

Proposal Summary

SFY2025 4% LIHTC w/ OLIHTC AHFA Proposal Application

Affordable Housing Funding Application (AHFA)

Project Name: Mackinaw II Senior Housing

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
Lead Developer:	Stock Development Company
Total Number of Units:	36
Total Number of Buildings:	8

Project Rendering



OHFA Resource Request Requiring Board Approval

	Amount	Approval Date
Est. Total 10-Year Ohio LIHTCs:	\$3,505,390	
HDAP: OHTF	\$3,378,540	
Multifamily Bonds (Inducement):	\$5,000,000	
Multifamily Bonds (Final):		
Housing Development Loan:	\$2,500,000	
Multifamily Lending Program:	\$725,000	

Project Narrative

The Mackinaw II Senior project will include the construction of 36 additional senior villa type apartments on the same brownfield created when the factory site was demolished and remediated. The 16-1 bedroom and 20-2-bedroom apartments will all feature individual front entrances, attached garages, vaulted ceilings and private rear patios.

While the majority of the Phase II site abuts the Mackinaw Retirement 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. Through persistence, encouragement from the city and creative financing this development team acquired the building, demolished and remediated the site.

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	To Be Formed
OLIHTC Syndicator/Investor	TBD
GP/MM #1 Parent Entity	Stock Development Company, LLC
GP/MM #2 Parent Entity	N/A
GP/MM #3 Parent Entity	N/A
General Contractor	TBD
Architect of Record	RM James Architects
Property Management Firm	RLJ Management

Site Information

Site Size (Acres)	5.8
Scattered Sites?	No
Total Number of Buildings	8
Total Number of Elevator-Serviced Buildings	0
Total Parking Spaces	72
Parking Ratio (Parking Spaces per Unit)	2.0
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	High
Census Tract Change Index	Slight Decline

Nearby Amenities

Amenity Type	Name of Amenity	Linear Distance from Proposed Project (miles)
Grocery Store	Chief Super Market	0.73
Medical Clinic	Mercer Health Urgent Care - Med	0.88
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	0.33
Public Park	Eastview Park	0.6
Public School	Celina Primary School	0.94
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	43,022	96%
Manager's Unit Area		
Common Area	1,515	3%
Support and Program Space	475	1%
Tenant Storage Space		
Major Vertical Penetrations (Elevator/Stairs, Etc.)		
Structured Parking/Garage		
Basement		
Total Square Footage of all Buildings	45,012	100%

Units by LIHTC Income Restrictions

LIHTC Income Restriction	Number of Units	Percent of Total Units
20% AMI		
30% AMI	4	11%
40% AMI		
50% AMI	10	28%
60% AMI	13	36%
70% AMI		
80% AMI	9	25%
Unrestricted		
Manager's		
Total Units	36	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	16	44%	0	0%
2-BR	20	56%	0	0%
3-BR				
4-BR				
5-BR				
Total Units	36	100%	0	0%

Consolidated Annual Operating Budget

Operating Line Item		Annual Amount	Annual Per Unit Amount
Potential Gross Rental Income and Fee Income		\$297,576	\$8,266
Potential Gross Commercial Income		\$0	\$0
Potential Gross Service Income		\$0	\$0
Vacancy Allowance (Blended)	7%	(\$20,830)	(\$579)
Effective Gross Income (EGI)		\$276,746	\$7,687
Administrative Expenses		\$40,915	\$1,137
Property Management Fee		\$19,750	\$549
Owner-Paid Utility Expenses		\$43,788	\$1,216
Maintenance Expenses		\$59,174	\$1,644
Real Estate Taxes		\$17,000	\$472
(Abated Real Estate Taxes)		\$0	\$0
Property and Liability Insurance		\$10,100	\$281
Other Insurance and Tax Expenses		\$5,890	\$164
Ongoing Reserve Contributions (Operating Subsidy)		\$10,800	\$300
		\$0	\$0
Total Annual Operating Expenses		\$207,417	\$5,762
Net Operating Income (EGI - OpEx)		\$69,329	\$1,926

LIHTC Calculation

	Acquisition	Rehabilitation	New Construction
LIHTC Eligible Basis			\$8,763,467
- Reductions in Eligible Basis			\$0
= Net Eligible Basis			\$8,763,467
Codified Basis Boost			\$8,763,467
Adjusted Eligible Basis			\$8,763,467
X Applicable Fraction			100%
Qualified Basis			\$8,763,467
30% Present Value Rate			4.00%
Annual LIHTC Generated			\$350,539
Total 10-Year LIHTC Requested	\$3,505,387		
LIHTC Equity Generated	\$3,154,853		
Equity Price	\$0.90		

Construction Sources of Funds

Construction Sources	Amount	Percent of Total
Federal LIHTC Equity	\$157,473	2%
Ohio LIHTC Equity	\$289,195	3%
Construction Loan	\$5,415,853	56%
Housing Development Loan	\$2,500,000	26%
HDAP: OHTF	\$1,310,525	14%
Total Construction Sources	\$9,673,046	100%

Development Budget, Eligible Basis, and Cost Containment Standards

Development Costs	Amount	Per Unit Amount	LIHTC Eligible Basis
Acquisition	\$350,000	\$9,722	\$0
Predevelopment	\$305,900	\$8,497	\$296,900
Site Development	\$500,000	\$13,889	\$500,000
Hard Construction	\$6,080,175	\$168,894	\$6,060,175
Financing	\$440,642	\$12,240	\$392,642
Professional Fees	\$150,000	\$4,167	\$53,750
Developer Fee	\$1,460,000	\$40,556	\$1,460,000
OHFA and Other Fees	\$256,033	\$7,112	\$0
Capitalized Reserves	\$130,296	\$3,619	\$0
Total Development Costs (TDC)	\$9,673,046	\$268,696	\$8,763,467
LIHTC Eligible Basis as a Percent of Total Development Costs			91%

Cost Containment Standards	Project	Maximum	Variance
TDC per Unit	\$268,696	\$391,000	-31%
TDC per Gross Square Foot	\$215	\$390	-45%

Maximum Permanent Debt Sizing

	Max Loan for Stabilized Y1	Max Loan to Stabilized Y15
Net Operating Income (NOI)	\$69,329	\$69,329
Debt Service Coverage Ratio	1.20	1.00
NOI Available for Debt Service	\$57,774	\$69,329
Interest Rate	6.23%	6.23%
Amortization Period (Years)	40	40
Loan Term (Years)	40	40
Maximum Perm Loan Amount	\$850,121	\$1,020,145
Actual Perm Loan Amount	\$725,000	
Variance	(\$125,121)	
	Year 1	Year 15
Debt Service Coverage Ratio	1.41	1.04
OHFA Minimum DSCR	1.20	1.00

Permanent Sources of Funds

Source Name	Total	Percent of Total
Federal LIHTC Equity	\$3,154,853	33%
Ohio LIHTC Equity	\$1,927,965	20%
Permanent First Mortgage	\$725,000	7%
Deferred Developer Fee	\$486,688	5%
HDAP: OHTF	\$3,378,540	35%
Total Permanent Sources	\$9,673,046	100%