

# Proposal Summary

## Basic Project Information

Project Name:	Mackinaw II Senior Housing
OHFA Project Number:	TBD
LIHTC Type:	4%
Project Address:	0 West Livingston
Project City or Township:	Celina
Project County:	Mercer
Construction Type:	New Construction
Age Restriction:	Senior 55+
Funding Pool:	Rural - Senior
Lead Developer:	Stock Development Company
Total Number of Units:	61
Total Number of Buildings:	8

## Project Rendering



## OHFA Resource Request Requiring Board Approval

	Amount	Approval Date
Est. Total 10-Year Ohio LIHTCs:	\$6,384,560	
HDAP: OHTF	\$4,000,000	
Multifamily Bonds (Inducement):	\$8,998,770	
Multifamily Bonds (Final):		
Housing Development Loan:	\$2,500,000	
Multifamily Lending Program:	\$2,350,000	

## Project Narrative

The Mackinaw II Senior Housing project will include the construction of 61 additional senior apartments on the same brownfield created when the factory site was demolished and remediated. Cottage units will be comprised of 14 one-bedroom and 18 two-bedroom apartments. These will all feature individual front entrances, attached garages, vaulted ceilings and private rear patios. A two-story corridor building will contain 16 one- and 13 two-bedroom units.

While the majority of the Phase II site abuts the Mackinaw Retirement Apartments building, another privately owned factory building had to be acquired prior to proceeding with Phase II. This owner and his family, refused to sell despite repeated efforts by RLH Partners representatives. This new phase will compliment the very successful Mackinaw Retirement Apartments development that was constructed in 2008.

## Development and Operations Team

Lead Developer	Stock Development Company
Co-Developer #1	RLH Partners, Inc.
Co-Developer #2	N/A
Development Consultant	N/A
LIHTC Syndicator/Investor	OCCH TBD Fund
OLIHTC Syndicator/Investor	OCCH TBD Fund
GP/MM #1 Parent Entity	Stock Development Company, LLC
GP/MM #2 Parent Entity	NA
GP/MM #3 Parent Entity	N/A
General Contractor	RCS Construction Services
Architect of Record	RM James Architects
Property Management Firm	RLJ Management Co., Inc.

## Site Information

Site Size (Acres)	5.828
Scattered Sites?	No
Total Number of Buildings	8
Total Number of Elevator-Serviced Buildings	1
Total Parking Spaces	93
Parking Ratio (Parking Spaces per Unit)	1.5
Urban Suburban Rural (USR) Geography	Rural
Located in a Participating Jurisdiction (PJ)?	No
Located in a Qualified Census Tract (QCT)?	No
Located in a Difficult Development Area (DDA)?	No
Census Tract Opportunity Index	41.88928643
Census Tract Change Index	0

## Nearby Amenities

Amenity Type	Name of Amenity	Linear Distance from Proposed Project (miles)
Grocery Store	Chief Super Market	0.7
Medical Clinic	Mercer Health Urgent Care -	0.9
Childcare Facility	Creative discovery Child Care	0.4
Senior Center	Mercer County Council on Aging	0.2
Pharmacy	CVS	0.7
Public Library	Mercer County Library	0.3
Public Park	Eastview Park	0.6
Public School	Celina Primary School	0.9
Public Recreation Center	Eastview Park	0.6

## Building Square Footage Breakdown

	Size (SF)	Pct of Total
Commercial and Fee-Driven Space		
Unrestricted/Market-Rate Unit Area		
LIHTC Unit Area	61,525	87%
Manager's Unit Area		
Common Area	7,115	10%
Support and Program Space	786	1%
Tenant Storage Space		
Major Vertical Penetrations (Elevator/Stairs, Etc.)	1,298	2%
Structured Parking/Garage		
Basement		
<b>Total Square Footage of all Buildings</b>	<b>70,724</b>	<b>100%</b>

## Units by LIHTC Income Restrictions

LIHTC Income Restriction	Number of Units	Percent of Total Units
20% AMI		
30% AMI	4	7%
40% AMI		
50% AMI	26	43%
60% AMI	27	44%
70% AMI		
80% AMI	4	7%
Unrestricted		
Manager's		
<b>Total Units</b>	<b>61</b>	<b>100%</b>

## 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	30	49%	0	0%
2-BR	31	51%	0	0%
3-BR				
4-BR				
5-BR				
<b>Total Units</b>	<b>61</b>	<b>100%</b>	<b>0</b>	<b>0%</b>

Total Number of 504-Compliant Units	10
Mobility Units	8
Sensory Units	2

**Consolidated Annual Operating Budget**

Operating Line Item	Annual Amount	Annual Per Unit Amount
Potential Gross Rental Income and Fee Income	\$625,200	\$10,249
Potential Gross Commercial Income	\$0	\$0
Potential Gross Service Income	\$0	\$0
Vacancy Allowance (Blended) 7%	(\$43,764)	(\$717)
<b>Effective Gross Income (EGI)</b>	<b>\$581,436</b>	<b>\$9,532</b>
(Administrative Expenses)	(\$75,400)	(\$1,236)
(Property Management Fee)	(\$44,070)	(\$722)
(Owner-Paid Utility Expenses)	(\$53,800)	(\$882)
(Maintenance Expenses)	(\$112,750)	(\$1,848)
(Net Real Estate Taxes)	(\$20,000)	(\$328)
(Property and Liability Insurance)	(\$18,000)	(\$295)
(Other Insurance and Tax Expenses)	(\$16,500)	(\$270)
(Ongoing Reserve Contributions)	(\$19,215)	(\$315)
Operating Subsidy	\$0	\$0
<b>(Total Operating Expenses)</b>	<b>(\$359,735)</b>	<b>(\$5,897)</b>
 Net Operating Income (EGI - Operating Expenses)	 \$221,701	 \$3,634

**LIHTC Calculation**

	Acquisition	Rehabilitation	New Construction
LIHTC Eligible Basis			\$15,961,400
- Reductions in Eligible Basis			\$0
= Net Eligible Basis			\$15,961,400
Codified Basis Boost (DDA/QCT)			\$15,961,400
Agency Discretionary Basis Boost			\$20,749,820
Adjusted Eligible Basis			\$15,961,400
X Applicable Fraction			100%
Qualified Basis			\$15,961,400
30% Present Value Rate			4%
Annual LIHTC Generated			\$638,456
Total 10-Year LIHTC Generated	\$6,384,560		
Total 10-Year LIHTC Requested	\$6,384,560		
LIHTC Equity Generated	\$5,234,816		
Equity Price	\$0.8200		

**Construction Sources of Funds**

Source Name	Amount	Percent of Total
Ohio LIHTC Equity	\$526,725	3%
Construction Loan	\$7,961,557	49%
Housing Development Loan	\$2,500,000	15%
Deferred Developer Fee	\$780,000	5%
Post-Construction Costs	\$1,046,308	6%
HDAP: OHTF	\$3,600,000	22%
<b>Total Construction Sources</b>	<b>\$16,414,590</b>	<b>100%</b>

**Development Budget, Eligible Basis, and Cost Containment Standards**

Development Costs	Amount	Per Unit Amount	LIHTC Eligible Basis
Acquisition	\$400,000	\$6,557	\$0
Predevelopment	\$325,900	\$5,343	\$316,900
Site Development	\$950,000	\$15,574	\$950,000
Hard Construction	\$11,392,750	\$186,766	\$11,377,750
Financing	\$828,250	\$13,578	\$658,000
Professional Fees	\$190,000	\$3,115	\$58,750
Developer Fee	\$2,600,000	\$42,623	\$2,600,000
OHFA and Other Fees	\$240,458	\$3,942	\$0
Capitalized Reserves	\$272,453	\$4,466	\$0
<b>Total Development Costs (TDC)</b>	<b>\$17,199,811</b>	<b>\$281,964</b>	<b>\$15,961,400</b>
LIHTC Eligible Basis as a Percent of Total Development Costs			93%

**Cost Containment Standards**

	Project	Maximum	Variance
TDC per Unit	\$281,964	\$394,000	-28%
TDC per Gross Square Foot	\$243	\$470	-48%

	Year 1	Year 15
Debt Service Coverage Ratio	1.25	1.32
OHFA Minimum DSCR	1.20	1.00

**Permanent Sources of Funds**

Source Name	Total	Percent of Total
Federal LIHTC Equity	\$5,234,816	30%
Ohio LIHTC Equity	\$3,511,508	20%
Permanent First Mortgage	\$2,350,000	14%
Deferred Developer Fee	\$780,000	5%
GP/MM Capital Contribution	\$1,323,487	8%
HDAP: OHTF	\$4,000,000	23%
<b>Total Permanent Sources</b>	<b>\$17,199,811</b>	<b>100%</b>