Riverview 220

Tab A

LIHTC Program Application

MSHDA™

MICHIGAN STATE HOUSING
DEVELOPMENT AUTHORITY

Low-Income Housing Tax Credit Program Application

for

2022-2023 Tax Credit Allocation Years

www.michigan.gov/mshda

Riverview 220

REQUESTED ANNUAL CREDIT AMOUNT:

$1,497,000

APPLICATION FILING REQUIREMENTS

All applications must be accompanied by a check or money order in an amount equal to $45 for each proposed low-income unit, with a $2,500 maximum. This fee is non-refundable and must be paid in each funding round in which a project seeks to be scored and evaluated. A fee of $100 will be assessed each time a check is returned to the Authority for insufficient funds.

This Application, Housing Tax Credit Addendum I, Addendum III (if applicable) and all required exhibits MUST be submitted to the Authority's online portal. All exhibits must be submitted in accordance with the instructions and exhibit checklist included in Addendum I.

Applications must be uploaded to the Authority's online portal no later than 5:00pm Eastern on the application due date. Applications received after the due date or time will be returned to the applicant.

Failure to submit a complete application, addendum and required documentation in accordance with instructions will result in a determination that the proposed project is ineligible for credit, and the application will not be ranked or scored. Faxed or e-mailed applications will not be accepted.

In the event of any conflict or discrepancy between the application filing requirements as stated in this Application, the Exhibit Checklist, or Addendum with the application filing requirements as stated in the Qualified Allocation Plan (QAP), the requirements of the QAP shall control.

COMPLETING THIS APPLICATION

Applicant Input	Cells in the application that are shaded in light yellow: ☐ and checkboxes: ☐ indicate areas that require applicant input (if applicable). All other cells in the application are locked.
PDF Instruction	**NEW:** When creating a PDF file, please use the "Print to PDF" function rather than "Save As PDF". Please print as "Workbook" in order to ensure that all page numbers are ordered successively. Do **NOT** change the orientation of any page (e.g. from "Portrait" to "Landscape" or vice-versa).
External Links	**NEW:** Please do not link cells in this workbook to external workbooks on your file server. Additional links, especially external links, increase the chances for workbook errors. Please hand enter your entries.
Automatic Calculations	This application contains sections that incorporate automatic calculations based on information contained in other sections. These sections include: sections I, J, K, N, O, P,Q, and the Summary section.
Contact Title/Honorifics	Contact blocks have been updated to request the individual's preferred title. A drop down of suggestions is available, but alternate entries may be entered. Please contact LIHTC Staff if you experience difficulties.
Whole Numbers	Many numerical input locations are locked to use whole numbers only. *Please round values to the nearest whole number.*
Application Notes	Cell specific notes are included (Example: ☐) throughout the application for guidance as to completing certain sections.
Summary Page	The third tab in this application contains a Summary page. This section requires no input from the applicant and is generated as the application is completed.

Hyperlinks	For your convenience, certain cells highlighted blue contain hyperlinks to program related documents or other external websites.

PROJECT SUMMARY

Riverview 220

Sponsor Name	Lansing Housing Commission
Project Location	Lansing
Funding Category	Open - Urban
Funding Round	April 3, 2023
Strategic Investment	
Construction Type	New Construction

Unit Type	Total	Percent
Undesignated Units	63	100.00%
Elderly Units	0	0.00%
Employee Units	0	0.00%
Supportive Housing	0	0.00%
Total	63	100.00%

AMI%	Total	Percent
20%	0	0.00%
30%	0	0.00%
40%	0	0.00%
50%	0	0.00%
60%	56	88.89%
70%	0	0.00%
80%	0	0.00%
Market	7	11.11%
Total	**63**	**100.00%**

Sources	Amount	Percent	Per Unit
Lument FHA 221(d)4	$5,394,029	23.91%	$85,620
LHC Sponsor Loan	$4,000,000	17.73%	$63,492
0	$0	0.00%	$0
0	$0	0.00%	$0
0	$0	0.00%	$0
0	$0	0.00%	$0
0	$0	0.00%	$0
0	$0	0.00%	$0
0	$0	0.00%	$0
0	$0	0.00%	$0
LIHTC Equity	$13,022,598	57.74%	$206,708
Federal Historic Tax Credit Equity	$0	0.00%	$0
Deferred Developer Fee	$138,667	0.61%	$2,201
Total	**$22,555,294**		**$358,021**

Subsidy Layering Review Metrics	
Average Debt Service Coverage	1.24
Lowest Debt Service Coverage	1.15
Highest Debt Service Coverage	1.34
Average CF/Op. Expenses	22.29%
General Requirements	4.23%
Builder Overhead	0.019999957
Builder Profit	0.058823475
Developer Fee	7.12%

Uses	Amount	Percent	Per Unit
Acquisition	$905,000	4.01%	$14,365
New Const./Rehab	$16,752,708	74.27%	$265,916
Soft Costs	$2,829,766	12.55%	$44,917
Reserves	$567,820	2.52%	$9,013
Developer Fee	$1,500,000	6.65%	$23,810
Total	**$22,555,294**		**$358,021**

Maximum LIHTC Amount	$1,497,000
LIHTC Equity Rate	$0.8699
Units with PBVA/RA	56

SECTION A. FUNDING ROUND & CATEGORY SELECTION

I. Funding Round Entry

Please select only one:

Funding Round	Application Due Date	Select One:
October 2021 Funding Round	October 1, 2021	☐
April 2022 Funding Round	April 1, 2022	☐
October 2022 Funding Round	October 3, 2022	☐
April 2023 Funding Round	April 3, 2023	☑
4% Tax Exempt Bond Program	Rolling Submission	☐
Pass-Though Program	Rolling Submission	☐

II. Competitive Funding Round Categories*

Please select (if applicable):

Baseline Categories (Choose Only One)	Please Select:
Preservation Category	☐
Open Category - Urban	☑
Open Category - Balance of State	☐
Permanent Supportive Housing Category - See Addendum III	☐
Strategic Investment Category	**Please Select:**
Strategic Investment Category - See QAP for specific requirements	☐

*Not applicable to projects applying under the 4% Tax Exempt Bond or Pass-Through Programs. Only select a Category for which the project qualifies under. Please refer to the QAP for Category requirements. Applicants may apply for the Strategic Investment Category (if applicable) in addition to any applicable baseline category (or categories).

III. Statutory Set-Asides*

Select all that apply (if applicable):

Statutory Set-Aside	Please Select:
Elderly	☐
Non-Profit	☐
Distressed (See Tab H)	☑
Rural (See Tab GG)	☐
Tribal Housing	☐

*Not applicable to projects applying under the 4% Tax Exempt Bond or Pass-Through Programs. Please select all set-asides that the project qualifies for.

IV. General Information

1. Has a LIHTC application been submitted for this project in a previous round?

☐ Yes ☑ No

Date(s) submitted:

2. Is this the second or third phase of a project which received LIHTC for an earlier phase?

☐ Yes ☑ No

Status of earlier phase(s):

3. Is this project anticipated to be a 4%/9% hybrid project?

☐ Yes ☑ No

*If yes, is the 4% side anticipated to use (Select):

4. Have any principals involved in this project received a LIHTC reservation in Michigan for the current year?

☑ Yes* ☐ No

*If yes, please list the project names and amount of the LIHTC reservations:

Project Name	Annual LIHTC Amount	% Interest in Cash Paid Dev. Fee	LIHTC (% Interest)
aritas Affordable Living of Spring L	$1,480,000	37.33%	$552,533
			$0
			$0
			$0

*Please see Section V(D) of the Qualified Allocation Plan for Allocation Limits.

5. Have any of the principals submitted other LIHTC applications in Michigan for this funding round?

☐ Yes ☑ No

If yes, list the project names:

SECTION B. PROJECT INFORMATION

I. Name

Riverview 220

II. Location

Project Address

Street Address: 220 E Kalamazoo St

City: Lansing | Township:

County: Ingham County | State: MI | Zip Code: 48933

Political Jurisdiction

City/Twp.: City of Lansing

Name & Title of CEO: Andy Schor

Street Address: 124 W. Michigan Avenue, 9th Floor

City: Lansing | State: MI | Zip Code: 48933

Location Data

Is this project located in a (check all that apply):

- ☑ Qualified Census Tract (QCT)
- ☑ Opportunity Zone
- ☐ Rising Tide Community

Census Tract #: 0067.00 | State Senate District #: 21

Congress'l District #: 7th | State House District #: 77

III. Characteristics

Construction Type

- ☑ New Construction
- ☐ Acquisition/Rehabilitation
- ☐ Acquisition/Rehabilitation - Adaptive Reuse
- ☐ Rehabilitation Only

If Acquisition/Rehabilitation

- ☐ Occupied Residential
- ☐ Unoccupied Residential

Development Type: (Check all applicable)

- [x] Multi-family Residential Rental
- [ ] Congregate Care
- [ ] Transitional Housing
- [ ] Cooperative
- [ ] Single Family
- [x] Other, Describe:

Other: Public Housing Conversion (RAD)

Unit Type: (Check all applicable)

- [x] Apartment
- [ ] Duplex
- [ ] Single Room Occupancy
- [ ] Townhome
- [ ] Semi-Detached
- [ ] Detached Single Family
- [ ] Manufactured Home/Trailer Park
- [ ] Other, Describe:

Other:

Lease/Purchase: Will the tenant have the option of buying the townhome or detached single family unit? (Attach as exhibit #26)

- [ ] Yes
- [x] No

Developments with more than one building:

- [ ] Buildings are/will be on the same tract of land.
- [ ] Buildings are/will not be on the same tract of land, but will be financed pursuant to a common plan.

Space Usage

Land Area - Square Ft: 69,696 Land Area - Acres: 1.60

Floors in Tallest Building: 4 Elevator: [x] Yes [ ] No

of Buildings w/ LIHTC Units: 1 # of Buildings w/out LIHTC Units:

SECTION C. DEVELOPMENT TEAM INFORMATION

I. Sponsor Information (General Partner/Developer/Applicant)

Contact Title: 　 Name: Douglas Fleming

Legal Name: Lansing Housing Commission

Street Address: 419 Cherry Street

City: Lansing 　 State: MI 　 Zip Code: 48933

Telephone #: 517-487-6550 　 Ext. #: 111 　 Fax #:

E-mail: dfleming@lanshc.org 　 Tax ID#: 38-2801459

*If a corporation, is it inactive or newly formed (one year or less)? ☐ Yes ☐ No

Please list all persons or entities (including the amounts) who will be earning a portion of the developer fee:

Name of Principal	Company	Amount
D. Prout, J. Schuster, W. Curran	CCA Developer Two, LLC	$750,000
Douglas Fleming	Lansing Housing Commission	$750,000

II. Ownership Entity Information (Limited Partnership/Limited Liability Company)*

Contact Title: 　 Name: Douglas Fleming

Legal Name: 220 Kalamazoo Limited Dividend Housing Association Limited Partnership

Street Address: 419 Cherry Street

City: Lansing 　 State: MI 　 Zip Code: 48933

Telephone #: 517-478-6550 　 Ext. #: 111 　 Fax #:

E-mail: dfleming@lanshc.org 　 Tax ID#: TBD

***Informational letters and documents requiring signatures will be sent to the contact person listed under Ownership Entity Information (from above). Please make sure the name, street address, telephone number, and e-mail address are correct.**

Ownership Entity Structure:

List Individuals/Entities which Comprise the Ownership Entity	501(c)(3) or (4) or Wholly Owned Sub.	Taxpayer ID # **(NO SOC. SEC. #s)**	% of Owner
Lansing Housing Commission		38-2801459	99.990%
220 Kalamazoo GP LLC		TBD	0.009%
CCA-LHC LLC		84-2915311	0.001%

III. Nonprofit Organization (If applicable)

Contact Title: ______ Name: ______

Name of Org ______ Tax ID# ______

Street Address ______

City ______ State ______ Zip Code ______

Telephone # ______ Ext. # ______ Fax # ______

E-mail ______

Nonprofit Participation

1. Will there be material participation in the project by a nonprofit organization?
   - ☐ Yes
   - ☑ No

2. Indicate the capacity in which the nonprofit organization will participate in the project. Check all that apply:
   - ☐ Developer
   - ☐ General Partner/Managing Member
   - ☐ Management Company
   - ☐ Sponsoring Organization
   - ☐ Social Service Provider
   - ☐ Other, Describe:

   Other: ______

3. Will there be participation in the project ownership by a nonprofit organization?
   - ☐ Yes*
   - ☐ No

   *If yes, indicate the percent of ownership: ______

4. Will the nonprofit form a subsidiary entity that will be a general partner/managing member?
   - ☐ Yes
   - ☐ No

5. Describe the material participation of the nonprofit in this project:

6. Describe the nonprofit's purpose/mission:

7. List the number of employees and volunteers involved with the nonprofit organization:

Employees/Volunteers:

8. Name of the locality and boundaries of the locality served by the organization:

List:

9. Indicate the number of years the nonprofit has been in existence:

10. Is the organization a CHDO? ☐ Yes ☐ No

IV. Development Team Information

Management Entity

Contact Title:		Name:	Douglas Fleming		
Name of Firm*	Lansing Housing Commission			Tax ID#	38-2801459
Street Address	419 Cherry Street				
City	Lansing	State	MI	Zip Code	48933
Telephone #	517-487-6550	Ext. #	111	Fax #	
E-mail	dfleming@lanshc.org				

*Is the Management Firm a Related Entity? ☑ Yes ☐ No

Project Attorney

Contact Title: Name: Thomas Lapka

Name of Firm* Mallory, Lapka, Scott, & Selin, PLLC

Street Address 605 S. Capitol Avenue

City Lansing State MI Zip Code 48933

Telephone # 517-482-0222 Ext. # Fax #

E-mail Toml@mclpc.com

*Is the Law Firm a Related Entity? ☐ Yes ☑ No

Project Accountant

Contact Title: Name: Henry Grandizio

Name of Firm* Grandizio, Wilkins, Little, and Matthews, LLP

Street Address 954 Ridgebrook Road, Suite 200

City Sparks State MD Zip Code 21152

Telephone # 410-494-0885 Ext. # Fax #

E-mail hgrandizio@gwlmcpa.com

*Is the Accounting Firm a Related Entity? ☐ Yes ☑ No

Consultant

Contact Title: Name: John Schuster III

Name of Firm* Chesapeake Community Advisors, Inc.

Street Address 2700 Lighthouse Point E, Suite 230

City Baltimore State MD Zip Code 21224

Telephone # 410-685-1170 Ext. # Fax #

E-mail jschuster@ccadev.com

*Is the Consulting Firm a Related Entity? ☑ Yes ☐ No

Builder/Contractor

Contact Title: Name: Geoff Eldred

Name of Firm* ROHDE Construction Company, Inc.

Street Address 4087 Brockton SE

City Kentwood State MI Zip Code 49512

Telephone # 616-698-0880 Ext # Fax #

E-mail geoff@rohdeconstruction.com

*Is the Contracting Firm a Related Entity? ☐ Yes ☑ No

*If a corporation, is it inactive or newly formed (one year or less)? ☐ Yes ☑ No

Architect

Contact Title: Name: Brion Boucher

Name of Firm* Hooker DeJong, Inc.

Street Address 316 Morris Avenue, Suite 410

City Muskegon State MI Zip Code 49440

Telephone # 231-220-2371 Ext. # Fax #

E-mail brionb@hdjinc.com

*Is the Architecture Firm a Related Entity? ☐ Yes ☑ No

Other (Describe) Co-Management Agent

Contact Title: Name: Karen Mead

Name of Firm* KMG Prestige

Street Address 102 South Main Street

City Mt. Pleasant State MI Zip Code 48858

Telephone # 989-400-4828 Ext. # Fax #

E-mail karen@kmgprestige.com

*Is this Firm a Related Entity? ☐ Yes ☑ No

Other (Describe)

Contact Title: Name:

Name of Firm*

Street Address

City State Zip Code

Telephone # Ext. # Fax #

E-mail

*Is this Firm a Related Entity? ☐ Yes ☐ No

Other (Describe)

Contact Title: Name:

Name of Firm*

Street Address

City State Zip Code

Telephone # Ext. # Fax #

E-mail

*Is this Firm a Related Entity? ☐ Yes ☐ No

Other (Describe)

Contact Title: Name:

Name of Firm*

Street Address

City State Zip Code

Telephone # Ext. # Fax #

E-mail

*Is this Firm a Related Entity? ☐ Yes ☐ No

SECTION D. PROJECT SCHEDULE

Project Stage	Estimated/Actual Date
PRE-DEVELOPMENT	
Ownership Entity Formation	3/24/2023
Zoning Approval	3/24/2023
Site Plan Approval	3/24/2023
Site Control Established	3/15/2023
Tax Abatement Approval	3/31/2023
FINANCING COMMITMENT/APPROVALS	
Construction Financing	3/29/2023
Permanent Financing	3/30/2023
Secondary Financing	3/29/2023
Grant/Subsidy Financing	n/a
Equity Financing	3/30/2023
CLOSING AND DISBURSEMENTS	
Initial Subsidy Layering Review	5/1/2024
Acquisition of Land/Building(s)*	7/1/2024
Construction Financing Disbursement	7/1/2024
Permanent Financing Disbursement	7/1/2024
Secondary Financing Disbursement	7/1/2024
Grant/Subsidy Financing Disbursement	n/a
Initial Equity Disbursement	7/1/2024
CONSTRUCTION/REHABILITATION	
Building Permit Issued	6/1/2024
Final Plans and Specifications	5/15/2024
Construction Start	7/1/2024
50% Completion	2/1/2025
Construction Completion	10/1/2025
POST-CONSTRUCTION	
Temporary/Final Certificates of Occupancy Issued	10/1/2025
Placed in Service Date*	10/1/2025
Begin Lease-Up	10/1/2025
Substantial Rent-Up	2/1/2026
Completion of Cost Certification by CPA	4/1/2026
Final Subsidy Layering Review	4/15/2026
8609 Request Submitted	5/1/2026

*For an occupied building, the placed in service date is the date of acquisition. Therefore, acquisition credit cannot be allocated to an occupied building in a year following the year in which the building was purchased. For new construction and rehabilitation, credit cannot be allocated to any building in a year after the building is placed in service.

SECTION E. PROJECT ELECTIONS AND GENERAL INFORMATION

I. Project Elections

Minimum Set-Aside (Check only one):

☐ At least 20% of the residential rental units in the project will be income and rent restricted to serve individuals and families whose income is no greater than 50% of area median income, adjusted for family size **(20/50)**. (If this set-aside is elected, ALL tax credit units in the project must be income and rent restricted at no greater than 50% of area median income).

☑ At least 40% of the residential rental units in the project will be income and rent restricted to serve individuals and families whose income is no greater than 60% of area median income, adjusted for family size **(40/60)**.

☐ At least 40% of the residential rental units must be designated as LIHTC units. In 10% increments, these units will have an average income limit at or below 60% of the area median income. **(Income Averaging)**

Affordability Commitment (Complete the following):

The owner will sign a covenant running with the land agreeing to serve qualified low income tenants in the percentage outlined above for 15 years in addition to the 15 year compliance period and the IRS required 15 year "Extended Use Period" for a total of 45 years.*

Compliance Period	15 Years
plus: IRS Required "Extended Use Period"	15 Years
plus: Additionally Committed Year	15 Years
equals: Total Affordability Commitment	**45 Years**

II. Acquisition/Rehabilitation Information

1. The total number of buildings to be acquired is: n/a

2. The total number of buildings under control is: n/a

3. Will the buildings and/or land be acquired from a related party?
☐ Yes ☐ No

4. Actual or projected acquisition date of the buildings: n/a

5. Identify when the project was last placed in service: n/a

6. List the date of the last substantial improvements:

7. Have substantial improvements greater than 25% of the adjusted projected basis been performed during the 10 years prior to its acquisition by the owner?

☐ Yes ☐ No

Dates:

8. If less than 10 years since last placed in service, is the project eligible for a waiver from the Secretary of the U.S. Department of Treasury?

☐ Yes ☐ No

Date waiver request submitted:
Actual/projected date of approval:

9. Does the buyer's basis equal the seller's basis?

☐ Yes ☐ No

10. Are any of the buildings owner-occupied single family dwellings?

☐ Yes ☐ No

11. Were/are any of the buildings purchased from a decedent's estate?

☐ Yes ☐ No

12. Purchased from a non-profit or government; or tax-exempt?

☐ Yes ☐ No

13. Acquired through gift/non-purchase?

☐ Yes ☐ No

14. Preserves low-income housing from market rate?

☐ Yes ☐ No

15. Approval of asset transfer required from HUD? (Attach as Exhibit #9)

☐ Yes* ☐ No

*If yes, the appropriate asset transfer documentation as referenced in Exhibit #9 of the checklist must be submitted with the application.

16. Approval of asset transfer required from RHS? (Attach as Exhibit #9)

☐ Yes* ☐ No

*If yes, the appropriate asset transfer documentation as referenced in Exhibit #9 of the checklist must be submitted with the application.

III. Job Creation

1. Indicate the estimated amount of jobs to be created as a result of this project:

Permanent Jobs: 3 Temporary Jobs: 3

2. Please include an explanation/analysis for how these numbers were determined:

This project will create 3 FTE of permanent jobs and 3 FTE of temporary jobs. Permanent job creation includes 2 FTE property management staff and 1 FTE maintenance staff. Tempoary job creation includes 1 FTE project manager, 1 FTE superintendent, and 1 FTE project engineer. These numbers do not include the number of indirect jobs created for subcontractors, material suppliers, et cetera, nor do they estimate the number of induced jobs created in the community due to increased economic activity.

SECTION F. PRESERVATION

V. Preservation Category*

*Answer the following questions only if applying under the Preservation Category

1. If the project has operated under a different name(s), please list below:

2. Specify the number of buildings to be rehabilitated:

3. Specify the number of units to be rehabilitated:

4. Indicate how many units are currently occupied:

   a) Units currently occupied by LIHTC eligible tenants:

   b) Units currently occupied by market rate tenants:

5. How long have any unoccupied units been vacant?

6. Existing Government Assistance (check all that apply):

- ☐ HUD 221(d)(3) or (4)
- ☐ RHS
- ☐ Section 236
- ☐ Section 202
- ☐ Project Based Section 8
- ☐ HUD Financed or Insured
- ☐ Project will retain federal assistance
- ☐ Other below market federal loan
- ☐ MSHDA
- ☐ HOPE VI/RHF
- ☐ Other, please describe:
- ☐ Year 15 LIHTC property

Describe:

7. Is the project in a compliance period for a previous LIHTC allocation?

- ☐ Yes
- ☐ No

8. Is the project within five years of any permitted prepayment or equivalent loss of low-income use restrictions?

☐ Yes ☐ No

9. Will the project preserve occupied and restricted low-income units provided the rehabilitation will repair or replace components that are:
   i. In immediate need of repair or replacement; or
   ii. Either substantially functionally obsolete or being improved to provide modifications or betterments consistent with new building code requirements and MSHDA's Design Requirements.

☐ Yes ☐ No

10. Is the development deteriorated to the point of requiring demolition?

☐ Yes ☐ No

11. Has the development completed a full debt restructuring under the Mark to Market process within the last five (5) years?

☐ Yes ☐ No

SECTION G. ADDENDUM III FUNDING ANALYSIS

All projects submitting under the Permanent Supportive Housing Category must complete the Addendum III Funding Analysis in its entirety and submit it with the Addendum III. Projects are required to show documented evidence of service funding to support the projected expenses for a minimum of the initial year with renewals available and a detailed description of future funding sources through year 15. The sources should be supported by MOUs, letters of support, and other confirmation included in the Addendum III submission and should be included in the Supportive Services Commitment Chart (included in the Addendum III Checklist and Application).

PROJECT NAME: Riverview 220

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Beginning Balance		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sources:															
Developer Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SOURCE NAME	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SOURCE NAME	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SOURCE NAME	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SOURCE NAME	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SOURCE NAME	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest on Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Uses:															
Support Hours Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EXPLAIN USE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EXPLAIN USE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EXPLAIN USE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EXPLAIN USE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ending Balance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Inflation Rate 3%

Interest Rate 1%

Notes:

SECTION H. SYNDICATION INFORMATION

I. Type of Offering

☐ Public Placement ☑ Private Placement ☐ Owner Keeping Credit

Contact Title:		Name:	Ben Stehouwer
Equity Firm	Cinnaire		
Street Address	100 Cesar E. Chavez Avenue		
City	Grand Rapids	State	MI
Zip Code	49503		
Telephone #	616-272-7881	Ext. #	
Fax #			
E-mail	bstehouwer@cinnaire.com		

II. Type of Investors

☐ Individuals ☑ Corporations ☐ Other

III. Syndication Proceeds

1. Estimated amount of annual LIHTC the syndicator will receive:	$1,496,850
2. Indicate the equity rate per dollar of annual LIHTC:	$0.8700
3. Estimated gross proceeds to the project from sale of LIHTC:	$13,022,598
4. Estimated net proceeds to the project from sale of LIHTC:	$13,022,598
5. Amount of syndication expenses incurred by the sponsor:	$30,000
6. Amount of Federal Historic Tax Credit:	$0
7. Estimated proceeds to the project from Federal Historic Credit:	$0
8. Amount of State Historic Tax Credit:	$0

9. Estimated proceeds to the project from State Historic Credit: $0

10. Amount of Brownfield Credit: $0

11. Estimated proceeds to the project from Brownfield Credit: $0

IV. Equity Pay-In Schedule

Benchmark	%	Amount
Closing	15%	$1,953,390
50%	8%	$976,695
100%	75%	$9,728,180
Stabilization/Perm Conversion	2%	$325,000
K-1, Tax Return, 8609	0%	$39,333
Total		**$13,022,598**

V. Syndication Commitment

1. Please select one:

- [ ] Limited Partnership Agreement
- [ ] Operating Agreement
- [ ] Notarized Letter from Individuals
- [x] Letter of Intent
- [ ] Letter of Interest/Guidance
- [ ] Letter of Commitment
- [ ] Other, Please describe:

2. Describe any special conditions, contingencies, etc. affecting syndication:

SECTION I. UTILITY ALLOWANCES

I. Utility Allowances

1. Utility Allowance Method* (please select): PHA Rate Sheet   Other:

2. Complete the Following Chart:

Utility Type	Paid By (Select Owner OR Tenant)		0 BR	1 BR	2 BR	3 BR	4 BR
Heating	☐ Owner	☑ Tenant			$40	$47	
Cooking	☐ Owner	☑ Tenant			$12	$16	
Lighting	☐ Owner	☑ Tenant			$44	$56	
Hot Water	☐ Owner	☑ Tenant			$13	$17	
Sewer	☑ Owner	☐ Tenant					
Trash	☑ Owner	☐ Tenant					
Air Conditioning	☐ Owner	☐ Tenant					
Service Charge	☐ Owner	☑ Tenant			$27	$27	
Other:	☐ Owner	☑ Tenant					
Total (includes only tenant paid utilities)			**$0**	**$0**	**$136**	**$163**	**$0**

*Please see LIHTC Allocation Policy Bulletin #13 in Tab W for further information.   (Submit as Exhibit #4(b))

3. Additional Comments*:

Utility allowances determined by Lansing Housing Commission rate sheet. RAD unit utility allowances will align with LHC rate sheet but do not impact the collected subsidy rent.

*If units with the same amount of bedrooms have different utility allowances, then please input the average utility allowances among those respective units above. Please note that the information in this section no longer automatically transfers to Section J.

SECTION J. RENTAL INCOME AND RENTAL ASSISTANCE

I. Distribution of Rents

Complete the following chart: (Include and Identify Market Rate and Employee Occupied Units)

No. of Units	Unit Type	Income Restriction	No. of Bedrooms	Rental Assistance	Unit Square Footage	Monthly Rent	Utility Allowance	Gross Rent	Gross Rent Limit	AMI %	Gross Rent Compliance Check
28	Apartment	LIHTC	2	Other	851	$974	$136	$1,110	$1,195	60%	N/A
24	Apartment	LIHTC	2	Other	851	$1,033	$136	$1,169	$1,195	60%	N/A
4	Apartment	LIHTC	3	Other	1,197	$1,348	$163	$1,511	$1,380	60%	N/A
4	Apartment	Market	2		851	$1,340		$1,340	N/A	Market	OK
3	Apartment	Market	3		1,197	$1,520		$1,520	N/A	Market	OK

Please Note: Section 811 vouchers are limited to 60% AMI rents

Total Units	Unit Square Footage	LIHTC Units	Market Units	Employee Units	Average AMI
63	56,035	56	7	0	60.00%

II. Rental Income Summary

Total Monthly Income for Low-Income Housing Units (Base Rent from previous page)	$57,456
Total Monthly Income for Market Rate Housing Units (Base Rent from previous page)	$9,920
Total Monthly Rental Income	**$67,376**
Monthly Garage/Carport Income	
Monthly Non-Rental Income (Tenant generated - Please describe below)	$511
Monthly Miscellaneous Income (Non-tenant generated - Please describe below)	$1,833
Monthly Gross Potential Income (GPI)	**$69,720**

1. Describe the monthly non-rental income sources and amounts:

Estimated annual laundry and tenant charges, roughly $9 per unit per month.

2. Describe the monthly miscellaneous income sources and amounts:

Ground floor contains approximately 2,200 square feet of commercial space which Lansing Housing Commission will lease for $10 per square foot per year. $22,000 annual commercial income, $1,833.33 per month. As LHC will be leasing this space, no vacancy factor should be applied to commercial income.

III. Rental Assistance

1. Do (or will) any units receive rental assistance (not including tenant-based or MSHDA vouchers)?

☑ Yes ☐ No

2. If yes, please describe the following:

a. Type of Rental Assistance: RAD PBRA & LHC PBV b. Total Number of Assisted Units: 56

c. When will the Rental Assistance Contract Expire? Two new twenty-year HAPs

d. Contract Administrator Contact: Kim Shirey Phone: 517-487-0242

e. Will the rental assistance "float" or be fixed to certain units? ☐ Float ☑ Fixed

3. Will this project request Project Based Voucher's from MSHDA?

☐ Yes ☑ No

4. If yes, please indicate how many vouchers will be requested:

5. If answered "yes" to either #1 or #3 above, please complete the following chart:

No. of Units	Type of Rental Assistance	Current Contract Rent	Effective Date of Current Contract Rent	Type of Renewal	Expected Contract Rent Post-Rehab
28	RAD PBRA HAP	$974	4/3/23	N/a	$974
24	LHC PBV HAP	$1,033	4/3/23	n/a	$1,033
4	LHC PBV HAP	$1,348	4/3/23	n/a	$1,348

***Please Note: Section 811 voucher are limited to 60% AMI rents**

6. Please enter any additional comments:

28 units will be covered by RAD HAP. 28 units will be coverered by Lansing Housing Commission PBV HAP. See exhibit 31 for commitments.

SECTION K. UNIT SUMMARY - TENANT INFORMATION - INCOME TARGETING

I. Unit Configuration

Complete the following (where applicable):

	Total Units	Square Footage
Total Commercial Space*		2,209
Total Common Space**		16,318
Total LIHTC Units	56	49,040
Total Market Rate Units	7	6,995
Total Employee (Full-time) Units	0	0
Total	**63**	**74,562**

*Includes store space, restaurants, other businesses, etc.

**Includes clubhouses, leasing office, hallways, lobby, community bldg, etc.

II. Tenant Information

Complete the following chart:

	Total Units	% of Total Units
Undesignated Units	63	100.0%
Elderly Units		0.0%
Employee Units		0.0%
Supportive Housing (Describe)		0.0%
Total	**63**	**100%**

Please indicate the target population for the supportive housing units:

III. Income Targeting

Income Restrictions	Total Units	% of Total Units
20% of Area Median Income	0	0.00%
30% of Area Median Income	0	0.00%
40% of Area Median Income	0	0.00%
50% of Area Median Income	0	0.00%
60% of Area Median Income	56	88.89%
70% of Area Median Income	0	0.00%
80% of Area Median Income	0	0.00%
Market Rate Units	7	11.11%
Total	**63**	**100%**

Low-Income Unit Percentage	**88.89%**	**Low-Income Square Foot Percentage**	**87.52%**

SECTION L. EXPENSES AND REPLACEMENT RESERVES

	Expenses	Per Unit	Audited	Per Unit	Comments
I. Management					
Management Fee	36,288	576		0	
Other		0		0	
Other		0		0	
Subtotal	$36,288	$576	$0	$0	
II. Administrative					
Marketing	1,000	16		0	
Payroll	48,325	767		0	
Office	13,634	216		0	
Telephone	3,000	48		0	
Auditing	6,000	95		0	
Other		0		0	
Other		0		0	
Subtotal	$71,959	$1,142	$0	$0	
III. Utilities					
Project-paid Fuel	5,000	79		0	
Common Electricity	10,000	159		0	
Water & Sewer	22,863	363		0	
Other Utility 1		0		0	
Other Utility 2		0		0	
Subtotal	$37,863	$601	$0	$0	
IV. Operating & Maintenance					
Payroll & Benefits	36,911	586		0	
Repairs & Maintenance	22,282	354		0	
Supplies	13,000	206		0	
Snow Removal	3,000	48		0	
Extermination	1,000	16		0	
Trash Removal	12,000	190		0	
Other		0		0	
Other		0		0	
Subtotal	$88,193	$1,400	$0	$0	

V. Taxes & Insurance

Real Estate Taxes/ Market Rate	7,000	111		0	$1000 per unit per year estimated tax expense
PILOT Rate:	0	0		0	
Insurance	31,500	500		0	
10% PILOT	61,714	980		0	10% PILOT on LIHTC unit net shelter rents
Other		0		0	
Subtotal	$100,214	$1,591	$0	$0	

VI. Miscellaneous

Other		0		0	
Other		0		0	
Other		0		0	
Other		0		0	
Other		0		0	
Subtotal	$0	$0	$0	$0	

Total	**$334,517**	**$5,310**	**$0**	**$0**

MSHDA Underwriting Verification	
Per Unit Operating Expenses:	$5,310
Minimum Regional Standard:	$4,317
Difference:	$993
Percent Difference:	23.00%

Replacement Reserve Verification	
Enter Annual Replacement Res.:	$18,900
Select Construction Type:	New Constr. - Family
Minimum Standard Per Unit:	$300

If projected operating expenses or replacement reserves deviate from MSHDA standards or are significantly different than information shown in the project's latest financial audit, provide an explanation below.

Lansing PILOT structured as (Rents collected - utilities)*rate. $1000 per unit estimate for market rate tax expense.

SECTION M. SOURCES

1. Construction Sources:

Source Name	Amount	Type	Rate	Term	Amort	D/S	Notes
Lument FHA 221(d)4	$5,394,029	Conventional	6.50%	40	40	$378,957	Interest only until perm conversion
LHC Sponsor Loan	$4,000,000	Other	4.50%	40	40		Cash flow contingent sponsor loan
Cinnaire Equity Bridge Loan	$8,500,000	Conventional	7.50%	2			Interest only construction period
Cinnaire LIHTC Equity	$12,658,265	GP/LP Equity					Equity available during construction period
Total	**$30,552,294**					**$378,957**	

2. Permanent Sources (↓ENTER SPECIFIC NAME OF ALL FUNDING SOURCES UNDER "SOURCE NAME"):

Source Name	Amount	Type	Rate	Term	Amort	D/S	MIP	Notes
Lument FHA 221(d)4	$5,394,029	Conventional	6.50%	40	40	$385,913	0.000%	Per letter MIP included in rate/DS
LHC Sponsor Loan	$4,000,000	Other	4.50%	40	40			Cash flow contingent sponsor loan
LIHTC Equity	$13,022,598							
Federal Historic Tax Credit Equity								
Deferred Developer Fee	$138,667							
Total	**$22,555,294**					**$385,913**		

3. Additional Comments:

SECTION N. PROJECT COSTS

Will temporary tenant relocation costs be included in the project?*	Yes
Will the project include garages or carports, which are available at an additional cost to tenants?**	No
Will the project include laundry facilities that are not leased, which will be available at an additional cost to tenants?**	No
Will the project include a pool, which is available at an additional cost to tenants?**	No

*If yes, a certification from an attorney or CPA will be required at Placed-In-Service to include costs in basis.
**If yes, costs cannot be included in eligible basis

	TDC	TDC/Unit	Acquisition	Rehab/ New Const
LAND				
Land Purchase	$ 905,000	$ 14,365		
Closing/Title & Recording		$ -		
Real Estate Expenses		$ -		
Other Land Related Expenses		$ -		
Other: (Describe)		$ -		
SUBTOTAL	$ 905,000	$ 14,365		
BUILDING ACQUISITION				
Existing Structures		$ -		
Demolition (Exterior)		$ -		
Other: (Describe)		$ -		
SUBTOTAL	$ -	$ -	$ -	$ -
SITE WORK				
On Site	$ 938,100	$ 14,890		$ 900,576
Off Site Improvement		$ -		
Other: (Describe)		$ -		
SUBTOTAL	$ 938,100	$ 14,890		$ 900,576
CONSTRUCTION COSTS				
New Structures	$ 12,366,900	$ 196,300		$ 11,872,224
Rehabilitation		$ -		
Garages/Carports		$ -		
Laundry Facilities		$ -		
Accessory Building		$ -		
Pool		$ -		
Site Security		$ -		
Building Permits		$ -		
Bond Premium	$ 125,000	$ 1,984		$ 120,000
Tap Fees/Soil Borings	$ 130,000	$ 2,063		$ 130,000
Contractor Cost Certification	$ 10,000	$ 159		$ 9,600
General Requirements	$ 562,180	$ 8,923		$ 539,693
Builder Overhead	$ 277,343	$ 4,402		$ 266,249
Builder Profit	$ 832,030	$ 13,207		$ 798,749
Construction Contingency	$ 1,511,155	$ 23,987		$ 1,450,709
Other: (Describe)		$ -		
SUBTOTAL	$ 15,814,608	$ 251,026	$ -	$ 15,187,224
PROFESSIONAL FEES				
Design Architect	$ 620,020	$ 9,842		$ 620,020
Supervisor Architect	$ 60,000	$ 952		$ 60,000
Real Estate Attorney	$ 75,000	$ 1,190		$ 56,250
Engineer/Survey	$ 181,116	$ 2,875		$ 181,116
Green consultant	$ 50,000	$ 794		$ 50,000
SUBTOTAL	$ 986,136	$ 15,653		$ 967,386

	TDC	TDC/Unit	Acquisition	Rehab/ New Const
INTERIM CONSTRUCTION COSTS				
Hazard Insurance	$ 100,000	$ 1,587		$ 100,000
Liability Insurance	$ 100,000	$ 1,587		$ 100,000
Interest	$ 775,000	$ 12,302		$ 620,000
Loan Origination Fee	$ 42,500	$ 675		$ 42,500
Loan Enhancement		$ -		
Title & Recording		$ -		
Legal Fees	$ 20,000	$ 317		$ 20,000
Taxes	$ 15,000	$ 238		$ 15,000
Lender Construction Inspections, FFI	$ 180,000	$ 2,857		$ 180,000
SUBTOTAL	$ 1,232,500	$ 19,563		$ 1,077,500
PERMANENT FINANCING				
Bond Premium		$ -		
Credit Report		$ -		
Loan Origination Fee	$ 60,000	$ 952		
Loan Credit Enhancement		$ -		
Title & Recording	$ 30,000	$ 476		
Legal Fees	$ 20,000	$ 317		
Taxes		$ -		
Lender 3rd party fees	$ 30,000	$ 476		
SUBTOTAL	$ 140,000	$ 2,222		
OTHER COSTS				
Feasibility Study		$ -		
Market Study	$ 8,000	$ 127		$ 8,000
Environmental Study	$ 75,000	$ 1,190		$ 75,000
Tax Credit Reservation Fee	$ 97,305	$ 1,545		
Tax Credit Application Fee	$ 2,500	$ 40		
Compliance Fees	$ 29,925	$ 475		
Marketing/Rent-up	$ 40,400	$ 641		
Owner Cost Certification	$ 30,000	$ 476		$ 30,000
Appraisal	$ 8,000	$ 127		$ 8,000
SC Contingency & Relocation	$ 150,000	$ 2,381		$ 75,000
SUBTOTAL	$ 441,130	$ 7,002		$ 196,000
SYNDICATION COSTS				
Organizational	$ 30,000	$ 476		
Tax Opinion		$ -		
PV Adjustment		$ -		
Other: (Describe)		$ -		
Other: (Describe)		$ -		
SUBTOTAL	$ 30,000	$ 476		
DEVELOPER FEES				
Developer Overhead		$ -		
Developer Fee	$ 1,500,000	$ 23,810		$ 1,500,000
Consultant Fee		$ -		
SUBTOTAL	$ 1,500,000	$ 23,810	$ -	$ 1,500,000
PROJECT RESERVES				
Rent Up Reserves		$ -		
Operating Reserves	$ 246,456	$ 3,912		
Replacement Reserves	$ 63,000	$ 1,000		
Working Capital (D4), prepaid MIP	$ 258,364	$ 4,101		
SUBTOTAL	$ 567,820	$ 9,013		
TOTAL	$ 22,555,294	$ 358,021	$ -	$ 19,828,686

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

Low-Income Housing Tax Credit Application

2022-2023 Qualified Allocation Plan

SECTION O. CREDIT CALCULATION

MSHDA Tax Credit Program Limits

Is this a Tax-Exempt bond financed project?	No
Is this a 9% LIHTC project with reduced rents on non-subsidized units?	No
Construction costs from app (excluding GR/BP/BO)	$ 13,305,000

	From Application	MSHDA Limit	Diff.	Limit Compliance Check
Gen. Requirements	$ 562,180	$ 798,300	$ 236,120	OK
Builder Overhead	$ 277,343	$ 277,344	$ 1	OK
Builder Profit	$ 832,030	$ 848,671	$ 16,641	OK

Developer Fee	$ 1,500,000	$ 1,500,000	$ -	OK

Total Eligible Credit Calculation

	Acquisition	New Const./Rehab
Eligible Basis	$ -	$ 19,828,686
Less: Federal Historic Credit Basis		
Adjusted Eligible Basis	$ -	$ 19,828,686
x Low-Income Percentage* See commen	87.52%	87.52%
x Basis Boost(100%/120%/130%)	100.00%	120.00%
	Select Basis Boost Justification	wntown/Walkable Corridor
Total Qualified Basis	$ -	$ 20,824,101
Applicable Credit Percentage	4.00%	9.00%
Eligible Annual Credit	$ -	$ 1,874,169
Total Annual Eligible Credit	$1,874,169	

Funding Gap Calculation

Total Dev. Cost	$ 22,555,294
Less: Funding Sources	$ 9,394,029
Funding Gap	$ 13,161,265
Equity Price	$ 0.8699
10-Year Value of Credit	$ 13,022,598
Adj. Maximum Eligible Credit:	**$ 1,497,000**
Remaining Funding Gap	$ 138,667
Max Developer Fee to Cover Gap	$ 750,000
Funding Gap Less Defer. Dev. Fee	$ (611,333)

50% Test (if applicable)

Tax Exempt Loan Amt.	
Aggregate Basis	
50% Test	

Hard Construction Cost Per Unit

Hard Construction Cost	$13,305,000
Total Units	63
Hard Cost Per Unit	**$211,190**

Credit Requested	$1,497,000
Adj. Credit Approved	$ 1,497,000

SECTION P. PAY-IN SCHEDULE

Total Uses	Date: Amount	7/1/24 Closing	8/1/24 Draw #2	9/1/24 Draw #3	10/1/24 Draw #4	11/1/24 Draw #5	12/1/24 Draw #6	1/1/25 Draw #7	2/1/25 Draw #8	3/1/25 Draw #9	4/1/25 Draw #10	5/1/25 Draw #11
Acquisition	905,000	905,000										
Site Work	938,100		62,540	62,540	62,540	62,540	62,540	62,540	62,540	62,540	62,540	62,540
Construction Costs	14,143,055		942,870	942,870	942,870	942,870	942,870	942,870	942,870	942,870	942,870	942,870
Contractor Fees	1,671,553		111,437	111,437	111,437	111,437	111,437	111,437	111,437	111,437	111,437	111,437
Professional Fees	986,136	986,136										
Interim Construction	1,232,500	457,500	51,667	51,667	51,667	51,667	51,667	51,667	51,667	51,667	51,667	51,667
Permanent Financing	140,000	140,000										
Other	441,130	291,130	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Syndication	30,000	30,000										
Developer Fees	1,500,000	332,334							332,333			
Reserves	567,820	567,820										
Total	**22,555,294**	3,709,920	1,178,514	1,178,514	1,178,514	1,178,514	1,178,514	1,178,514	1,510,847	1,178,514	1,178,514	1,178,514

Total Sources	Amount	Closing	Draw #2	Draw #3	Draw #4	Draw #5	Draw #6	Draw #7	Draw #8	Draw #9	Draw #10	Draw #11
Bridge Loan										1,146,251	1,178,514	1,178,514
Lument D4 Mortgage	5,394,029			113,558	1,178,514	1,178,514	1,178,514	1,178,514	534,152	32,263		
LHC Sponsor Loan	4,000,000	1,756,530	1,178,514	1,064,956								
LIHTC Equity	13,022,598	1,953,390							976,695			
Deferred Fee	138,667											
Total	**22,555,294**	**3,709,920**	**1,178,514**	**1,178,514**	**1,178,514**	**1,178,514**	**1,178,514**	**1,178,514**	**1,510,847**	**1,178,514**	**1,178,514**	**1,178,514**
Surplus/(Deficit):		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

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MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

Total Uses	Amount	Draw #12	Draw #13	Draw #14	Draw #15	Draw #16	Draw #17	Draw #18	Draw #19	Draw #20	TOTAL	VARIANCE
Date:		6/1/25	7/1/25	8/1/25	9/1/25	10/1/25	2/1/26	5/1/26		deferred fee		
Acquisition	905,000										905,000	0
Site Work	938,100	62,540	62,540	62,540	62,540	62,540					938,100	0
Construction Costs	14,143,055	942,870	942,870	942,870	942,870	942,875					14,143,055	0
Contractor Fees	1,671,553	111,437	111,437	111,437	111,437	111,435					1,671,553	0
Professional Fees	986,136										986,136	0
Interim Construction	1,232,500	51,667	51,667	51,667	51,667	51,662					1,232,500	0
Permanent Financing	140,000										140,000	0
Other	441,130	10,000	10,000	10,000	10,000	10,000					441,130	0
Syndication	30,000										30,000	0
Developer Fees	1,500,000					332,333	325,000	39,333		138,667	1,500,000	0
Reserves	567,820										567,820	0
Total	**22,555,294**	1,178,514	1,178,514	1,178,514	1,178,514	1,510,845	325,000	39,333	0	138,667	**22,555,294**	**0**

Total Sources	Amount	Draw #12	Draw #13	Draw #14	Draw #15	Draw #16	Draw #17	Draw #18	Draw #19	Draw #20	TOTAL	VARIANCE
Bridge Loan		1,178,514	1,178,514	1,178,514	1,178,514	(8,217,335)					0	0
											0	0
											0	0
											0	0
											0	0
Lument D4 Mortgage	5,394,029										5,394,029	0
LHC Sponsor Loan	4,000,000										4,000,000	0
LIHTC Equity	13,022,598					9,728,180	325,000	39,333			13,022,598	0
Deferred Fee	138,667									138,667	138,667	0
											0	0
											0	0
											0	0
											0	0
											0	0
											0	0
											0	0
											0	0
											0	0
Total	**22,555,294**	**1,178,514**	**1,178,514**	**1,178,514**	**1,178,514**	**1,510,845**	**325,000**	**39,333**	**0**	**138,667**	**22,555,294**	**0**
Surplus/(Deficit):		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	

MSHDA
MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

SECTION Q. CASH FLOW

Income (Section J)	Initial Inflator	Future Inflator	Begin in Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
Annual Rental Income	2.00%	2.00%	6	808,512	824,682	841,176	857,999	875,159	892,663	910,516	928,726	947,301
Annual Non-Rental Income	2.00%	2.00%	6	28,131	28,694	29,267	29,853	30,450	31,059	31,680	32,314	32,960
Vacancy Loss	5.00%			40,426	41,234	42,059	42,900	43,758	44,633	45,526	46,436	47,365
Total Project Revenue				**796,217**	**812,142**	**828,385**	**844,952**	**861,851**	**879,088**	**896,670**	**914,604**	**932,896**
Expenses (Section L)												
Management	3.00%			36,288	37,377	38,498	39,653	40,842	42,068	43,330	44,630	45,969
Administration	3.00%			71,959	74,118	76,341	78,632	80,990	83,420	85,923	88,500	91,156
Project-paid Fuel	3.00%	3.00%	6	5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334
Common Electricity	3.00%	3.00%	6	10,000	10,300	10,609	10,927	11,255	11,593	11,941	12,299	12,668
Water & Sewer	3.00%	3.00%	6	22,863	23,549	24,255	24,983	25,733	26,504	27,300	28,119	28,962
Other Utility 1	3.00%	3.00%	6	0	0	0	0	0	0	0	0	0
Other Utility 2	3.00%	3.00%	6	0	0	0	0	0	0	0	0	0
Operating & Maintenance	3.00%			88,193	90,839	93,564	96,371	99,262	102,240	105,307	108,466	111,720
Real Estate Taxes	3.00%			7,000	7,210	7,426	7,649	7,879	8,115	8,358	8,609	8,867
Payment in Lieu of Taxes				0	0	0	0	0	0	0	0	0
Insurance	3.00%			31,500	32,445	33,418	34,421	35,454	36,517	37,613	38,741	39,903
10% PILOT	3.00%			61,714	63,565	65,472	67,437	69,460	71,543	73,690	75,900	78,177
Other	3.00%			0	0	0	0	0	0	0	0	0
Miscellaneous	3.00%			0	0	0	0	0	0	0	0	0
Total Operating Expenses				**334,517**	**344,553**	**354,889**	**365,536**	**376,502**	**387,797**	**399,431**	**411,414**	**423,756**
Rep. Reserve. (Section L)	3.00%			18,900	19,467	20,051	20,653	21,272	21,910	22,568	23,245	23,942
Debt Service (Section M)				385,913	385,913	385,913	385,913	385,913	385,913	385,913	385,913	385,913
Mortgage Insurance Premium (Section M)				0	0	0	0	0	0	0	0	0
Cash Flow				**56,887**	**62,209**	**67,531**	**72,851**	**78,164**	**83,468**	**88,759**	**94,032**	**99,285**
Debt Coverage Ratio				**1.15**	**1.16**	**1.17**	**1.19**	**1.20**	**1.22**	**1.23**	**1.24**	**1.26**
Operating Reserve Analysis												
Operating Reserve	246,456	(Match to Section N)										
Interest Rate												
Maintained Operating Reserve per unit if no hard debt	$250			0	0	0	0	0	0	0	0	0
Operating Reserve Balance				246,456	246,456	246,456	246,456	246,456	246,456	246,456	246,456	246,456
Reserve Draw to Achieve DCR or cash flow per unit				0	0	0	0	0	0	0	0	0
Interest on Operating Reserve				0	0	0	0	0	0	0	0	0
Deferred Developer Fee Analysis												
Initial Balance	138,667	(Match to Section M)		138,667	81,780	19,570	0	0	0	0	0	0
Developer Fee Paid With Interest				56,887	62,209	19,570	0	0	0	0	0	0
Ending Balance				81,780	19,570	0	0	0	0	0	0	0

MSHDA
MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

Income (Section J)	Initial Inflator	Future Inflator	Begin in Year	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Annual Rental Income	2.00%	2.00%	6	966,247	985,572	1,005,283	1,025,389	1,045,896	1,066,814
Annual Non-Rental Income	2.00%	2.00%	6	33,619	34,292	34,977	35,677	36,390	37,118
Vacancy Loss	5.00%			48,312	49,279	50,264	51,269	52,295	53,341
Total Project Revenue				**951,553**	**970,585**	**989,996**	**1,009,796**	**1,029,992**	**1,050,592**
Expenses (Section L)									
Management	3.00%			47,348	48,768	50,231	51,738	53,290	54,889
Administration	3.00%			93,890	96,707	99,608	102,596	105,674	108,844
Project-paid Fuel	3.00%	3.00%	6	6,524	6,720	6,921	7,129	7,343	7,563
Common Electricity	3.00%	3.00%	6	13,048	13,439	13,842	14,258	14,685	15,126
Water & Sewer	3.00%	3.00%	6	29,831	30,726	31,648	32,597	33,575	34,582
Other Utility 1	3.00%	3.00%	6	0	0	0	0	0	0
Other Utility 2	3.00%	3.00%	6	0	0	0	0	0	0
Operating & Maintenance	3.00%			115,072	118,524	122,080	125,742	129,514	133,400
Real Estate Taxes	3.00%			9,133	9,407	9,690	9,980	10,280	10,588
Payment in Lieu of Taxes				0	0	0	0	0	0
Insurance	3.00%			41,100	42,333	43,603	44,911	46,259	47,647
10% PILOT	3.00%			80,523	82,938	85,427	87,989	90,629	93,348
Other	3.00%			0	0	0	0	0	0
Miscellaneous	3.00%			0	0	0	0	0	0
Total Operating Expenses				**436,469**	**449,563**	**463,050**	**476,941**	**491,249**	**505,987**
Rep. Reserve. (Section L)	3.00%			24,660	25,400	26,162	26,947	27,755	28,588
Debt Service (Section M)				385,913	385,913	385,913	385,913	385,913	385,913
Mortgage Insurance Premium (Section M)				0	0	0	0	0	0
Cash Flow				**104,511**	**109,709**	**114,871**	**119,995**	**125,074**	**130,104**
Debt Coverage Ratio				**1.27**	**1.28**	**1.30**	**1.31**	**1.32**	**1.34**
Operating Reserve Analysis									
Operating Reserve	246,456	(Match to Section N)							
Interest Rate									
Maintained Operating Reserve per unit if no hard debt	$250			0	0	0	0	0	0
Operating Reserve Balance				246,456	246,456	246,456	246,456	246,456	246,456
Reserve Draw to Achieve DCR or cash flow per unit				0	0	0	0	0	0
Interest on Operating Reserve				0	0	0	0	0	0
Deferred Developer Fee Analysis									
Initial Balance	138,667	(Match to Section M)		0	0	0	0	0	0
Developer Fee Paid With Interest				0	0	0	0	0	0
Ending Balance				0	0	0	0	0	0

SECTION R. DETERMINING QUALIFIED BASIS ON A BUILDING-BY-BUILDING BASIS

Determine qualified basis on a building-by-building basis. List clubhouse(s) or community building(s) last, and distribute the eligible and qualified basis of the clubhouse(s) or community building(s) evenly among all residential buildings only. Market rate units must be evenly distributed among bedroom types and buildings.

			UNITS PER BUILDING				SQUARE FEET PER BUILDING					
Bldg	Addresses	Eligible Basis (Prior to Applicable Fraction and Basis Boost)***	# of LIHTC Units	# of Market Units	# of Manager/ Employee Units (Common Space)	Total # of Units in Building	Square Footage of LIHTC Units	Square Footage of Market Units	Square Footage of Manager/ Employee Units (Common Space)	Total Square Footage in Building	Acquisition PIS** Date mm/dd/yyyy	New Constr./ Rehab PIS** Date mm/dd/yyyy
1	220 East Kalamazoo St	19,828,686	56	63		119	49,040	6,995	18,527	74,562	7/1/2024	10/1/2025
						0				0		
						0				0		
						0				0		
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			UNITS PER BUILDING				SQUARE FEET PER BUILDING					
Bldg	Addresses	Eligible Basis (Prior to Applicable Fraction and Basis Boost)***	# of LIHTC Units	# of Market Units	# of Manager/ Employee Units (Common Space)	Total # of Units in Building	Square Footage of LIHTC Units	Square Footage of Market Units	Square Footage of Manager/ Employee Units (Common Space)	Total Square Footage in Building	Acquisition PIS** Date mm/dd/yyyy	New Constr./ Rehab PIS** Date mm/dd/yyyy
						0				0		
						0				0		
						0				0		
						0				0		
						0				0		
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						0				0		
						0				0		
Total		**19,828,686**	**56**	**63**	**0**	**119**	**49,040**	**6,995**	**18,527**	**74,562**	**45,474**	

NOTE: TOTALS SHOULD MATCH THE CHART IN SECTION J (IF TOTAL IS RED, REVIEW SECTION J FOR DISCREPENCIES)

**New Construction: The PIS date must include mm/dd/yyyy. The PIS date entered above must be no earlier than the date stated on the temporary or permanent Certificate of Occupancy for the building.

**Rehabilitation: Occupied units require a statement from the local government, a CPA, or an architect identifying the mm/dd/yyyy of Placed in Service for each building OR vacant units require the final Certificates of Occupancy issued by the municipality. The PIS date must be no earlier than the date stated on the temporary or permanent Certificate of Occupancy for the building.

*** Projects with market rate units may or may not have the same applicable fraction on each building. The applicable fraction is calculated on a per building basis based on the lower of 1) LIHTC units per building, or 2) LIHTC square footage per building. This may effect the total credit the project is eligible for and will be determined at the time the building is placed in service. Please contact LIHTC staff with questions.

Note: if the date used for PIS is the date of the temporary Certificate of Occupancy, include the temporary Certificate of Occupancy in the appropriate exhibit.

The PIS date shown on this page will be used as the PIS date on the 8609.

SECTION S. PROPERTY IDENTIFICATION FORM

Projects that contain multiple sites must complete and submit the form below to identify and cross-reference the same piece of property when different methods of describing the property are used (i.e. Address, Lot #, etc.) in different forms of documentation. Applicants must indicate the specific information (Street Address, Lot #, Parcel #, Ward: Item #, Streets Property is Bounded By, etc.) for the way the site is shown in the documentation submitted for each of the categories marked ***.

Site #	Current Owner/Taxpayer	Land Control***	Title Insurance***	Zoning***	Site Plan Approval***	Utilities***
	John & Jane Doe	Lot #215	Ward: Item#: 18:000159	123 S. Main St.	Lot #215	123 S. Main St.
	City of Lansing	987 S. Main St.	Lot #256	987 S. Main St.	Ward: Item#: 18:000159	987 S. Main St.
	City of Lansing	456 S. Main St.	456 S. Main St.	456 S. Main St.	456 S. Main St.	456 S. Main St.
1	Grand Avenue Investments	220 E. Kalamazoo Street	220 E. Kalamazoo Street	220 E. Kalamazoo Street	220 E. Kalamazoo Street	220 E. Kalamazoo Street