

Low-Income Housing Credit Allocation and Certification

OMB No. 1545-0988

► Go to www.irs.gov/Form8609 for instructions and the latest information.

Part I Allocation of Credit

Check if: ☐ Addition to Qualified Basis ☐ Amended Form

A Address of building (do not use P.O. box) (see instructions)

Building 01 of 03

3200 South Washington Avenue - North Tower
Lansing, Michigan 48910

South Washington Park

J19079

B Name and address of housing credit agency

Michigan State Housing Development Authority
735 East Michigan Avenue
Lansing, MI 48909

C Name, address, and TIN of building owner receiving allocation

South Washington Park LDHA LP

419 Cherry Street

Lansing, Michigan 48933

TIN ►

84-3091873

D Employer identification number of agency

38-6000134

E Building identification number (BIN)

MI - 20 - 00201

1a Date of allocation ► 04/03/2020

b Maximum housing credit dollar amount allowable

1b 56,085

2 Maximum applicable credit percentage allowable (see instructions)

2 3.17 %

3a Maximum qualified basis

3a 1,769,238

b Check here ► ☐ if the eligible basis used in the computation of line 3a was increased under the high-cost area provisions of section 42(d)(5)(B). Enter the percentage to which the eligible basis was increased (see instructions)

3b 1 0 0 %

4 Percentage of the aggregate basis financed by tax-exempt bonds. (If zero, enter -0-.)

4 0 %

5a Date building placed in service ► 03/19/2021

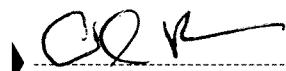
b Check here ► ☐ if the date of allocation on line 1a is in calendar year 2021 or 2022 and the building is located in a qualified disaster zone (see instructions).

6 Check the boxes that describe the allocation for the building (check those that apply):

- a** ☐ Newly constructed and federally subsidized **b** ☐ Newly constructed and **not** federally subsidized **c** ☒ Existing building
d ☐ Sec. 42(e) rehabilitation expenditures federally subsidized **e** ☐ Sec. 42(e) rehabilitation expenditures **not** federally subsidized
f ☐ Allocation subject to nonprofit set-aside under sec. 42(h)(5)

Signature of Authorized Housing Credit Agency Official—Completed by Housing Credit Agency Only

Under penalties of perjury, I declare that the allocation made is in compliance with the requirements of section 42 of the Internal Revenue Code, and that I have examined this form and to the best of my knowledge and belief, the information is true, correct, and complete.



Signature of authorized official

Chad Benson, Director of Development

Name (please type or print)

07/16/2024

Date

Part II First-Year Certification—Completed by Building Owners with respect to the First Year of the Credit Period

7 Eligible basis of building (see instructions)

7

8a Original qualified basis of the building at close of first year of credit period

8a

b Are you treating this building as part of a multiple building project for purposes of section 42 (see instructions)?

☐ Yes ☐ No

9a If box 6a or box 6d is checked, do you elect to reduce eligible basis under section 42(i)(2)(B)?

☐ Yes ☐ No

b For market-rate units above the average quality standards of low-income units in the building, do you elect to reduce eligible basis by disproportionate costs of non-low-income units under section 42(d)(3)(B)?

☐ Yes ☐ No

10 Check the appropriate box for each election.

Caution: Once made, the following elections are irrevocable.

a Elect to begin credit period the first year after the building is placed in service (section 42(f)(1)) ► ☐ Yes ☐ No

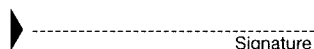
b Elect **not** to treat large partnership as taxpayer (section 42(j)(5)) ► ☐ Yes

c Elect minimum set-aside requirement (section 42(g)) (see instructions):

☐ 20-50 ☐ 40-60 ☐ Average income ☐ 25-60 (N.Y.C. only)

d Elect deep rent skewed project (section 142(d)(4)(B)) (see instructions) ☐ 15-40

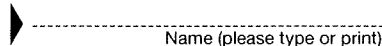
Under penalties of perjury, I declare that I have examined this form and accompanying attachments, and to the best of my knowledge and belief, they are true, correct, and complete.



Signature

Taxpayer identification number

Date



Name (please type or print)

First year of the credit period

**Low-Income Housing Credit Allocation
and Certification**

OMB No. 1545-0988

▶ Go to www.irs.gov/Form8609 for instructions and the latest information.

Part I Allocation of Credit

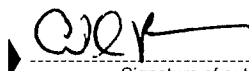
Check if: ☐ Addition to Qualified Basis ☐ Amended Form

A Address of building (do not use P.O. box) (see instructions) Building 02 of 03 3200 South Washington Avenue - Central Tower Lansing, Michigan 48910 South Washington Park J19079		B Name and address of housing credit agency Michigan State Housing Development Authority 735 East Michigan Avenue Lansing, MI 48909	
C Name, address, and TIN of building owner receiving allocation South Washington Park LDHA LP 419 Cherry Street Lansing, Michigan 48933 TIN ▶ 84-3091873		D Employer identification number of agency 38-6000134 E Building identification number (BIN) MI - 20 - 00202	

1a Date of allocation ▶ 04/03/2020	b Maximum housing credit dollar amount allowable	1b 28,800
2 Maximum applicable credit percentage allowable (see instructions)		2 3.17 %
3a Maximum qualified basis		3a 908,528
b Check here ☐ if the eligible basis used in the computation of line 3a was increased under the high-cost area provisions of section 42(d)(5)(B). Enter the percentage to which the eligible basis was increased (see instructions)		3b 1 0 0 %
4 Percentage of the aggregate basis financed by tax-exempt bonds. (If zero, enter -0-.)		4 0 %
5a Date building placed in service ▶ 03/19/2021		
b Check here ☐ if the date of allocation on line 1a is in calendar year 2021 or 2022 and the building is located in a qualified disaster zone (see instructions).		
6 Check the boxes that describe the allocation for the building (check those that apply):		
a ☐ Newly constructed and federally subsidized b ☐ Newly constructed and not federally subsidized c ☒ Existing building		
d ☐ Sec. 42(e) rehabilitation expenditures federally subsidized e ☐ Sec. 42(e) rehabilitation expenditures not federally subsidized		
f ☐ Allocation subject to nonprofit set-aside under sec. 42(h)(5)		

Signature of Authorized Housing Credit Agency Official—Completed by Housing Credit Agency Only

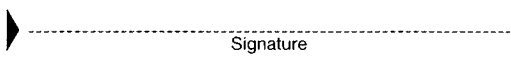
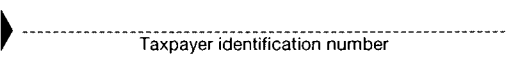
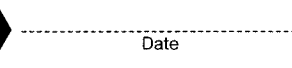
Under penalties of perjury, I declare that the allocation made is in compliance with the requirements of section 42 of the Internal Revenue Code, and that I have examined this form and to the best of my knowledge and belief, the information is true, correct, and complete.

	Chad Benson, Director of Development	07/16/2024
Signature of authorized official	Name (please type or print)	Date

Part II First-Year Certification—Completed by Building Owners with respect to the First Year of the Credit Period

7 Eligible basis of building (see instructions)	7
8a Original qualified basis of the building at close of first year of credit period	8a
b Are you treating this building as part of a multiple building project for purposes of section 42 (see instructions)?	☐ Yes ☐ No
9a If box 6a or box 6d is checked, do you elect to reduce eligible basis under section 42(i)(2)(B)?	☐ Yes ☐ No
b For market-rate units above the average quality standards of low-income units in the building, do you elect to reduce eligible basis by disproportionate costs of non-low-income units under section 42(d)(3)(B)? ▶	☐ Yes ☐ No
10 Check the appropriate box for each election.	
Caution: Once made, the following elections are irrevocable.	
a Elect to begin credit period the first year after the building is placed in service (section 42(f)(1)) ▶	☐ Yes ☐ No
b Elect not to treat large partnership as taxpayer (section 42(j)(5)) ▶	☐ Yes
c Elect minimum set-aside requirement (section 42(g)) (see instructions): ☐ 20-50 ☐ 40-60 ☐ Average income ☐ 25-60 (N.Y.C. only)	
d Elect deep rent skewed project (section 142(d)(4)(B)) (see instructions)	☐ 15-40

Under penalties of perjury, I declare that I have examined this form and accompanying attachments, and to the best of my knowledge and belief, they are true, correct, and complete.

		
Name (please type or print)	First year of the credit period	

Low-Income Housing Credit Allocation and Certification

► Go to www.irs.gov/Form8609 for instructions and the latest information.

OMB No. 1545-0988

Part I Allocation of Credit

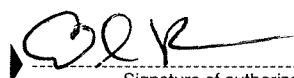
Check if: ☐ Addition to Qualified Basis ☐ Amended Form

A Address of building (do not use P.O. box) (see instructions) Building 03 of 03 3200 South Washington Avenue - South Tower Lansing, Michigan 48910 South Washington Park J19079		B Name and address of housing credit agency Michigan State Housing Development Authority 735 East Michigan Avenue Lansing, MI 48909	
C Name, address, and TIN of building owner receiving allocation South Washington Park LDHA LP 419 Cherry Street Lansing, Michigan 48933 TIN ► 84-3091873		D Employer identification number of agency 38-6000134 E Building identification number (BIN) MI - 20 - 00203	

1a Date of allocation ► 04/03/2020	b Maximum housing credit dollar amount allowable	1b 56,843
2 Maximum applicable credit percentage allowable (see instructions)		2 3.17 %
3a Maximum qualified basis		3a 1,793,147
b Check here ► ☐ if the eligible basis used in the computation of line 3a was increased under the high-cost area provisions of section 42(d)(5)(B). Enter the percentage to which the eligible basis was increased (see instructions)		3b 1 0 0 %
4 Percentage of the aggregate basis financed by tax-exempt bonds. (If zero, enter -0-.)		4 0 %
5a Date building placed in service ► 03/19/2021		
b Check here ► ☐ if the date of allocation on line 1a is in calendar year 2021 or 2022 and the building is located in a qualified disaster zone (see instructions).		
6 Check the boxes that describe the allocation for the building (check those that apply):		
a ☐ Newly constructed and federally subsidized b ☐ Newly constructed and not federally subsidized c ☒ Existing building		
d ☐ Sec. 42(e) rehabilitation expenditures federally subsidized e ☐ Sec. 42(e) rehabilitation expenditures not federally subsidized		
f ☐ Allocation subject to nonprofit set-aside under sec. 42(h)(5)		

Signature of Authorized Housing Credit Agency Official—Completed by Housing Credit Agency Only

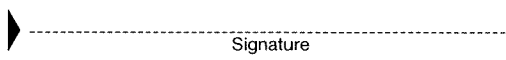
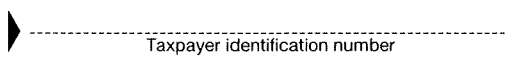
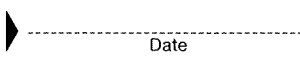
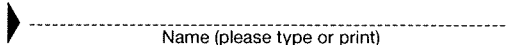
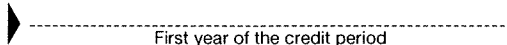
Under penalties of perjury, I declare that the allocation made is in compliance with the requirements of section 42 of the Internal Revenue Code, and that I have examined this form and to the best of my knowledge and belief, the information is true, correct, and complete.

	Chad Benson, Director of Development	07/16/2024
Signature of authorized official	Name (please type or print)	Date

Part II First-Year Certification—Completed by Building Owners with respect to the First Year of the Credit Period

7 Eligible basis of building (see instructions)	7
8a Original qualified basis of the building at close of first year of credit period	8a
b Are you treating this building as part of a multiple building project for purposes of section 42 (see instructions)?	☐ Yes ☐ No
9a If box 6a or box 6d is checked, do you elect to reduce eligible basis under section 42(i)(2)(B)?	☐ Yes ☐ No
b For market-rate units above the average quality standards of low-income units in the building, do you elect to reduce eligible basis by disproportionate costs of non-low-income units under section 42(d)(3)(B)?	☐ Yes ☐ No
10 Check the appropriate box for each election.	
Caution: Once made, the following elections are irrevocable.	
a Elect to begin credit period the first year after the building is placed in service (section 42(f)(1))	☐ Yes ☐ No
b Elect not to treat large partnership as taxpayer (section 42(j)(5))	☐ Yes
c Elect minimum set-aside requirement (section 42(g)) (see instructions):	
☐ 20-50 ☐ 40-60 ☐ Average income ☐ 25-60 (N.Y.C. only)	
d Elect deep rent skewed project (section 142(d)(4)(B)) (see instructions)	☐ 15-40

Under penalties of perjury, I declare that I have examined this form and accompanying attachments, and to the best of my knowledge and belief, they are true, correct, and complete.

		
Signature	Taxpayer identification number	Date
		
Name (please type or print)	First year of the credit period	

Low-Income Housing Credit Allocation and Certification

OMB No. 1545-0988

► Go to www.irs.gov/Form8609 for instructions and the latest information.

Part I Allocation of Credit

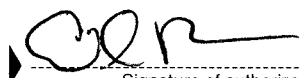
Check if: ☐ Addition to Qualified Basis ☐ Amended Form

A Address of building (do not use P.O. box) (see instructions) Building 01 of 03 3200 South Washington Avenue - North Tower Lansing, Michigan 48910 South Washington Park J19079		B Name and address of housing credit agency Michigan State Housing Development Authority 735 East Michigan Avenue Lansing, MI 48909	
C Name, address, and TIN of building owner receiving allocation South Washington Park LDHA LP 419 Cherry Street Lansing, Michigan 48933 TIN ► 84-3091873		D Employer identification number of agency 38-6000134 E Building identification number (BIN) MI - 20 - 00201	

1a Date of allocation ► 04/03/2020	b Maximum housing credit dollar amount allowable	1b 537,498
2 Maximum applicable credit percentage allowable (see instructions)		2 9.00 %
3a Maximum qualified basis		3a 5,972,200
b Check here ► ☒ If the eligible basis used in the computation of line 3a was increased under the high-cost area provisions of section 42(d)(5)(B). Enter the percentage to which the eligible basis was increased (see instructions)		3b 1 2 0 %
4 Percentage of the aggregate basis financed by tax-exempt bonds. (If zero, enter -0-.)		4 0 %
5a Date building placed in service ► 12/31/2021		
b Check here ► ☐ If the date of allocation on line 1a is in calendar year 2021 or 2022 and the building is located in a qualified disaster zone (see instructions).		
6 Check the boxes that describe the allocation for the building (check those that apply):		
a ☐ Newly constructed and federally subsidized b ☐ Newly constructed and not federally subsidized c ☐ Existing building		
d ☐ Sec. 42(e) rehabilitation expenditures federally subsidized e ☒ Sec. 42(e) rehabilitation expenditures not federally subsidized		
f ☐ Allocation subject to nonprofit set-aside under sec. 42(h)(5)		

Signature of Authorized Housing Credit Agency Official—Completed by Housing Credit Agency Only

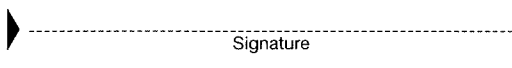
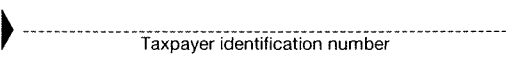
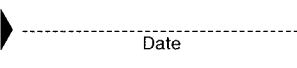
Under penalties of perjury, I declare that the allocation made is in compliance with the requirements of section 42 of the Internal Revenue Code, and that I have examined this form and to the best of my knowledge and belief, the information is true, correct, and complete.

	Chad Benson, Director of Development	07/16/2024
Signature of authorized official	Name (please type or print)	Date

Part II First-Year Certification—Completed by Building Owners with respect to the First Year of the Credit Period

7 Eligible basis of building (see instructions)	7
8a Original qualified basis of the building at close of first year of credit period	8a
b Are you treating this building as part of a multiple building project for purposes of section 42 (see instructions)?	☐ Yes ☐ No
9a If box 6a or box 6d is checked, do you elect to reduce eligible basis under section 42(i)(2)(B)?	☐ Yes ☐ No
b For market-rate units above the average quality standards of low-income units in the building, do you elect to reduce eligible basis by disproportionate costs of non-low-income units under section 42(d)(3)(B)?	☐ Yes ☐ No
10 Check the appropriate box for each election.	
Caution: Once made, the following elections are irrevocable.	
a Elect to begin credit period the first year after the building is placed in service (section 42(f)(1))	☐ Yes ☐ No
b Elect not to treat large partnership as taxpayer (section 42(j)(5))	☐ Yes
c Elect minimum set-aside requirement (section 42(g)) (see instructions):	
☐ 20-50 ☐ 40-60 ☐ Average income ☐ 25-60 (N.Y.C. only)	
d Elect deep rent skewed project (section 142(d)(4)(B)) (see instructions)	☐ 15-40

Under penalties of perjury, I declare that I have examined this form and accompanying attachments, and to the best of my knowledge and belief, they are true, correct, and complete.

		
Name (please type or print)	First year of the credit period	

Low-Income Housing Credit Allocation and Certification

OMB No. 1545-0988

► Go to www.irs.gov/Form8609 for instructions and the latest information.

Part I Allocation of Credit

Check if: ☐ Addition to Qualified Basis ☐ Amended Form

A Address of building (do not use P.O. box) (see instructions) Building 02 of 03 3200 South Washington Avenue - Central Tower Lansing, Michigan 48910 South Washington Park J19079		B Name and address of housing credit agency Michigan State Housing Development Authority 735 East Michigan Avenue Lansing, MI 48909	
C Name, address, and TIN of building owner receiving allocation South Washington Park LDHA LP 419 Cherry Street Lansing, Michigan 48933 TIN ► 84-3091873		D Employer identification number of agency 38-6000134 E Building identification number (BIN) MI - 20 - 00202	

1a Date of allocation ► 04/03/2020	b Maximum housing credit dollar amount allowable	1b 276,012
2 Maximum applicable credit percentage allowable (see instructions)		2 9.00 %
3a Maximum qualified basis		3a 3,066,806
b Check here ► ☒ if the eligible basis used in the computation of line 3a was increased under the high-cost area provisions of section 42(d)(5)(B). Enter the percentage to which the eligible basis was increased (see instructions)		3b 1 2 0 %
4 Percentage of the aggregate basis financed by tax-exempt bonds. (If zero, enter -0-.)		4 0 %
5a Date building placed in service ► 12/19/2022		
b Check here ► ☐ if the date of allocation on line 1a is in calendar year 2021 or 2022 and the building is located in a qualified disaster zone (see instructions).		
6 Check the boxes that describe the allocation for the building (check those that apply):		
a ☐ Newly constructed and federally subsidized b ☐ Newly constructed and not federally subsidized c ☐ Existing building		
d ☐ Sec. 42(e) rehabilitation expenditures federally subsidized e ☒ Sec. 42(e) rehabilitation expenditures not federally subsidized		
f ☐ Allocation subject to nonprofit set-aside under sec. 42(h)(5)		

Signature of Authorized Housing Credit Agency Official—Completed by Housing Credit Agency Only

Under penalties of perjury, I declare that the allocation made is in compliance with the requirements of section 42 of the Internal Revenue Code, and that I have examined this form and to the best of my knowledge and belief, the information is true, correct, and complete.

	Chad Benson, Director of Development	07/16/2024
Signature of authorized official	Name (please type or print)	Date

Part II First-Year Certification—Completed by Building Owners with respect to the First Year of the Credit Period

7 Eligible basis of building (see instructions)	7
8a Original qualified basis of the building at close of first year of credit period	8a
b Are you treating this building as part of a multiple building project for purposes of section 42 (see instructions)?	☐ Yes ☐ No
9a If box 6a or box 6d is checked, do you elect to reduce eligible basis under section 42(i)(2)(B)?	☐ Yes ☐ No
b For market-rate units above the average quality standards of low-income units in the building, do you elect to reduce eligible basis by disproportionate costs of non-low-income units under section 42(d)(3)(B)?	☐ Yes ☐ No
10 Check the appropriate box for each election.	
Caution: Once made, the following elections are irrevocable.	
a Elect to begin credit period the first year after the building is placed in service (section 42(f)(1))	☐ Yes ☐ No
b Elect not to treat large partnership as taxpayer (section 42(j)(5))	☐ Yes
c Elect minimum set-aside requirement (section 42(g)) (see instructions): ☐ 20-50 ☐ 40-60 ☐ Average income ☐ 25-60 (N.Y.C. only)	
d Elect deep rent skewed project (section 142(d)(4)(B)) (see instructions)	☐ 15-40

Under penalties of perjury, I declare that I have examined this form and accompanying attachments, and to the best of my knowledge and belief, they are true, correct, and complete.

Signature	Taxpayer identification number	Date
Name (please type or print)	First year of the credit period	

Low-Income Housing Credit Allocation and Certification

OMB No. 1545-0988

► Go to www.irs.gov/Form8609 for instructions and the latest information.

Part I Allocation of Credit

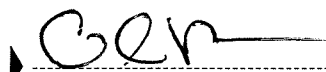
Check if: ☐ Addition to Qualified Basis ☐ Amended Form

A Address of building (do not use P.O. box) (see instructions) Building 03 of 03 3200 South Washington Avenue - South Tower Lansing, Michigan 48910 South Washington Park J19079		B Name and address of housing credit agency Michigan State Housing Development Authority 735 East Michigan Avenue Lansing, MI 48909	
C Name, address, and TIN of building owner receiving allocation South Washington Park LDHA LP 419 Cherry Street Lansing, Michigan 48933 TIN ► 84-3091873		D Employer identification number of agency 38-6000134 E Building identification number (BIN) MI - 20 - 00203	

1a Date of allocation ► 04/03/2020	b Maximum housing credit dollar amount allowable	1b 544,762
2 Maximum applicable credit percentage allowable (see instructions)		2 9.00 %
3a Maximum qualified basis		3a 6,052,906
b Check here ► ☒ if the eligible basis used in the computation of line 3a was increased under the high-cost area provisions of section 42(d)(5)(B). Enter the percentage to which the eligible basis was increased (see instructions)		3b 1 2 0 %
4 Percentage of the aggregate basis financed by tax-exempt bonds. (If zero, enter -0-.)		4 0 %
5a Date building placed in service ► 12/19/2022		
b Check here ► ☐ if the date of allocation on line 1a is in calendar year 2021 or 2022 and the building is located in a qualified disaster zone (see instructions).		
6 Check the boxes that describe the allocation for the building (check those that apply):		
a ☐ Newly constructed and federally subsidized b ☐ Newly constructed and not federally subsidized c ☐ Existing building		
d ☐ Sec. 42(e) rehabilitation expenditures federally subsidized e ☒ Sec. 42(e) rehabilitation expenditures not federally subsidized		
f ☐ Allocation subject to nonprofit set-aside under sec. 42(h)(5)		

Signature of Authorized Housing Credit Agency Official—Completed by Housing Credit Agency Only

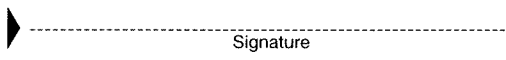
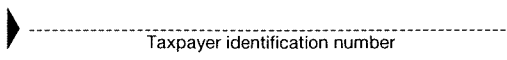
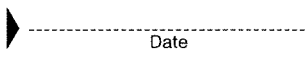
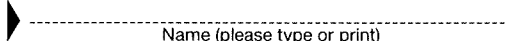
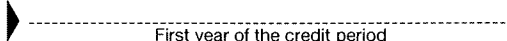
Under penalties of perjury, I declare that the allocation made is in compliance with the requirements of section 42 of the Internal Revenue Code, and that I have examined this form and to the best of my knowledge and belief, the information is true, correct, and complete.

	Chad Benson, Director of Development	07/16/2024
Signature of authorized official	Name (please type or print)	Date

Part II First-Year Certification—Completed by Building Owners with respect to the First Year of the Credit Period

7 Eligible basis of building (see instructions)	7
8a Original qualified basis of the building at close of first year of credit period	8a
b Are you treating this building as part of a multiple building project for purposes of section 42 (see instructions)?	☐ Yes ☐ No
9a If box 6a or box 6d is checked, do you elect to reduce eligible basis under section 42(i)(2)(B)?	☐ Yes ☐ No
b For market-rate units above the average quality standards of low-income units in the building, do you elect to reduce eligible basis by disproportionate costs of non-low-income units under section 42(d)(3)(B)?	☐ Yes ☐ No
10 Check the appropriate box for each election.	
Caution: Once made, the following elections are irrevocable.	
a Elect to begin credit period the first year after the building is placed in service (section 42(f)(1))	☐ Yes ☐ No
b Elect not to treat large partnership as taxpayer (section 42(j)(5))	☐ Yes
c Elect minimum set-aside requirement (section 42(g)) (see instructions): ☐ 20-50 ☐ 40-60 ☐ Average income ☐ 25-60 (N.Y.C. only)	
d Elect deep rent skewed project (section 142(d)(4)(B)) (see instructions)	☐ 15-40

Under penalties of perjury, I declare that I have examined this form and accompanying attachments, and to the best of my knowledge and belief, they are true, correct, and complete.

		
Signature	Taxpayer identification number	Date
		
Name (please type or print)	First year of the credit period	