

Proposal Summary

2024 9% LIHTC Proposal Application

Affordable Housing Funding Application (AHFA)

Project Name: Arrowhead Senior Lofts

Basic Project Information

Project Name	Arrowhead Senior Lofts
LIHTC Type	9%
Allocation Pool	New Affordability - Seniors
Project Address	Beaver Creek Drive
Project City or Township	Maumee
Project County	Lucas
Construction Type	New Construction
Age Restriction	Senior 55+

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)	2.8
Scattered Sites?	No
Total Number of Buildings	1
Total Parking Spaces	89
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	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	6	10%
40% AMI		
50% AMI	11	19%
60% AMI	22	38%
70% AMI	19	33%
80% AMI		
Unrestricted		
Manager's		
Total Units	58	100%

Project Rendering



Project Narrative

Arrowhead Senior Lofts will provide 58 units of affordable housing for seniors in Maumee, Ohio, just outside Toledo. This senior apartment community will contain both one- and two-bedroom units and target Seniors (age 55 and up) 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. The full-service senior center is located close by and provides transportation, meals and many activities. There is a comprehensive hospital located just over two miles away. The site also offers easy access to several metro parks with a large variety of activities, 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	43,996	79%
Manager's Unit Area		
Common Area	7,792	14%
Support and Program Space	1,100	2%
Tenant Storage Space		
Major Vertical Penetrations (Elevator/Stairs, Etc.)	2,848	5%
Structured Parking/Garage		
Basement		
Total Square Footage of all Buildings	55,736	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	43	74%	0	0%
2-BR	15	26%	0	0%
3-BR				
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	\$545,628	\$9,407
Potential Gross Commercial Income	\$0	\$0
Potential Gross Service Income	\$0	\$0
Vacancy Allowance (Blended) 7%	(\$38,194)	(\$659)
Effective Gross Income (EGI)	\$507,434	\$8,749
Administrative Expenses	\$86,208	\$1,486
Property Management Fee	\$30,640	\$528
Owner-Paid Utility Expenses	\$49,300	\$850
Maintenance Expenses	\$89,508	\$1,543
Real Estate Taxes	\$49,590	\$855
(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)	\$17,400	\$300
	\$0	\$0
Total Annual Operating Expenses	\$363,246	\$6,263
Net Operating Income (EGI - OpEx)	\$144,188	\$2,486

LIHTC Calculation

	Acquisition	Rehabilitation	New Construction
LIHTC Eligible Basis			\$16,003,853
- Reductions in Eligible Basis			\$0
= Net Eligible Basis			\$16,003,853
Codified Basis Boost; or Discretionary Basis Boost			\$16,003,853
			\$20,805,009
Adjusted Eligible Basis			\$20,805,009
X Applicable Fraction			100%
Qualified Basis			\$20,805,009
70% Present Value Rate			9.00%
Annual LIHTC Generated			\$1,872,451
Total 10-Year LIHTC Requested	\$17,399,420		
LIHTC Equity Generated	\$14,919,814		
Equity Price	\$0.86		

Construction Sources of Funds

Construction Sources	Amount	Percent of Total
Federal LIHTC Equity	\$1,491,981	9%
Construction Loan	\$11,700,000	68%
HDAP: HOME		
Housing Development Loan	\$1,750,000	10%
Fed. Historic Tax Credit Equity		
Deferred Developer Fee	\$380,000	2%
Sponsor Loan		
GP/MM Capital Contribution	\$688,082	4%
Post-Construction Costs	\$1,252,833	7%
N/A		
N/A		
N/A		
N/A		
N/A		
Total Construction Sources	\$17,262,896	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	\$717,450	\$12,370	\$717,450
Site Development	\$1,072,828	\$18,497	\$1,072,828
Hard Construction	\$10,568,115	\$182,209	\$10,568,115
Financing	\$1,155,006	\$19,914	\$799,160
Professional Fees	\$234,000	\$4,034	\$179,000
Developer Fee	\$2,667,300	\$45,988	\$2,667,300
OHFA and Other Fees	\$263,197	\$4,538	\$0
Capitalized Reserves	\$235,000	\$4,052	\$0
Total Development Costs (TDC)	\$17,262,896	\$297,636	\$16,003,853
LIHTC Eligible Basis as a Percent of Total Development Costs			93%

Cost Containment Standards

	Project	Maximum	Variance
TDC per Unit	\$297,636	\$301,458	-1%
TDC per Gross Square Foot	\$310	\$342	-9%

Maximum Permanent Debt Sizing

	Max Loan for Stabilized Y1	Max Loan to Stabilized Y15
Net Operating Income (NOI)	\$144,188	\$144,188
Debt Service Coverage Ratio	1.20	1.00
NOI Available for Debt Service	\$120,157	\$144,188
Interest Rate	6.69%	6.69%
Amortization Period (Years)	35	35
Loan Term (Years)	17	17
Maximum Perm Loan Amount	\$1,622,186	\$1,946,623
Actual Perm Loan Amount	\$1,275,000	
Variance	(\$347,186)	
	Year 1	Year 15
Debt Service Coverage Ratio	1.53	1.27
OHFA Minimum DSCR	1.20	1.00

Permanent Sources of Funds

Permanent Sources	Total	Percent of Total
Federal LIHTC Equity	\$14,919,814	86%
Permanent First Mortgage	\$1,275,000	7%
Permanent Second Mortgage		
HDAP: HOME		
Fed. Historic Tax Credit Equity		
Deferred Developer Fee	\$380,000	2%
Sponsor Loan		
GP/MM Capital Contribution	\$688,082	4%
N/A		
N/A		
N/A		
N/A		
N/A		
Total Permanent Sources	\$17,262,896	100%