

Foster Senior Lofts

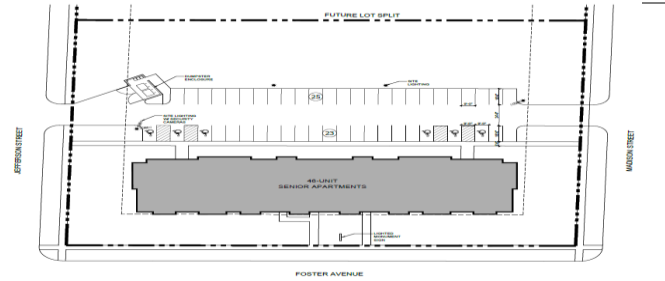
Proposal Application Summary

4% LIHTC with BGF Round

Basic Project Information

Project Name	Foster Senior Lofts
LIHTC Type	4% LIHTC
BGF Pool/Subpool	New Affordability in a PJ
Lead Developer	Pivotal Development LLC
Project Address	615 Foster Avenue
Project City or Township	Elyria
Project County	Lorain
Construction Type	New Construction
Population Served	Seniors
Total Units	46
HDAP Request	\$4,500,000
Total 10-Year LIHTC Request	\$6,352,573
Total Development Cost	\$14,113,882

Project Rendering



Development and Operations Team

Lead Developer	Pivotal Development LLC
Co-Developer #1	Elyria Community Partnership
Co-Developer #2	N/A
Development Consultant	N/A
LIHTC Syndicator/Investor	NDC
GP/MM #1 Parent Entity	Elyria Community Partnership
GP/MM #2 Parent Entity	Elyria Community Partnership
GP/MM #3 Parent Entity	N/A
General Contractor	Ruscilli Construction Co., LLC
Architect of Record	BDCL Architects, PC
Property Management Firm	Pivotal Management LLC

Project Narrative

Foster Senior Lofts is a proposed 46-unit senior independent housing development located at 615 Foster Ave. The development will include 24 one-bedroom and 22 two-bedroom apartments for independent living, with energy-efficient features and modern amenities that will create a vibrant community. Some of the highlights of the development include a fitness center, business center, on-site management, and extensive accessibility features. Foster Senior Lofts will not only provide quality affordable senior housing but also transform an environmentally contaminated site into a community asset. By redeveloping a neglected property into desirable senior living, Foster Senior Lofts will promote sustainable redevelopment and allow Elyria seniors to age in place.

Site Information

Site Size (Acres)	5.34
Scattered Sites?	No
Total Number of Buildings	1
Total Parking Spaces	48
Parking Ratio (Parking Spaces per Unit)	1.0
Urban Suburban Rural (USR) Geography	Urban
Located in a Participating Jurisdiction (PJ)?	No
Located in a Qualified Census Tract (QCT)?	Yes
Located in a Difficult Development Area?	No
Census Tract Opportunity Index	High
Census Tract Change Index	Decline

Building Square Footage Breakdown

	Size (SF)	Pct of Total
Commercial and Fee-Driven Space		
Unrestricted/Market-Rate Unit Area		
LIHTC Unit Area	37,036	81%
Manager's Unit Area		
Common Area	5,964	13%
Support and Program Space	944	2%
Tenant Storage Space		
Major Vertical Penetrations (Elevator/Stairs, Etc.)	2,013	4%
Structured Parking/Garage		
Basement		
Total Square Footage of all Buildings	45,957	100%

Units by LIHTC Income Restrictions

LIHTC Income Restriction	Number of Units	Percent of Total Units
20% AMI		
30% AMI		
40% AMI		
50% AMI	23	50%
60% AMI	11	24%
70% AMI	12	26%
80% AMI		
Unrestricted		
Manager's		
Total Units	46	100%

Units by Bedroom Type and Rental Subsidy

Bedroom Type	Number of Units	Percent of Total Units	Units with Rental Subsidy	Percent of Total Units Subsidized
Studio				
1-BR	24	52%	0	0%
2-BR	22	48%	0	0%
3-BR				
4-BR				
5-BR				
Total Units	46	100%	0	0%

Consolidated Annual Operating Budget

Operating Line Item	Annual Amount	Annual Per Unit Amount
Potential Gross Rental Income	\$452,220	\$9,831
Potential Gross Commercial Income	\$0	\$0
Vacancy Allowance 7%	(\$31,655)	(\$688)
Interest Income and Other Financial Income	\$0	\$0
Laundry, Tenant Charges, and Service Income	\$0	\$0
Effective Gross Income (EGI)	\$420,565	\$9,143
Administrative Expenses	\$74,334	\$1,616
Owner-Paid Utilities	\$34,500	\$750
Maintenance Costs	\$64,000	\$1,391
Taxes and Insurance	\$74,690	\$1,624
Tax Abatement and/or Operating Subsidy Reserves and Other Expenses	(\$47,090)	(\$1,024)
	\$13,800	\$300
Total Operating Expenses	\$214,234	\$4,657
Net Operating Income (EGI - OpEx)	\$206,331	\$4,485

LIHTC Calculation

	Acquisition	Rehabilitation	New Construction
LIHTC Eligible Basis			\$12,216,486
- Reductions in Eligible Basis			\$0
= Net Eligible Basis			\$12,216,486
Basis Boost for QCT/DDA			\$3,664,946
Adjusted Eligible Basis			\$15,881,432
X Applicable Fraction			100%
Qualified Basis			\$15,881,432
30% Present Value Rate			4.00%
Annual LIHTC Generated			\$635,257
Total 10-Year LIHTC	\$6,352,573		
LIHTC Equity Generated	\$6,002,581		
Equity Price	\$0.95		

Construction Sources of Funds

Construction Sources	Amount	Percent of Total
LIHTC Equity	\$900,387	6%
Historic Tax Credit Equity		
Construction Loan	\$6,800,000	48%
OHFA HDAP Request		
Deferred Developer Fee	\$661,301	5%
BGF	\$3,502,194	25%
City of Elyria	\$250,000	2%
OHFA HDL	\$2,000,000	14%
N/A		
N/A		
Total Construction Sources	\$14,113,882	100%

Development Budget, Eligible Basis and Cost Containment Standards

Development Costs	Amount	Per Unit Amount	LIHTC Eligible Basis
Acquisition	\$150,000	\$3,261	\$0
Predevelopment	\$680,216	\$14,787	\$680,216
Site Development	\$1,350,438	\$29,357	\$938,636
Hard Construction	\$7,810,158	\$169,786	\$7,810,158
Financing	\$1,418,473	\$30,836	\$591,395
Professional Fees	\$315,000	\$6,848	\$160,000
Developer Fee	\$2,036,081	\$44,263	\$2,036,081
OHFA and Other Fees	\$153,516	\$3,337	\$0
Capitalized Reserves	\$200,000	\$4,348	\$0
Total Development Costs (TDC)	\$14,113,882	\$306,824	\$12,216,486
LIHTC Eligible Basis as a Percent of Total Development Costs			87%

Cost Containment Standards

	Project	Maximum	Variance
TDC per Unit	\$306,824	\$388,000	-21%
TDC per Gross Square Foot	\$307	\$390	-21%

Maximum Permanent Debt Sizing

	Max Loan for Stabilized Y1	Max Loan to Stabilized Y15
Net Operating Income (NOI)	\$206,331	\$206,331
Debt Service Coverage Ratio	1.20	1.00
NOI Available for Debt Service	\$171,942	\$206,331
Interest Rate	6.75%	6.75%
Amortization Period (Years)	35	35
Loan Term (Years)	17	17
Maximum Perm Loan Amount	\$2,305,783	\$2,766,939
Actual Perm Loan Amount	\$2,200,000	
Variance	(\$105,783)	
	Year 1	Year 15
Debt Service Coverage Ratio	1.18	1.32
OHFA Minimum DSCR	1.20	1.00

Permanent Sources of Funds

Permanent Sources	Total	Percent of Total
LIHTC Equity	\$6,002,581	43%
Historic Tax Credit Equity		
Permanent First Mortgage	\$1,850,000	13%
Permanent Second Mortgage	\$350,000	2%
OHFA HDAP Request	\$4,500,000	32%
Deferred Developer Fee	\$661,301	5%
City of Elyria	\$250,000	2%
Member (GP) Capital	\$500,000	4%
N/A		
N/A		
N/A		
Total Permanent Sources	\$14,113,882	100%