

## Proposal Summary

**4% LIHTC AAL AHFA Final Application**

Affordable Housing Funding Application (AHFA)

Project Name: Silver Birch of Canton

### Basic Project Information

Project Name:	Silver Birch of Canton
OHFA Project Number:	TBD
LIHTC Type:	4%
Project Address:	NW corner of Higbee and Munson St
Project City or Township:	Canton
Project County:	Stark
Construction Type:	New Construction
Age Restriction:	Senior 62+
Funding Pool:	Metropolitan
Lead Developer:	Vermilion Ohio AAL Developer LLC
Total Number of Units:	120
Total Number of Buildings:	1

### Project Rendering



### OHFA Resource Request Requiring Board Approval

	Amount	Approval Date
Multifamily Bonds (Inducement):	\$25,380,000	
Multifamily Bonds (Final):		

### Project Narrative

Silver Birch of Canton will consist of the new construction of 120 LIHTC apartments also offering optional affordable assisted living services at the NW corner of Higbee and Munson Streets, Canton in Stark County. The improvements are a wood-framed, 3-story elevator building with studio & 1-bedroom apartments. The community will feature laundry facilities, barber/beauty shop, library, physical therapy/gym, wellness areas, & a walking path. The community will advance a major policy initiative of the Ohio General Assembly (House Bill 33 approved in the 2023 session) by expanding the supply of affordable assisted living. For Ohio's Medicaid program, assisted living is roughly half the cost of more expensive nursing home care. The service provider is Silver Birch Living, an affiliate of owner & developer who has achieved 8609 on 10 affordable assisted living communities. SB currently serves 1,100 residents in 10 communities.

### Development and Operations Team

Lead Developer	Vermilion Ohio AAL Developer LLC
Co-Developer #1	N/A
Co-Developer #2	N/A
Development Consultant	Lowenstein Development, LLC
LIHTC Syndicator/Investor	Affordable Housing Partners, LLC
OLIHTC Syndicator/Investor	
GP/MM #1 Parent Entity	David J. Cocagne 2016 Revocable Trust
GP/MM #2 Parent Entity	N/A
GP/MM #3 Parent Entity	N/A
General Contractor	The Douglas Company
Architect of Record	WJW Architects
Property Management Firm	Silver Birch of Canton LLC

### Site Information

Site Size (Acres)	6.32
Scattered Sites?	No
Total Number of Buildings	1
Total Number of Elevator-Serviced Buildings	1
Total Parking Spaces	70
Parking Ratio (Parking Spaces per Unit)	0.6
Urban Suburban Rural (USR) Geography	Metro/Suburban
Located in a Participating Jurisdiction (PJ)?	Yes
Located in a Qualified Census Tract (QCT)?	No
Located in a Difficult Development Area (DDA)?	No
Census Tract Opportunity Index	High
Census Tract Change Index	Slight Decline

### Nearby Amenities

Amenity Type	Name of Amenity	Linear Distance from Proposed Project (miles)
Grocery Store	Meijer, Grocery Outlet, Aldi	1
Medical Clinic	Concentra Urgent Care	0.7
Childcare Facility	Little Learners Child	0.9
Senior Center	Family & Community Services-	0.8
Pharmacy	Rx Walk-Up in Marc's Store	0.5
Public Library	North Canton Public Library	3.6
Public Park	Devonshire Park	1.5
Public School	Faircrest Memorial Elementary	11
Public Recreation Center	Family & Community Services-	0.8

### Building Square Footage Breakdown

	Size (SF)	Pct of Total
Commercial and Fee-Driven Space	427	0%
Unrestricted/Market-Rate Unit Area		
LIHTC Unit Area	52,622	57%
Manager's Unit Area		
Common Area	17,188	19%
Support and Program Space	19,458	21%
Tenant Storage Space		
Major Vertical Penetrations (Elevator/Stairs, Etc.)	2,730	3%
Structured Parking/Garage		
Basement		
Total Square Footage of all Buildings	92,425	100%

### Units by LIHTC Income Restrictions

LIHTC Income Restriction	Number of Units	Percent of Total Units
20% AMI		
30% AMI		
40% AMI	40	33%
50% AMI		
60% AMI	40	33%
70% AMI		
80% AMI	40	33%
Unrestricted		

### 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	96	80%	0	0%
1-BR	24	20%	0	0%
2-BR				
3-BR				
4-BR				
5-BR				
Total Units	120	100%	0	0%

Manager's		
Total Units	120	100%

Operating Line Item		Annual Amount	Annual Per Unit Amount
Potential Gross Rental Income and Fee Income		\$1,172,256	\$9,769
Potential Gross Commercial Income		\$7,046	\$59
Potential Gross AAL & Service Income		\$6,504,024	\$54,200
Vacancy Allowance (Blended)	65%	(\$767,628)	(\$6,397)
Effective Gross Income (EGI)		\$6,915,698	\$57,631
Administrative Expenses		\$187,242	\$1,560
Property Management Fee		\$52,935	\$441
Owner-Paid Utility Expenses		\$206,372	\$1,720
Assisted Living Expenses		\$3,349,509	\$27,913
Maintenance Expenses		\$210,231	\$1,752
Real Estate Taxes		\$150,000	\$1,250
(Abated Real Estate Taxes)		\$0	\$0
Property and Liability Insurance		\$44,573	\$371
Other Insurance and Tax Expenses		\$102,068	\$851
Ongoing Reserve Contributions		\$60,000	\$500
(Operating Subsidy)		\$0	\$0
Total Annual Operating Expenses		\$4,362,931	\$36,358
Net Operating Income (EGI - OpEx)		\$2,552,767	\$21,273

	Acquisition	Rehabilitation	New Construction
LIHTC Eligible Basis			\$28,460,699
- Reductions in Eligible Basis			\$0
= Net Eligible Basis			\$28,460,699
Codified Basis Boost			\$28,460,699
Adjusted Eligible Basis			\$28,460,699
X Applicable Fraction			100%
Qualified Basis			\$28,460,699
30% Present Value Rate			4.00%
Annual LIHTC Generated			\$1,138,428
Total 10-Year LIHTC Requested	\$11,384,280		
LIHTC Equity Generated	\$9,448,007		
Equity Price	\$0.83		

<b>Construction Sources</b>	<b>Amount</b>	<b>Percent of Total</b>
Federal LIHTC Equity	\$4,407,329	12%
Construction Loan	\$25,380,000	68%
Deferred Developer Fee	\$2,294,322	6%
GP/MM Capital Contribution	\$100	0%
Post-Construction Costs	\$5,040,678	14%
<b>Total Construction Sources</b>	<b>\$37,122,429</b>	<b>100%</b>

Development Costs	Amount	Per Unit Amount	LIHTC Eligible Basis
Acquisition	\$1,100,000	\$9,167	\$0
Predevelopment	\$861,886	\$7,182	\$861,886
Site Development	\$1,889,739	\$15,748	\$1,832,169
Hard Construction	\$18,316,939	\$152,641	\$18,316,939
Financing	\$3,513,483	\$29,279	\$2,463,847
Professional Fees	\$596,858	\$4,974	\$405,858
Developer Fee	\$4,580,000	\$38,167	\$4,580,000
OHFA and Other Fees	\$364,806	\$3,040	\$0
Capitalized Reserves	\$5,898,717	\$49,156	\$0
<b>Total Development Costs (TDC)</b>	<b>\$37,122,429</b>	<b>\$309,354</b>	<b>\$28,460,699</b>
LIHTC Eligible Basis as a Percent of Total Development Costs			77%

TDC per Unit	\$309,354	\$400,000	-23%
TDC per Gross Square Foot	\$402	\$420	-4%

	Max Loan for Stabilized Y1	Max Loan to Stabilized Y15
Net Operating Income (NOI)	\$2,552,767	\$2,552,767
Debt Service Coverage Ratio	1.20	1.00
NOI Available for Debt Service	\$2,127,306	\$2,552,767
Interest Rate	6.75%	6.75%
Amortization Period (Years)	40	40
Loan Term (Years)	20	20
Maximum Perm Loan Amount	\$29,381,532	\$35,257,838
Actual Perm Loan Amount	\$25,380,000	
Variance	(\$4,001,532)	

  

	Year 1	Year 15
Debt Service Coverage Ratio	1.39	1.39
OHFA Minimum DSCR	1.20	1.00

<b>Souce Name</b>	<b>Total</b>	<b>Percent of Total</b>
Federal LIHTC Equity	\$9,448,007	25%
Permanent First Mortgage	\$25,380,000	68%
Deferred Developer Fee	\$2,294,322	6%
Sponsor Loan	\$100	0%
<b>Total Permanent Sources</b>	<b>\$37,122,429</b>	<b>100%</b>