

Proposal Summary

2025 9% LIHTC AHFA Proposal Application

Affordable Housing Funding Application (AHFA)

Project Name: McGregor PACE Independent Living

Basic Project Information

Project Name:	McGregor PACE Independent Living
OHFA Project Number:	TBD
LIHTC Type:	9%
Project Address:	Midway Blvd. & Leana St. - SW Corner
Project City or Township:	Elyria
Project County:	Lorain
Construction Type:	New Construction
Age Restriction:	Senior 62+
Funding Pool:	New Affordability - Senior
Lead Developer:	CHN Housing Partners
Total Number of Units:	70
Total Number of Buildings:	1

Project Rendering



OHFA Resource Request Requiring Board Approval

	Amount	Approval Date
HDAP: HOME	\$1,000,000	
Housing Development Loan:	\$1,750,000	

Project Narrative

McGregor PACE Independent Living is a new construction senior housing development consisting of a single, approximately 61,000 square foot, multi-family 3-story apartment building with seventy (70) one-bedroom units, located in the City of Elyria. The apartment building will be constructed adjacent to a new senior PACE facility serving Lorain County, which is concurrently being planned for the site by the McGregor Foundation.

Common areas for the development will include a community room, pantry/kitchen, laundry rooms, lobby/lounge, outdoor patio, elevator, management office, and mailbox area, along with back-of-house support spaces. CHN Housing Partners will be the developer, owner, property manager, and supportive service provider for McGregor PACE Independent Living.

Set Asides Sought

Set Aside Type	Sought?
Community Housing Development Organization:	Yes
Community Impact Strategic Initiative:	Yes
Appalachian County:	Ineligible Pool
Transformative Economic Development:	Ineligible Pool
Refugee Resettlement Agency Partnership:	Ineligible Pool
USDA Rural Development Subsidy Preservation:	Ineligible Pool
Balance of State or Small Continuum of Care:	Ineligible Pool

Competitive Scoring: New Affordability - Senior Pool

Competitive Criterion	Maximum Score	Developer Self-Score
Areas of Opportunity and Revitalization	10	7
Building Amenities	15	15
Discount to Market Rent	5	2
Proximity to Amenities	16	16
Experienced Service Coordinator	4	4
Annual LIHTC Request per LIHTC Unit	10	10
Total	60	54

Development and Operations Team

Lead Developer	CHN Housing Partners
Co-Developer #1	N/A
Co-Developer #2	N/A
Development Consultant	N/A
LIHTC Syndicator/Investor	Enterprise Housing Credit Investments, LLC
OLIHTC Syndicator/Investor	N/A
GP/MM #1 Parent Entity	CHN Housing Partners
GP/MM #2 Parent Entity	N/A
GP/MM #3 Parent Entity	N/A
General Contractor	TBD
Architect of Record	Hiti, DiFrancesco and Siebold, Inc.
Property Management Firm	CHN Housing Partners

Site Information

Site Size (Acres)	2.36
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)	1.0
Urban Suburban Rural (USR) Geography	Rural
Located in a Participating Jurisdiction (PJ)?	No
Located in a Qualified Census Tract (QCT)?	Yes
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	Giant Eagle	0.792
Medical Clinic	Lorain County Free Clinic	3.82
Childcare Facility	N/A - Not seeking points for	N/A
Senior Center	East Park Recreation Center	3.21
Pharmacy	Giant Eagle Pharmacy	0.792
Public Library	Elyria Public Library	2.31
Public Park	Black River Metro Park	1.82
Public School	N/A - Not seeking points for	N/A
Public Recreation Center	N/A - Not seeking points for	N/A

Building Square Footage Breakdown

	Size (SF)	Pct of Total
Commercial and Fee-Driven Space		
Unrestricted/Market-Rate Unit Area		
LIHTC Unit Area	43,677	71%
Manager's Unit Area		
Common Area	10,936	18%
Support and Program Space	4,804	8%
Tenant Storage Space		
Major Vertical Penetrations (Elevator/Stairs, Etc.)	2,073	3%
Structured Parking/Garage		
Basement		
Total Square Footage of all Buildings	61,490	100%

Units by LIHTC Income Restrictions

LIHTC Income Restriction	Number of Units	Percent of Total Units
20% AMI		
30% AMI	11	16%
40% AMI		
50% AMI	17	24%
60% AMI	21	30%
70% AMI		
80% AMI	21	30%
Unrestricted		
Manager's		
Total Units	70	100%

Consolidated Annual Operating Budget

Operating Line Item	Annual Amount	Annual Per Unit Amount
Potential Gross Rental Income and Fee Income	\$745,840	\$10,655
Potential Gross Commercial Income	\$0	\$0
Potential Gross Service Income	\$0	\$0
Vacancy Allowance (Blended) 7%	(\$52,209)	(\$746)
Effective Gross Income (EGI)	\$693,631	\$9,909
(Administrative Expenses)	(\$110,230)	(\$1,575)
(Property Management Fee)	(\$48,554)	(\$694)
(Owner-Paid Utility Expenses)	(\$152,250)	(\$2,175)
(Maintenance Expenses)	(\$134,880)	(\$1,927)
(Net Real Estate Taxes)	(\$40,000)	(\$571)
(Property and Liability Insurance)	(\$31,500)	(\$450)
(Other Insurance and Tax Expenses)	(\$50,054)	(\$715)
(Ongoing Reserve Contributions)	(\$21,000)	(\$300)
Operating Subsidy	\$0	\$0
(Total Operating Expenses)	(\$588,468)	(\$8,407)
Net Operating Income (EGI - Operating Expenses)	\$105,163	\$1,502

LIHTC Calculation

	Acquisition	Rehabilitation	New Construction
LIHTC Eligible Basis			\$21,480,886
- Reductions in Eligible Basis			\$0
= Net Eligible Basis			\$21,480,886
Codified Basis Boost (DDA/QCT)			\$27,925,152
Agency Discretionary Basis Boost			\$27,618,942
Adjusted Eligible Basis			\$27,925,152
X Applicable Fraction			100%
Qualified Basis			\$27,925,152
70% Present Value Rate			9%
Annual LIHTC Generated			\$2,513,264
Total 10-Year LIHTC Generated	\$25,132,637		
Total 10-Year LIHTC Requested	\$17,499,000		
LIHTC Equity Generated	\$16,045,299		
Equity Price	\$0.9170		

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	70	100%	0	0%
2-BR				
3-BR				
4-BR				
5-BR				
Total Units	70	100%	0	0%

Development Budget, Eligible Basis, and Cost Containment Standards

Development Costs	Amount	Per Unit Amount	LIHTC Eligible Basis
Acquisition	\$500,000	\$7,143	\$0
Predevelopment	\$794,500	\$11,350	\$794,500
Site Development	\$770,645	\$11,009	\$770,645
Hard Construction	\$15,745,158	\$224,931	\$15,745,158
Financing	\$882,083	\$12,601	\$877,083
Professional Fees	\$294,000	\$4,200	\$293,500
Developer Fee	\$3,000,000	\$42,857	\$3,000,000
OHFA and Other Fees	\$292,594	\$4,180	\$0
Capitalized Reserves	\$196,156	\$2,802	\$0
Total Development Costs (TDC)	\$22,475,136	\$321,073	\$21,480,886
LIHTC Eligible Basis as a Percent of Total Development Costs			96%

Cost Containment Standards	Project	Maximum	Variance
TDC per Unit	\$321,073	\$307,027	5%
TDC per Gross Square Foot	\$366	\$304	20%

Maximum Permanent Debt Sizing

	Max Loan for Stabilized Y1	Max Loan to Stabilized Y15
Net Operating Income (NOI)	\$105,163	\$105,163
Debt Service Coverage Ratio	1.20	1.00
NOI Available for Debt Service	\$87,636	\$105,163
Interest Rate	0.00%	0.00%
Amortization Period (Years)	0	0
Loan Term (Years)	0	0
Maximum Perm Loan Amount	\$0	\$0
Actual Perm Loan Amount	\$0	
Amount Variance	\$0	
Percent Variance	0.0%	

	Year 1	Year 15
Debt Service Coverage Ratio	N/A	N/A
OHFA Minimum DSCR	1.20	1.00

Construction Sources of Funds

Source Name	Amount	Percent of Total
Federal LIHTC Equity	\$3,661,299	16%
Construction Loan	\$11,000,000	49%
GP/MM Capital Contribution	\$1,329,677	6%
Post-Construction Costs	\$2,565,527	11%
HDAP: HOME	\$1,000,000	4%
HUD 202 Capital Advance	\$2,918,633	13%
Total Construction Sources	\$22,475,136	100%

Permanent Sources of Funds

Source Name	Total	Percent of Total
Federal LIHTC Equity	\$16,045,299	71%
Deferred Developer Fee	\$857,235	4%
GP/MM Capital Contribution	\$1,329,677	6%
HDAP: HOME	\$1,000,000	4%
HUD 202 Capital Advance	\$3,242,925	14%
Total Permanent Sources	\$22,475,136	100%