

Proposal Summary

2024 9% LIHTC Proposal Application

Affordable Housing Funding Application (AHFA)

Project Name: Arrowhead Lofts

Basic Project Information

Project Name	Arrowhead Lofts
LIHTC Type	9%
Allocation Pool	New Affordability - General Occupancy
Project Address	Beaver Creek Drive
Project City or Township	Maumee
Project County	Lucas
Construction Type	New Construction
Age Restriction	General Occupancy

OHFA Resource Request Requiring Board Approval

HDAP: HOME	N/A
Housing Development Loan	\$1,750,000
Multifamily Lending Program:	N/A

Development and Operations Team

Lead Developer	St. Mary Development Corporation
Co-Developer #1	
Co-Developer #2	N/A
Development Consultant	N/A
LIHTC Syndicator/Investor	Key Community Development Corp
GP/MM #1 Parent Entity	St Mary Development Corporation
GP/MM #2 Parent Entity	N/A
GP/MM #3 Parent Entity	N/A
General Contractor	Ruscilli Construction Co., Inc
Architect of Record	BDCL Architects, PC
Property Management Firm	Pivotal Management, LCC

Site Information

Site Size (Acres)	4.258
Scattered Sites?	No
Total Number of Buildings	1
Total Parking Spaces	92
Parking Ratio (Parking Spaces per Unit)	1.6
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	Very High
Census Tract Change Index	Slight Decline

Units by LIHTC Income Restrictions

LIHTC Income Restriction	Number of Units	Percent of Total Units
20% AMI		
30% AMI	17	29%
40% AMI		
50% AMI	6	10%
60% AMI	11	19%
70% AMI	24	41%
80% AMI		
Unrestricted		
Manager's		
Total Units	58	100%

Project Rendering



Project Narrative

Arrowhead Lofts will provide 58 units of affordable housing for families in Maumee, Ohio, just outside Toledo. This family apartment community will contain both one- and two- and three -bedroom units and target general-occupancy (family) households earning up to 30%, 50%, 60%, and 70% of the Area Median Income (AMI). The property will be a four-story elevator building with Energy Star and National Green Building Standards. In-unit washer/dryer hookups will be a popular amenity. The site is in a convenient location, situated within a mile radius of healthcare and other amenities, as well as banking, restaurants, a post office, and grocery store. There is a comprehensive hospital located just over two miles away. The site also offers easy access to local elementary, middle, and high schools, as well as several metro parks with large playground areas, all reachable within a 10-minute drive.

Building Square Footage Breakdown

	Size (SF)	Pct of Total
Commercial and Fee-Driven Space		
Unrestricted/Market-Rate Unit Area		
LIHTC Unit Area	53,103	80%
Manager's Unit Area		
Common Area	8,114	12%
Support and Program Space	2,451	4%
Tenant Storage Space		
Major Vertical Penetrations (Elevator/Stairs, Etc.)	2,664	4%
Structured Parking/Garage		
Basement		
Total Square Footage of all Buildings	66,332	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	15	26%	0	0%
2-BR	31	53%	0	0%
3-BR	12	21%	0	0%
4-BR				
5-BR				
Total Units	58	100%	0	0%

Consolidated Annual Operating Budget

Operating Line Item	Annual Amount	Annual Per Unit Amount
Potential Gross Rental Income and Fee Income	\$592,704	\$10,219
Potential Gross Commercial Income	\$0	\$0
Potential Gross Service Income	\$0	\$0
Vacancy Allowance (Blended) 7%	(\$41,489)	(\$715)
Effective Gross Income (EGI)	\$551,215	\$9,504
Administrative Expenses	\$66,608	\$1,148
Property Management Fee	\$33,724	\$581
Owner-Paid Utility Expenses	\$55,100	\$950
Maintenance Expenses	\$94,432	\$1,628
Real Estate Taxes	\$54,400	\$938
(Abated Real Estate Taxes)	\$0	\$0
Property and Liability Insurance	\$40,600	\$700
Other Insurance and Tax Expenses	\$0	\$0
Ongoing Reserve Contributions (Operating Subsidy)	\$23,200	\$400
	\$0	\$0
Total Annual Operating Expenses	\$368,064	\$6,346
Net Operating Income (EGI - OpEx)	\$183,151	\$3,158

LIHTC Calculation

	Acquisition	Rehabilitation	New Construction
LIHTC Eligible Basis			\$17,851,012
- Reductions in Eligible Basis			\$0
= Net Eligible Basis			\$17,851,012
Codified Basis Boost; or Discretionary Basis Boost			\$17,851,012
			\$23,206,316
Adjusted Eligible Basis			\$23,206,316
X Applicable Fraction			100%
Qualified Basis			\$23,206,316
70% Present Value Rate			9.00%
Annual LIHTC Generated			\$2,088,568
Total 10-Year LIHTC Requested	\$17,399,420		
LIHTC Equity Generated	\$15,649,859		
Equity Price	\$0.90		

Construction Sources of Funds

Construction Sources	Amount	Percent of Total
Federal LIHTC Equity	\$2,499,859	13%
Construction Loan	\$13,300,000	69%
HDAP: HOME		
Housing Development Loan	\$1,750,000	9%
Fed. Historic Tax Credit Equity		
Deferred Developer Fee	\$375,000	2%
Sponsor Loan		
GP/MM Capital Contribution		
Post-Construction Costs	\$1,252,500	7%
N/A		
N/A		
N/A		
N/A		
N/A		
Total Construction Sources	\$19,177,359	100%

Development Budget, Eligible Basis and Cost Containment Standards

Development Costs	Amount	Per Unit Amount	LIHTC Eligible Basis
Acquisition	\$350,000	\$6,034	\$0
Predevelopment	\$771,270	\$13,298	\$771,270
Site Development	\$1,077,703	\$18,581	\$1,077,703
Hard Construction	\$11,960,772	\$206,220	\$11,960,772
Financing	\$1,284,317	\$22,143	\$891,167
Professional Fees	\$230,000	\$3,966	\$175,000
Developer Fee	\$2,975,100	\$51,295	\$2,975,100
OHFA and Other Fees	\$263,197	\$4,538	\$0
Capitalized Reserves	\$265,000	\$4,569	\$0
Total Development Costs (TDC)	\$19,177,359	\$330,644	\$17,851,012
LIHTC Eligible Basis as a Percent of Total Development Costs			93%

Cost Containment Standards

	Project	Maximum	Variance
TDC per Unit	\$330,644	\$301,458	10%
TDC per Gross Square Foot	\$289	\$342	-15%

Maximum Permanent Debt Sizing

	Max Loan for Stabilized Y1	Max Loan to Stabilized Y15
Net Operating Income (NOI)	\$183,151	\$183,151
Debt Service Coverage Ratio	1.20	1.00
NOI Available for Debt Service	\$152,626	\$183,151
Interest Rate	6.69%	6.69%
Amortization Period (Years)	35	35
Loan Term (Years)	17	17
Maximum Perm Loan Amount	\$2,060,535	\$2,472,642
Actual Perm Loan Amount	\$2,100,000	
Variance	\$39,465	

	Year 1	Year 15
Debt Service Coverage Ratio	1.18	1.10
OHFA Minimum DSCR	1.20	1.00

Permanent Sources of Funds

Permanent Sources	Total	Percent of Total
Federal LIHTC Equity	\$15,649,859	82%
Permanent First Mortgage	\$2,100,000	11%
Permanent Second Mortgage		
HDAP: HOME		
Fed. Historic Tax Credit Equity		
Deferred Developer Fee	\$375,000	2%
Sponsor Loan		
GP/MM Capital Contribution	\$1,052,500	5%
N/A		
N/A		
N/A		
N/A		
N/A		
Total Permanent Sources	\$19,177,359	100%