

Silver Birch of Mason

30. Project Summary PDF

Proposal Summary

4% LIHTC AAL AHFA Final Application

Affordable Housing Funding Application (AHFA)

Project Name: Silver Birch of Mason

Basic Project Information

Project Name:	Silver Birch of Mason
OHFA Project Number:	TBD
LIHTC Type:	4%
Project Address:	6546 S. Mason Montgomery Road
Project City or Township:	Mason
Project County:	Warren
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):	\$26,440,000	
Multifamily Bonds (Final):		

Project Narrative

Silver Birch of Mason will consist of the new construction of 120 LIHTC apartments also offering optional affordable assisted living services at 6546 S. Mason Montgomery Road, Mason in Warren 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. SR 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 Mason LLC

Site Information

Site Size (Acres)	8.5
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)?	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 Growth

Nearby Amenities

Amenity Type	Name of Amenity	Linear Distance from Proposed Project (miles)
Grocery Store	Kroger, Whole Foods	2.1 miles, 2.7
Medical Clinic	West Chester Hospital	3.8 miles
Childcare Facility	All About Kids Childcare and	3.0 miles
Senior Center	Mason Community and Senior	0.9 miles
Pharmacy	Xtra Care Pharmacy	1.5 miles
Public Library	Mason Public Library	1.6 miles
Public Park	Quinn Park	2.5 miles
Public School	Mason Elementary School,	0.9 miles, 0.2
Public Recreation Center	Kings Island	3.5 miles

Building Square Footage Breakdown

	Size (SF)	Pct of Total
Commercial and Fee-Driven Space	427	0%
Unrestricted/Market-Rate Unit Area		
LIHTC Unit Area	52,868	57%
Manager's Unit Area		
Common Area	19,285	21%
Support and Program Space	17,572	19%
Tenant Storage Space		
Major Vertical Penetrations (Elevator/Stairs, Etc.)	2,785	3%
Structured Parking/Garage		
Basement		
Total Square Footage of all Buildings	92,937	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	\$1,261,536	\$10,513
Potential Gross Commercial Income	\$7,046	\$59
Potential Gross AAL & Service Income	\$6,410,269	\$53,419
Vacancy Allowance (Blended) 61%	(\$767,181)	(\$6,393)
Effective Gross Income (EGI)	\$6,911,670	\$57,597
Administrative Expenses	\$187,242	\$1,560
Property Management Fee	\$56,956	\$475
Owner-Paid Utility Expenses	\$206,372	\$1,720
Assisted Living Expenses	\$3,345,745	\$27,881
Maintenance Expenses	\$213,231	\$1,777
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	\$102,150	\$851
Ongoing Reserve Contributions	\$60,000	\$500
(Operating Subsidy)	\$0	\$0
Total Annual Operating Expenses	\$4,366,269	\$36,386
Net Operating Income (EGI - OpEx)	\$2,545,402	\$21,212

	Acquisition	Rehabilitation	New Construction
LIHTC Eligible Basis			\$31,735,283
- Reductions in Eligible Basis			\$0
= Net Eligible Basis			\$31,735,283
Codified Basis Boost			\$31,735,283
Adjusted Eligible Basis			\$31,735,283
X Applicable Fraction			100%
Qualified Basis			\$31,735,283
30% Present Value Rate			4.00%
Annual LIHTC Generated			\$1,269,411
Total 10-Year LIHTC Requested	\$12,694,113		
LIHTC Equity Generated	\$10,535,060		
Equity Price	\$0.83		

Construction Sources	Amount	Percent of Total
Federal LIHTC Equity	\$6,160,740	15%
Construction Loan	\$26,440,000	65%
Deferred Developer Fee	\$4,004,680	10%
GP/MM Capital Contribution	\$100	0%
Post-Construction Costs	\$4,374,320	11%
Total Construction Sources	\$40,979,840	100%

Development Costs	Amount	Per Unit Amount	LIHTC Eligible Basis
Acquisition	\$1,475,000	\$12,292	\$0
Predevelopment	\$943,481	\$7,862	\$943,481
Site Development	\$1,949,184	\$16,243	\$1,823,400
Hard Construction	\$20,635,327	\$171,961	\$20,635,327
Financing	\$3,811,868	\$31,766	\$2,791,902
Professional Fees	\$658,173	\$5,485	\$411,173
Developer Fee	\$5,130,000	\$42,750	\$5,130,000
OHFA and Other Fees	\$372,665	\$3,106	\$0
Capitalized Reserves	\$6,004,142	\$50,035	\$0
Total Development Costs (TDC)	\$40,979,840	\$341,499	\$31,735,283
LIHTC Eligible Basis as a Percent of Total Development Costs			77%

TDC per Unit	\$341,499	\$400,000	-15%
TDC per Gross Square Foot	\$441	\$420	5%

	Max Loan for Stabilized Y1	Max Loan to Stabilized Y15
Net Operating Income (NOI)	\$2,545,402	\$2,545,402
Debt Service Coverage Ratio	1.20	1.00
NOI Available for Debt Service	\$2,121,168	\$2,545,402
Interest Rate	6.50%	6.50%
Amortization Period (Years)	40	40
Loan Term (Years)	20	20
Maximum Perm Loan Amount	\$30,192,497	\$36,230,996
Actual Perm Loan Amount	\$26,440,000	
Variance	(\$3,752,497)	

	Year 1	Year 15
Debt Service Coverage Ratio	1.37	1.37
OHFA Minimum DSCR	1.20	1.00

Souce Name	Total	Percent of Total
Federal LIHTC Equity	\$10,535,060	26%
Permanent First Mortgage	\$26,440,000	65%
Deferred Developer Fee	\$4,004,680	10%
GP/MM Capital Contribution	\$100	0%
Total Permanent Sources	\$40,979,840	100%