		X	X		Section 8 Preservation/LIHTC	H
Forest Creek Apartments	8/18/2012	286 Clark Street	Montrose	48457	Genesee	X	X		X	HOME TEAM Advantage / LIHTC (RHS)	R/M

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Village Place of Vassar	8/18/2012	651-665 Hixon Place	Vassar	48768	Tuscola		X		X	TEAM / LIHTC (RHS)	R
Village Center Apartments Woodcliff Apartments (Ishpeming)	8/19/2012	901 Pallister 708 Empire Street	Detroit Ishpeming	48202 49849	Wayne Marquette			X	X	Section 8 LIHTC (RHS)	H/M R
Greenbriar Apartments	8/29/2012	121 Waverly	Holland	49423	Ottawa		X	X		Section 8 / LIHTC / (1602 pending)	H/M
Livonia Opportunity House	9/8/2012	31320 Lyndon	Livonia	48154	Wayne			X	X	MR - Section 8 Subsidy	H/M
Harbor House Woodside Square Apartments	9/10/2012	606 Schock Road	Harbor Beach	48441	Huron			X		Section 8	H/M
	9/11/2012	35473 N Alexander	Romulus	48174	Wayne		X	X		LIHTC (other)	H
Redford Opportunity House	9/15/2012	17360 Beech Daly Road	Redford Township	48240	Wayne			X	X	MR - Section 8 subsidy	H/M
Hancock Residential	9/16/2012	801 W. Willis	Detroit	48201	Wayne			X	X	MR/Section 8	H/M
Meadows, The (Roseville) Drummond Island Apartments	9/16/2012	31860 Nardelli Lane	Roseville	48066	Macomb			X		Section 8	H/M
	9/17/2012	HCS2 Box 250	Drummond Township	49726	Chippewa		X		X	LIHTC (RHS - Preservation)	R
Harbor View Apartments	9/17/2012	329 South Street	Cadillac	49601	Wexford		X	X		Section 8 Preservation/LIHTC	H
Sundara MR	9/20/2012	401 Lincoln St.	Marquette	49856	Marquette			X	X	MR - Section 8 subsidy	H/M
Whetstone Village	9/21/2012	200 Whetstone Road	Marquette	49855	Marquette			X	X	Section 8 Preservation	H/M
Snowberry Heights	9/22/2012	222 S. Fifth	Marquette	49855	Marquette		X	X		Section 8/LIHTC	H
Gateway Village	9/27/2012	235 Gateway Drive	Clare	48617	Clare			X	X	Section 8	H/M
Cherry Hill Place	9/28/2012	29477 Cherry Hill Road	Inkster	48141	Wayne			X		Section 8 Preservation	H/M

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Baytown Family Neighborhood	9/29/2012	1114 N. Jackson	Bay City	48708	Bay			X		Section 8	H/M
Mar-Dan Miller Farm	9/30/2012	4935 Ila Court	Swartz Creek	48473	Genesee		X	X		Section 8 / LIHTC / tax-exempt bonds	H
Mariner Cove Apartments	10/1/2012	6550 King Road	Marine City	48039	Saint Clair		X		X	LIHTC (RHS)	R
Mariner Cove Senior Apartments	10/1/2012	6550 King Road	Marine City	48039	Saint Clair		X		X	LIHTC (RHS)	R
Apple Ridge Apartments (Fremont)	10/12/2012	318 Dewitte Avenue	Fremont	49412	Newaygo		X		X	LIHTC (RHS)	R
Greenfield Manor Apartments	10/12/2012	228 DeWitte Street	Fremont	49412	Newaygo		X		X	LIHTC (RHS)	R
Rivers Edge	10/12/2012	718 n. Hillcrest #5F	Greenville	48838	Montcalm			X		Section 8	H/M
Olsego Apartments	10/13/2012	102 Francis Street	Jackson	49201	Jackson			X		Section 8 Preservation	H/M
Arbor Green	10/18/2012	920 Dodge Street	Houghton	49931	Houghton			X		Section 8	H/M
Bridgewood Group Home	10/19/2012	800 S. 26th St.	Escanaba	49829	Delta			X		MR - Section 8 subsidy	H/M
Burton Place Associates	10/26/2012	2287 S. Center Rd.	Burton	48519	Genesee		X	X		Section 8	H
Dauner Haus	10/27/2012	400 Dauner Haus	Fenton	48430	Genesee		X	X		Section 8 / LIHTC	H
Traverse City MR	10/28/2012	935 Barlow St.	Traverse City	49684	Grand Traverse			X		MR - Section 8	H/M
Apple Valley	10/29/2012	231 Apple Blossom Way	Romeo	48065	Macomb			X		Section 8	H/M

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