

City of Flint, Michigan

*Third Floor, City Hall
1101 S. Saginaw Street
Flint, Michigan 48502
www.cityofflint.com*



Meeting Agenda - Final

Wednesday, June 22, 2022

5:00 PM

COUNCIL CHAMBERS

LEGISLATIVE COMMITTEE

*Dennis Pfeiffer, Chairperson, Ward 8
Allie Herkenroder, Vice Chairperson, Ward 7*

*Eric Mays, Ward 1
Quincy Murphy, Ward 3
Jerri Winfrey-Carter, Ward 5*

Eva Worthing, Ward 9

*Ladel Lewis, Ward 2
Judy Priestley, Ward 4
Tonya Burns, Ward 6*

Inez M. Brown, City Clerk

Davina Donahue, Deputy City Clerk

ROLL CALL

READING OF DISORDERLY PERSONS CITY CODE SUBSECTION

Section 31-10, Disorderly Conduct, Assault and Battery, and Disorderly Persons, and will be subject to arrest for a misdemeanor. Any person who prevents the peaceful and orderly conduct of any meeting will be given one warning. If they persist in disrupting the meeting, that individual will be subject to arrest. Violators shall be removed from meetings.

PUBLIC SPEAKING

Per the amended Rules Governing Meetings of the Council (as adopted by the City Council on Monday, June 12, 2017), two (2) minutes per speaker. Only one speaking opportunity per speaker.

COUNCIL RESPONSE

Per the amended Rules Governing Meetings of the Council (as adopted by the City Council on Monday, June 12, 2017), Councilpersons may respond to any public speaker, but only one response and only when all public speakers have been heard. Individual council response is limited to two minutes.

ORDINANCES

- 220253** Amendment/Ordinance/Chapter 18 (Taxation; Funds; Purchasing)/Article I (In General)/Section 18-4.1 (Service Charge in Lieu of Taxes for Housing Facilities for Certain Persons)
- An ordinance to amend the Code of the City of Flint by amending Chapter 18, (Taxation; Funds; Purchasing); Article I, (In General); Section 18-4.1, (Service Charge in Lieu of Taxes for Housing Facilities for Certain Persons) shall be amended by adding subsection (OO). [NOTE: The PILOT is for Mach 1 Limited Dividend Housing Association, LLC, to own and operate a housing project identified as Howard Estates. The annual service charge for the class of persons of low and moderate income shall be equal to three (3) percent of the annual shelter rents, exclusive of charges for gas, electricity, heat or other utilities furnished to the occupants.]
- 220254** Amendment/Ordinance/Chapter 18 (Taxation; Funds; Purchasing)/Article I (In General)/Section 18-4.1 (Service Charge in Lieu of Taxes for Housing Facilities for Certain Persons)
- An ordinance to amend the Code of the City of Flint by amending Chapter 18, (Taxation; Funds; Purchasing); Article I, (In General); Section 18-4.1, (Service Charge in Lieu of Taxes for Housing Facilities for Certain Persons) shall be amended by adding subsection (PP). [NOTE: The PILOT is for Mach 1 Limited Dividend Housing Association, LLC, to own and operate a housing project identified as Centerview Apartments. The annual service charge for the class of persons of low and moderate income shall be equal to three (3) percent of the annual shelter rents, exclusive of charges for gas, electricity, heat or other

utilities furnished to the occupants.]

- 220255** Amendment/Ordinance/Chapter 18 (Taxation; Funds; Purchasing)/Article I (In General)/Section 18-4.1 (Service Charge in Lieu of Taxes for Housing Facilities for Certain Persons)

An ordinance to amend the Code of the City of Flint by amending Chapter 18, (Taxation; Funds; Purchasing); Article I, (In General); Section 18-4.1, (Service Charge in Lieu of Taxes for Housing Facilities for Certain Persons) shall be amended by adding subsection (QQ). [NOTE: The PILOT is for Mach 1 Limited Dividend Housing Association, LLC, to own and operate a housing project identified as Aldridge Place Apartments. The annual service charge for the class of persons of low and moderate income shall be equal to three (3) percent of the annual shelter rents, exclusive of charges for gas, electricity, heat or other utilities furnished to the occupants.]

- 220256** Amendment/Ordinance/Chapter 18 (Taxation; Funds; Purchasing)/Article I (In General)/Section 18-4.1 (Service Charge in Lieu of Taxes for Housing Facilities for Certain Persons)

An ordinance to amend the Code of the City of Flint by amending Chapter 18, (Taxation; Funds; Purchasing); Article I, (In General); Section 18-4.1, (Service Charge in Lieu of Taxes for Housing Facilities for Certain Persons) shall be amended by adding subsection (RR). [NOTE: The PILOT is for Mach 1 Limited Dividend Housing Association, LLC, to own and operate a housing project identified as Mince Manor. The annual service charge for the class of persons of low and moderate income shall be equal to three (3) percent of the annual shelter rents, exclusive of charges for gas, electricity, heat or other utilities furnished to the occupants.]

DISCUSSION ITEMS

ADJOURNMENT

220753

ORDINANCE NO. _____

An ordinance to amend the Code of the City of Flint by amending Chapter 18, Taxation; Funds; Purchasing; Article I, In General; Section 18-4.1, Service Charge in Lieu of Taxes for Housing Facilities for Certain Persons.

IT IS HEREBY ORDAINED BY PEOPLE OF THE CITY OF FLINT:

Sec. 1. That the provisions of Chapter 18, Taxation; Funds; Purchasing; Article I, In General; Section 18-4.1, Service Charge in Lieu of Taxes for Housing Facilities for Certain Persons, shall be amended by adding subsection (GG), which shall read in its entirety as follows:

(GG) THE CITY ACKNOWLEDGES THAT **MACH 1 LIMITED DIVIDEND HOUSING ASSOCIATION, LLC** (THE "OWNER") HAS OFFERED, SUBJECT TO RECEIPT OF AN AUTHORITY-AIDED OR FEDERALLY-AIDED MORTGAGE LOAN AND/OR ALLOCATION OF LOW INCOME HOUSING TAX CREDITS FROM THE MICHIGAN STATE HOUSING AND DEVELOPMENT AUTHORITY ("MSHDA"), TO OWN AND OPERATE A HOUSING PROJECT IDENTIFIED AS "**HOWARD ESTATES**" (THE "PROJECT") ON CERTAIN PROPERTY LOCATED IN THE CITY TO SERVE PERSONS AND FAMILIES OF LOW INCOME, AND THAT THE OWNER HAS OFFERED TO PAY THE CITY ON ACCOUNT OF THIS HOUSING DEVELOPMENT AN ANNUAL SERVICE CHARGE FOR PUBLIC SERVICES IN LIEU OF AD VALOREM TAXES.

THE CITY ACKNOWLEDGES THAT THE OWNER SHALL BE AFFORDED TAX BENEFITS OF PAYING A SERVICE CHARGE IN LIEU OF AD VALOREM TAXES (BUT


NOT IN LIEU OF PAYMENT OF SPECIAL ASSESSMENTS INCLUDING, BUT NOT LIMITED TO, THE STREET LIGHTING SPECIAL ASSESSMENT). THE CITY FURTHER ACKNOWLEDGES THAT THE OWNER FITS WITHIN THE CLASS AS DESCRIBED IN §18-4.3 BELOW. THE ANNUAL SERVICE CHARGE FOR THE CLASS OF PERSONS OF LOW AND MODERATE INCOME SHALL BE EQUAL TO THREE PERCENT (3%) OF THE ANNUAL SHELTER RENTS, EXCLUSIVE OF CHARGES FOR GAS, ELECTRICITY, HEAT, OR OTHER UTILITIES FURNISHED TO THE OCCUPANTS, INCLUDING THE PORTION OF RENT PAYABLE UNDER ANY GOVERNMENTAL SUBSIDY. NOTWITHSTANDING THE FOREGOING, THE ANNUAL SERVICE CHARGE SHALL NOT EXCEED AD VALOREM PROPERTY TAXES THAT WOULD BE ASSESSED OR PAID ABSENT THIS TAX EXEMPTION.

Sec. 2. This ordinance shall become effective immediately upon publication.

Adopted this _____ day of _____, 2022 A.D.

Sheldon A. Neeley, Mayor

APPROVED AS TO FORM:


William Kim (Jun 15, 2022 13:02 EDT)

William Kim, Chief Legal Officer

ORDINANCE REVIEW FORM

FROM: Planning and Development
Department

NO. 21-
Law Office Login #

ORDINANCE NAME:

(FF) PILOT ORDINANCE RESOLUTION TO GRANT A THREE (3%) PAYMENT IN LIEU OF TAXES (PILOT) TO PROJECT KNOWN AS HOWARD ESTATES, WHICH IS A MIXED INCOME DEVELOPMENT OF 96 RESIDENTIAL UNITS.

1. ORDINANCE REVIEW - DEPARTMENT DIRECTOR

The attached ORDINANCE is approved by the Director of the affected Department. By signing, the Director approves this ordinance to be processed for signatures and fully executed.

By: Director

Suzanne Wilcox
Suzanne Wilcox, Director, P&D

DATE: 6/13/22

2. ORDINANCE REVIEW-FINANCE DEPARTMENT

The attached ORDINANCE is submitted to the Finance Department for approval. By signing, the Finance Department approves this ordinance to be processed for signatures and fully executed.

By:

Robert J. F. Widigan

Robert J.F. Widigan, Chief Financial Officer

DATE: 06/15/2022

By:

Clyde D. Edwards

Clyde Edwards,

Clyde D. Edwards (Jun 16, 2022 13:43 EDT)

City Administrator

DATE: 06/16/2022

Howard Estates, 801 Floral Park, tax comparison

1) Current taxable value:	\$0.00	
2) PILOT estimation	\$28,600.00	DIFFERENCE BETWEEN PILOT AND TAXES: \$296,437.29 per year

Based on the Schedule of Rents provided by Flint Housing Commission, at 100% occupancy, given its rental rates for households at 30%, 40%, and 60% of AMI, the total annual rent potential for the 95 units is \$1,053,000

3) Estimated project ad valorem taxable value:

Market Rent	Two Bedroom	Three Bedroom	Four Bedroom
	\$850	\$1,100	\$1,200
Number of Units	34	46	15
	\$28,900	\$50,600	\$18,000

Monthly Income	\$97,500
Yearly Income	\$1,170,000
Vacancy/Loss (10%)	(\$117,000)
Potential Gross Income	\$1,053,000
Expenses	(\$99,585)
Net Operating Income	\$953,415
Cap Rate of 10%	\$9,534,150
SEV/TV	4,767,075
Potential Taxes	\$325,037



PAYMENT IN LIEU OF TAXES (PILOT) APPLICATION
CITY OF FLINT

APPLICANT INFORMATION

ENTITY NAME	MACH 1 Limited Dividend Housing Association, LLC
REPRESENTATIVES NAME	Jason Borrer and Van Fox
ADDRESS	3820 Richfield Rd, Flint, MI 48506
TELEPHONE NUMBER	810-736-3134
E-MAIL ADDRESS	jborrer@flinthc.org vanfox@mhthousing.net

GUARANTORS INFORMATION

ENTITY NAME	Flint Housing Commission
ENTITY PRINCIPAL	Harold Ince, Jr, Executive Director
ADDRESS	3820 Richfield Rd., Flint, MI 48506
TELEPHONE NUMBER	810-736-3134
E-MAIL ADDRESS	Hince@flinthc.org

ENTITY NAME	MHT Housing, Inc.
ENTITY PRINCIPAL	T. Van Fox, President
ADDRESS	32500 Telegraph Rd, Suite 100, Bingham Farms, MI 48025
TELEPHONE NUMBER	248-833-0550
E-MAIL ADDRESS	vanfox@mhthousing.net

Have you submitted an application for this same project to the City of Flint previously and been denied? No

Do you owe the city funds for delinquent taxes of utility bills? No

Did you include the names of all officers and/or directors as it relates to this application? Yes

PROJECT INFORMATION

PROJECT NAME	Howard Estates
ADDRESS OF PROJECT	801 Floral Park, Flint, MI 48503 aka 1802 Lapeer Rd
PARCEL ID	41-17-309-032
LEGAL DESCRIPTION	A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF GENESEE, WITH A SITUS ADDRESS OF 1802 LAPEER RD, FLINT MI 48503-4077 C012 CURRENTLY OWNED BY CITY OF FLINT HAVING A TAX ASSESSOR NUMBER OF 41-17-309-012 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS FLORAL PARK PLAT, LOTS 97 THRU 103 INCL; ALSO LOTS 107 THRU 110 INCL; ALSO PART OF LOT 111 DESC AS: BEG AT A PT ON SLY LINE OF LAPEER RD, 67.4 FT N 81 DEG 15 MIN 10 SEC W FROM HWY COR OF LOT 104 OF SD PLAT; TH N 8 DEG 15 MIN 50 SEC W ALG SD SLY LINE TO A PT 236.86 FT FROM HWY COR OF LOT 106 OF SD PLAT, TH W 77 DEG 00 MIN 40 SEC W ALG SD SLY LINE 143.94 FT, TH N 48 DEG 43 MIN 40 SEC W, 172.70 FT, TH N 60 DEG 33 MIN 30 SEC W, 83.70 FT, TH S 46 DEG 14 MIN 50 SEC W ALG SD SLY LINE, 309.44 FT; TH S 30 DEG 52 MIN 50 SEC E, 508.71 FT; TH N 60 DEG 18 MIN E, 45 FT; TH S 30 DEG 52 MIN 50 SEC E, 80 FT TO HWY COR OF SD LOT 97, TH N 60 DEG 18 MIN E, 419.5 FT TO HWY COR OF SD LOT 101, TH N 60 DEG 22 MIN 30 SEC E ALG HWY LINE OF SD LOT 108, 11.15 FT TO DATED O AND RECORDED O.
NAME OF OWNERSHIP ENTITY	Flint Housing Commission

DEVELOPMENT TEAM

APPLICANT PRIMARY POINT OF CONTACT	Jason Borror
ARCHITECTURAL FIRM	Jeffrey Graham, KEM_TEC, 586-772-2222
CONSTRUCTION PROJECT MANAGER	Tony Martin, MHT Construction Management, 248-833-0550
GENERAL CONTRACTOR FOR PROJECT	MHT Construction Management, 248-833-0550

Number of Years	40 years	Beginning Year	2024
Percent of PILOT	3%	Ending Year	2064

Applicant or applicant's representatives must execute the following statement and provide it as a part of the application.

The person's completing this application hereby declares that:

- 1. They will not violate any of the laws of the State of Michigan or the United States of America or any ordinance of the City of Flint.**
- 2. Should any of the information provided in this application or any attachment thereto change in the term of the license or any renewal thereof, they will notify the City in writing within thirty (30) days of such change.**
- 3. They have contacted MSHDA to ensure eligibility.**

Date 3/7/2022

Harold S. Ince Jr. (FHC)

T. Van Fox (MHT)

Authorized Applicant Representative (PRINT)

Authorized Applicant Representative (SIGN)

PILOT APPLICATION CHECKLIST

CHECK ALL THAT HAVE BEEN INCLUDED WITH THIS APPLICATION; IF NOT INCLUDED, PLEASE PROVIDE A BRIEF DESCRIPTION OF WHY.	
Legal description of project real property	Ex. 4
Complete list of the owner/ownership interest in the project	Ex. 1
Background information of applicant/guarantors, including development experience, if any, and all relevant information pertaining to the PILOT project	Ex. 1
Site Plan	Ex. 2
Detailed narrative describing the PILOT that details the following: a) Intended usage/target market b) Economic impact c) Environmental impact including any measures taken to mitigate negative impacts d) Impact on City infrastructure, including transportation and utilities e) Impact on City services, such as police, fire, EMS, code enforcement f) Square footage of the building and land to be renovated g) Architectural renderings, including number and types of units h) Any other information needed to fully explain the project	Ex. 2
Will the project be located in an existing facility?	Yes
a) If an existing facility, when was it constructed?	1969
If new construction, please complete the following: a) Estimated date of commencement of construction of the project covered in this application b) Description of project to be constructed including size, type, quality of construction c) Approximate date of commencement of this project's operation	Not New Construction
Describe the marketing plan for the project, identifying the intended market.	Ex. 3
a) List the types of lessees anticipated b) How long is full occupancy expected to take? c) Who will serve as the manager of this project?	
Provide Housing Market Data to show demand.	Ex. 8
If a Market Study was completed, provide a copy of this.	
Briefly describe the ownership and tax information for this project. Include in this section the following: a) State the location of the proposed project by street address and legal description b) Name the property owner at the time of the application submittal c) If the applicant does not presently own the property, attach a valid option to purchase the property d) Describe any and all existing financing, options, and liens on the property	Ex. 4

<p>e) State the tax parcel number for all property involved with the Project and the current assessed value of the property</p> <p>f) Are any assessments presently under appeal? If yes, discuss status.</p> <p>g) Will the project result in a subdivision of any present tax parcel?</p>	
<p>Provide a detailed development prop forma outlining proposed hard, soft, and financing costs associated with proposed development. Proforma MUST identify all sources of financing and terms including applicant equity, construction and permanent financing, and any government assistance. Proposals will contain detailed breakdowns.</p>	Ex. 5
<p>Provide a detailed operating pro forma that will include all anticipated Major Revenues and Expenses for the full term of the requested PILOT.</p>	Ex. 6
<p>Are changes proposed to the public space around the Project (ie: sidewalks, lighting, landscaping)?</p>	Ex. 2
<p>State the proposed time schedule for the project including anticipated dates and the following:</p> <p>a) Closing the loan or contributing financing availability</p> <p>b) First expenditure of funds with regard to the project</p> <p>c) Anticipated date construction will begin</p> <p>d) Anticipated completion date</p>	Ex. 9
<p>Development team:</p> <p>a) Applicant primary point of contact</p> <p>b) Architect and engineers</p> <p>c) Construction Project Manager</p> <p>d) General Contractor for project</p> <p>e) Other professionals</p>	Application
<p>Please describe any potential conflicts of interest that the applicant or any guarantor may have with any City Personnel or City Council members</p>	Ex. 10
<p>Include a copy of the completed MSHDA application for Low Income Housing Tax Credits within thirty (30) days of submittal to MSHDA</p>	Ex. 12
<p>Bonus Points:</p> <p>a) Identify Target Area from Master Plan and/or Consolidated Plan</p> <p>b) Neighborhood outreach with fill list of outreach provided</p> <p>c) Document the target level of energy efficiency standard for the project</p> <p>d) Identify and report on the external amenities (ie: Walk Score, transit, schools, etc.)</p>	Ex. 11

PILOT Scoring Matrix

Point Scoring: N/A, 0, 1, 2, or 3. N/A= not applicable, 0= No answer provided or info omitted, 1= poor or below expectation, 2= average or meets minimum standard 3= exceeds minimum standards

General Points	Points Possible	Points Scored
Application is complete with all attachments submitted.	3	
Project Team has prior successful affordable housing experience	3	1 project/1year 2 projects/5 years 3/projects 10 years
Project is considered Mixed Income (both Market and Affordable Units)	3	20%, 30%, 40%
Project incorporates a mix of units (studio, 1-, 2-, 3-bedrooms) *definitions in app	3	25%, 50%, 75%
Quality of Site Improvements, Place Making	3	

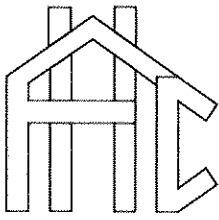
Bonus points (one point per documented line item)

Priority	Points Possible	Points Scored
Project is in Local Target Area as outlined in the Consolidated Plan/Master Plan	1	
Neighborhood/Block Club Engagement (Include full list of outreach)	1	
Energy Efficiency Standard Incorporated	1/level (max of 3)	
External Amenities (Walkability, proximity to transit, etc.)	70-89- 1 pt. 90 or above- 2 pts.	
General Points Possible/Received	15	
Bonus Points Possible/Received	7	
Total Points for Evaluation	22	

Interpretation	Total Score	Total Points
Poor	< 8	
Acceptable	8-15	
Excellent	16-22	

Disqualifying factors (Mark any present and return to agency if existing)

Less than 51% of the property is Affordable Units	
Applicant does not own, nor do they have consent from owner to proceed	
Construction has begun prior to application for PILOT	
Applicant is not an eligible entity as outlined in Application Eligibility	
Not in Good Standing with the City of Flint on other properties	



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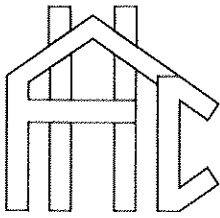
PILOT Request Background Narrative

The Flint Housing Commission (FHC) is a Michigan public body corporate organized as a housing agency and operating under the Michigan Housing Facilities Act, MCL 125.653 et seq. FHC mission is to provide quality affordable housing for low- to moderate-income families, and to make affordable housing in Flint a “housing of choice.” FHC is currently comprised of approximately 1,144 units of public housing. FHC also administers approximately 900 Housing Choice Vouchers (HCV) through the Section 8 Program. FHC intends to complete Rental Assistance Demonstration (RAD) conversions of the Public Housing properties. Each property will execute a 20-year Housing Assistance Payment (HAP) contract with HUD. At the time of conversion, each property is expected to receive substantial renovations utilizing LIHTC and other funding resources to finance the project conversion plans. To assist with these RAD conversions, FHC has hired MHT Housing, Inc. (MHT) to provide additional technical assistance based on their extensive background in affordable housing.

MHT is a non-profit affordable housing developer in Michigan with over 30 years of experience. MHT owns over 6,500 units of housing and has experience in all types of multi-family housing development. MHT specializes in building attractive units while respecting the tenants and neighbors surrounding the housing communities. MHT is partnering with FHC to rehabilitate the Howard Estates property and care for the property for the long term.

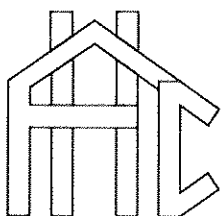
FHC and MHT are working in partnership to complete project planning, securing financial commitments, providing guarantees, construction oversight, property management and compliance. FHC and MHT will satisfy requirements of investors, the Michigan State Housing Development Authority (MSHDA) and the Department of Housing and Urban Development (HUD) using LIHTC and RAD to preserve a critical affordable housing community in the City of Flint.

MHT Management, LLC will be the property manager on behalf of FHC. MHT Management is well established and has been staffed with a group of high caliber real estate industry professionals, with a vast majority of their tenure being in affordable housing. MHT Management currently manages over 9,500 units throughout Michigan and Indiana.



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Howard Estates, located at 801 Floral Park, aka 1802 Lapeer Rd, is a 96-unit townhome community built in 1969. The entity created to own the property is MACH 1 Limited Dividend Housing Association, LLC and will be jointly managed by FHC and MHT.



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Proposed Project Narrative

Background

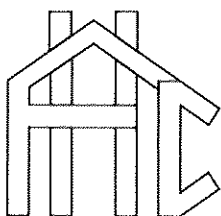
The Flint Housing Commission (FHC) and MHT Housing, Inc. (MHT) intend to submit an application for Low-Income Housing Tax Credits (LIHTC) and Tax Exempt Bond Financing from the Michigan State Housing Development Authority (MSHDA) in order to reposition the financing and leverage debt to perform around \$8.0 million in rehabilitation at Howard Estates located at 1802 Lapeer Rd, Flint Michigan 48503. The repositioning of the property will include converting the US Department of Housing and Urban Development (HUD) subsidy to the property from the Public Housing Section 9 program to the Housing Choice Voucher (HCV) Section 8 program. The change will allow FHC to stabilize income for the property by signing a 20-year Housing Assistance Payment (HAP) contract and mandatory 20-year renewal with HUD. **This transaction is only feasible if the City of Flint is willing to reissue a Payment in Lieu of Taxes (PILOT) agreement to continue for the term of the new (40 year) MSHDA and HUD financing.**

Intended Usage / Target Market

Howard Estates is a townhome community with 96 apartments. Completing the RAD conversion will allow FHC to preserve affordable housing. 95 apartments will continue to serve the low- and very low income community with one unit available as a resource center for the residents. The property will provide housing for residents who are at or below the 60% Area Median Income (AMI). Similar to the existing Public Housing program, residents will only pay 30% of their income towards rent and the property will receive subsidies through vouchers on each apartment. Through the RAD program, all residents living at Howard Estates will retain a right to remain at the property if they remain in good standing (comply with lease). No family will be forced to move as a result of the conversion from public housing to Section 8. In addition, FHC will request from HUD a tenant protection voucher (TPV) to provide a voucher for those families who seek to leave the property as a result of the changes.

Economic Impact

Flint Housing Commission currently has a PILOT of 10% on rental income minus utility expenses at Howard Estates. In the current PILOT, HUD subsidy is not included as rental income to the



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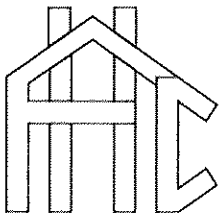
property. Based on this formula, FHC has paid **\$0.00** in fiscal year 2019 and **\$0.00** in fiscal year 2020. The requested PILOT is for 3% of rental income minus utility expenses. In the new requested PILOT, ALL tenant paid rent and HUD (Section 8) subsidy will be considered rental income and will result in a net increase in tax paid by the property. The estimated PILOT payment to be paid, after conversion and renovations is projected at approximately **\$28,000** in the first year and will continue to increase as shown in the projections provided.

Environmental Impact

Howard Estates will receive significant upgrades immediately after closing. The renovations will have several beneficial environmental impacts to the property and the residents. Inside the apartments, residents will receive clean new living spaces where floors have been restored or replaced throughout and walls have fresh paint. This will have a tremendous impact to remove dust, mold, or other allergens which may not be addressed when families occupy a dwelling for long periods of time. In addition, every apartment will receive central air conditioning which is not present at this time. This will also help with the overall indoor air-quality for residents. The property will receive numerous energy efficient upgrades which are designed to improve the quality of living and reduce operating expenses. Upgrades will include low-flow water fixtures, high efficiency furnaces, water heaters and LED interior and exterior lighting throughout. There are no asbestos containing materials (ACM) present based on testing performed. ACM will be addressed responsibly if discovered.

Impact on City Infrastructure

FHC and MHT have established energy efficient upgrades as a major goal to be accomplished. Upgrades will be performed to reduce demand on the electrical, natural gas and water systems. The property will see significant reductions in water usage through the use of low-flow (0.8 gallon per flush) toilets and other fixtures. Natural gas will see minor reductions from the use of high efficiency furnaces and water heaters. Natural gas is used for heating which will also be reduced through the addition of insulation at or above code requirements, new windows and house-wrap under new vinyl siding. Electric usage is expected to remain net neutral after the renovations. While LED and other upgrades will reduce usage, the addition of central air conditioning will negate projected savings. FHC and MHT also will be seeking to add additional parking which has been identified as a significant need by the residents and staff. FHC has submitted a request to the City to lease the vacant land immediately adjacent to the Howard Estates site to add the much needed additional parking.



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Impact on City Services

New LED site lighting will improve the safety and security for the residents. This, along with well-lit signage, will also improve the ability for police, fire and EMS to respond. Improved parking and sidewalks will provide for safe ingress and egress to the property for all visitors. All work requiring a permit will be properly inspected. This will require the Building and Safety Division to have the necessary staff to support the work. In the long-term, there should be fewer call or complaints about blight or other code violations requiring unplanned enforcement actions. FHC has also communicated with the City of Flint Fire Department about adding a hydrant to improve fire response capabilities at the property. FHC will be working in conjunction with the Fire Department to add this hydrant.

Square Footage of the Buildings and Land

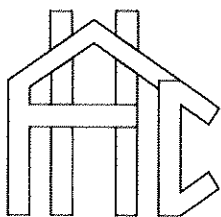
Howard Estates was built in 1968 and has been owned and operated by the Flint Housing Commission since it was first occupied. The total land area is 329,450 SF or 7.56 acres. The FHC has submitted a request to the City of Flint to lease the vacant lot neighboring Howard Estates, parcel 41-17-351-017. This land is to the south along the railroad tracks and has a basketball court present which the residents have been utilizing for several years. FHC and MHT would like to add additional parking for the residents on this parcel. The address for Howard Estates is 1802 Lapeer Road and the management office is located at 801 Floral Park. The management office is a 3,346 square foot single story slab on grade building which includes a community room, laundry facilities, and a maintenance garage. There are 96 apartments in the property totaling 108,850 SF of gross building area. There are 34 two-bedroom/one-bathroom 1,025 SF apartments, 46 three-bedroom/one-bathroom 1,150 SF apartments and 16 four-bedroom/two-bathroom 1,250 SF apartments. There are 16 residential buildings – each containing six (6) or eight (8) apartments. Each building is a 2-story wood framed construction on a poured wall basement foundation.

Architectural Renderings

See attachments

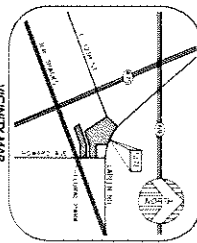
Other Information

Each apartment has a basement with laundry connections. There are also community laundry facilities in the community building. The adjacent parcel has a basketball court and open areas for recreation. There is public transportation at the property edge with established employment centers to the east. There is easy access to the freeway for those with personal transportation. The property



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sits in an established residential setting. There are single-family homes to the south and west, a church to the north and a food pantry to the east. To the southeast is an active senior center.



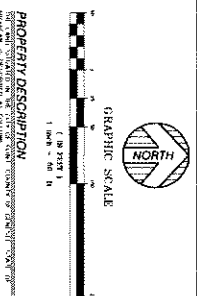
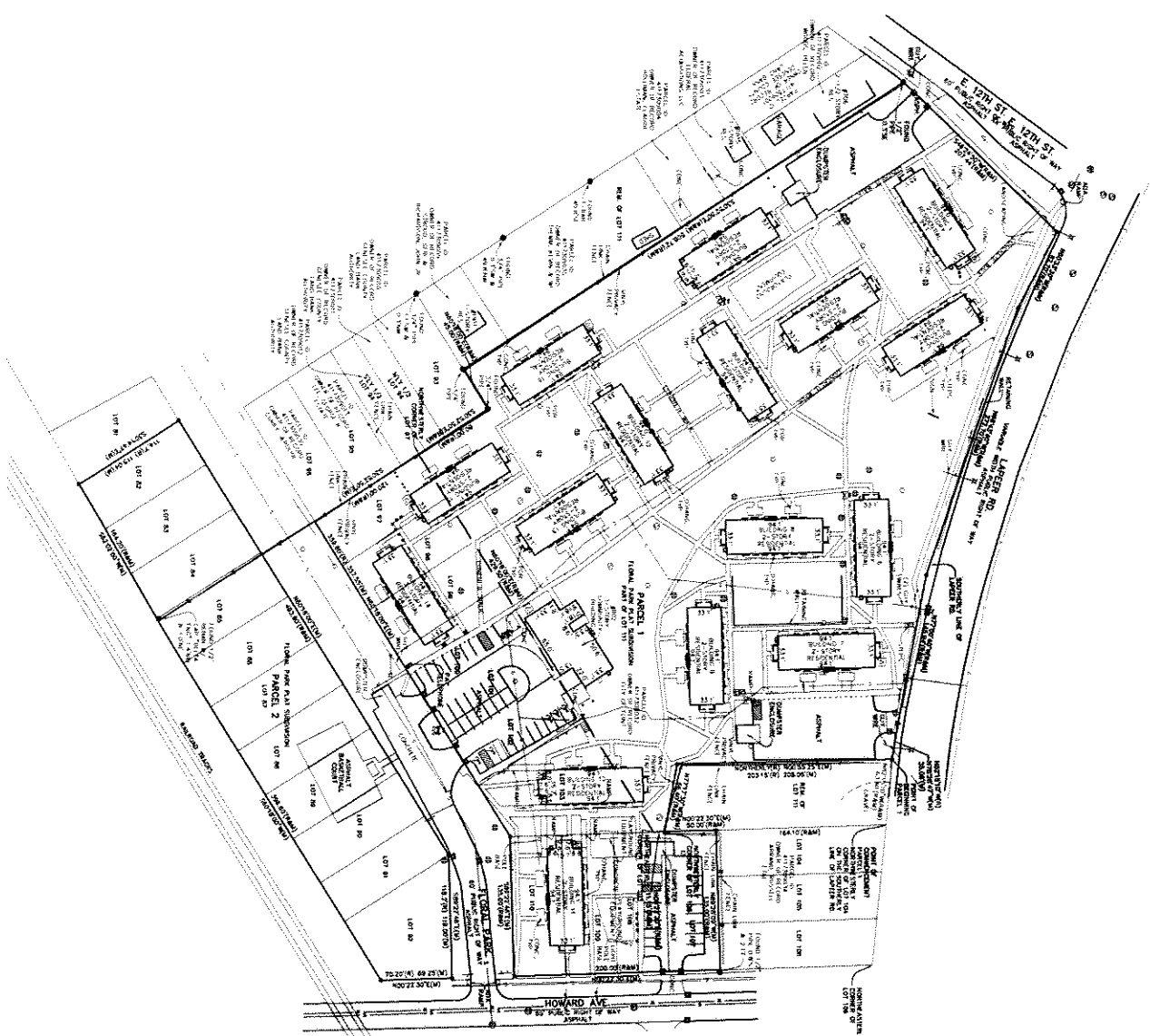
PARCEL AREA
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PARCEL AREA
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PROPERTY DESCRIPTION
TOTAL AREA: 1.25 ACRES
TOTAL AREA: 1.25 ACRES
TOTAL AREA: 1.25 ACRES

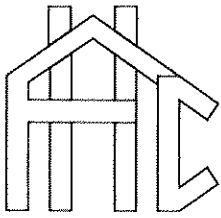
TITLE REPORT NOTE
TOTAL AREA: 1.25 ACRES
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PARCEL 1 ZONING REGULATIONS
TOTAL AREA: 1.25 ACRES
TOTAL AREA: 1.25 ACRES
TOTAL AREA: 1.25 ACRES

PARCEL 2 ZONING REGULATIONS
TOTAL AREA: 1.25 ACRES
TOTAL AREA: 1.25 ACRES
TOTAL AREA: 1.25 ACRES

FLOOD NOTE
TOTAL AREA: 1.25 ACRES
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SURVEYOR'S CERTIFICATION
TOTAL AREA: 1.25 ACRES
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FLINT HOUSING COMMISSION

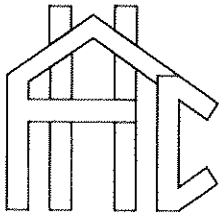


Marketing

MHT Management, LLC will be the property manager for the Howard Estates property upon conversion. A list of experience for MHT Management, LLC is found with the background narrative as exhibit 1. MHT Management, LLC is very familiar with managing affordable housing properties including Shiloh Commons in Flint.

Howard Estates will be targeted towards families at or below 60% Area Median Income (AMI). All units at Howard Estates will have rental assistance which will allow all apartments to provide affordable housing. The section 8 Project Based Rental Assistance will be linked to the apartments at this housing community and will assist residents in paying rent. With this Section 8 program, residents will typically only pay 30% of their income and the subsidy will cover the rest of the rent. This will help ensure those Flint families most in need are able to have a nice place to call "Home."

Since Howard Estates is an occupied housing community now, and as part of the RAD program with HUD, all residents will have the right to return to a unit in the community once the construction is complete full occupancy should be achieved shortly after construction. A few units will remain vacant until construction is complete to ensure a place for residents to stay while their unit is under construction.



FLINT HOUSING COMMISSION



Ownership and Tax Information- Howard Estates

Howard Estates is located at 1802 Lapeer Rd, Flint, MI 48503. That parcel identification number is 41-17-309-032.

Legal Description:

Lots 97 through 103 including, also Lots 107 through 110 including, Also part of Lot 111, Floral Park Plat, described as: Beginning at a Point on the southerly line of Lapeer Road, 63.4 feet north 82°15'10" west, from the northwesterly corner of Lot 104 of said Plat; Thence north 08°15'10" west, along said southerly line to a Point 236.86 feet from the northeasterly corner of lot 106 of said Plat; thence north 77°00'40" west along said southerly line 145.94 Feet; thence north 68°43'40" west 272.70 feet; thence north 60°33'30" West 82.70 feet; thence south 46°24'50" east 508.72 feet; thence North 60°18' east 45 feet; thence south 30°52'50" east 80 feet to the Northwesterly corner of said Lot 97; thence north 60°18' east 429.5 Feet to the northeasterly corner of said lot 103; thence north 00°22'30" east along the westerly line of said Lot 108, 11.15 feet to The northwesterly corner of said lot; thence north 77°17'30" West 66.4 feet; thence northerly 203.15 feet to the point of beginning.

The property is currently owned by the Flint Housing Commission (FHC)*. Once all funding has been secured, the property will be transferred to MACH 1 Apartments Limited Dividend Housing Association, LLC, where the Managing Member will be controlled by FHC and MHT.

There is a Declaration of Trust and Restrictive Covenant recorded on the property requiring it to be used for affordable housing and requiring HUD approval to change funding programs. No liens exist on this site.

The current assessed value is \$0 since the property is owned by a public entity and as such, there are not any assessments under appeal.

*City records show Howard Estates is owned by the City of Flint. This is due to a legal description error on the deed. This is in the process of being corrected with the City of Flint - Legal Department.



FLINT HOUSING COMMISSION

Harold Ince, Jr.
Executive Director
3820 Richfield Road
Flint, Michigan 48506
Phone: (810) 736-3050
(810) 736-0158

Board of Commissioners.
President Geraldine Redmond, Resident Commissioner
Vice President Philip Schmitter
Commissioner Chia Morgan
Commissioner DeWann Robinson

March 7, 2022

Department of Planning and Development
City of Flint
1101 S. Saginaw St.
Flint, MI 48502
Attn: Suzanne Wilcox

RE: PILOT Application Option to Purchase Real Property

This letter is to inform you that the Flint Housing Commission intends to execute an Option to Ground Lease and Acquire Improvements like the attached draft for the purposes of Low-Income Housing Tax Credit (LIHTC) redevelopment with an entity, MACH 1 Limited Dividend Housing Association, LLC., established by the Flint Housing Commission.

Sincerely,

Harold S. Ince, Jr.
Executive Director



OPTION TO GROUND LEASE AND ACQUIRE IMPROVEMENTS

This option to ground lease and acquire improvements agreement (the "Option") is made this ____ day of _____, 2022 (the "Effective Date"), between the **FLINT HOUSING COMMISSION**, a Michigan public body corporate (the "Ground Lessor" or "Optionor") and **MACH 1 LIMITED DIVIDEND HOUSING ASSOCIATION, LLC**, a Michigan limited liability company (the "Optionee"). The Optionor and Optionee are at times collectively referred to hereinafter as the "Parties" or individually as the "Party."

RECITALS

- A. WHEREAS, Optionor is the owner of those certain four parcels of land located in the City of Flint, County of Genesee, State of Michigan (collectively, the "Parcels") and the improvements thereon, commonly known as Mince Manor, Aldridge Place, Centerview and Howard Estates, respectively (collectively, the "Improvements").
- B. WHEREAS, Optionor and MHT Housing, Inc., an affiliate of Optionee, entered into or will enter into that certain Business Term Sheet governing plans for redevelopment of the Improvements (the "**Business Term Sheet**").
- C. WHEREAS, Optionor desires to provide Optionee with an Option to ground lease the Parcels, and an Option to acquire the Improvements, which are more particularly described in Exhibit A attached hereto and incorporated herein.
- D. WHEREAS, Optionee desires to enter into this Option to lease the Parcels and acquire the Improvements from Optionor for the redevelopment and operation of four multi-family rental developments located therein (together, the "Project"), which contain _____ (_____) rental units, [all] of which will receive Section 8 rental assistance pursuant to the Rental Assistance Demonstration ("RAD") program.
- E. WHEREAS, this Option is being provided to Optionee in order to provide evidence of site control sufficient to satisfy the Michigan State Housing Development Authority's Low Income Housing Tax Credit ("LIHTC") Qualified Allocation Plan requirements in anticipation of Optionee's upcoming LIHTC application.

NOW THEREFORE, in consideration of the sum of One Hundred and 00/100 (\$100.00) Dollars, to be paid by Optionee to Optionor, which payment Optionee shall provide upon its execution of this Option, Optionor hereby grants to Optionee the right and option to lease said Parcel and acquire said Improvements, for the term and in accordance with the covenants and conditions set forth herein, as follows:

- 1. Period: This Option may be exercised at any time within the twelve (12) month period following the Effective Date of the Option (the "Option Period").
- 2. Ground Lease Terms: The Option shall be subject to the terms, covenants

and provisions of the ground lease ultimately entered into between the Parties (the "Ground Lease"). The term of the Ground Lease will be agreed to by the Parties, but in no event shall it be less than 50 years. The rent for the Ground Lease is subject to negotiation.

3. Limited Warranty Deed Terms: The Option shall be subject to the terms, covenants and provisions of the limited warranty deed conveying the Improvements to the Optionee (the "Deed"). The acquisition cost for the Improvements is \$ _____. Upon termination of the Ground Lease, all of Optionee's right to title and interest in the Improvements shall revert to Optionor.
4. HUD and Other Approvals: The Option, Ground Lease and Deed shall be subject to any and all applicable United States Department of Housing and Urban Development ("HUD") approvals required for disposition of the property and development of the Project, as well as any approvals required from Optionor's Board of Commissioners.
5. Conflict of Interest: The Optionee has no conflict of interest, and shall inform Optionor of any subsequent potential conflict of interest that would cause Optionee to violate its obligations under applicable regulations, including 2 CFR Part 200.
6. Assignment or Transfer. This Option may not be sold, assigned or transferred by Optionee without the approval or consent of Optionor, which approval or consent shall be granted or denied in Optionor's sole discretion.
7. Extension of Term. In the event that Optionee fails to exercise this Option within the Option Period, Optionee may, upon written notice to Optionor no later than fifteen (15) days prior to the expiration of the Option Period, request an extension of the Option Period, for the period of six (6) months (the "Extended Option Period"), which extension Optionor shall be granted or denied in Optionor's sole discretion. Such extension request shall be accompanied with an additional Ten 00/100 Dollar (\$10.00) payment.
8. Termination of Rights. In the event that Optionee fails to exercise this Option during either of the Option Period or Extended Option Period, all rights and privileges granted hereunder shall be deemed completely surrendered, this Option terminated, and Optionor shall retain all money paid for the Option, and no additional money shall be payable by either Party to the other.
9. Access. Optionor shall permit Optionee, during the Option Period, free ingress and egress to the Parcel and Improvements for the sole purpose of conducting any survey, inspection, and other activities of a similar nature as Optionee may deem necessary, at the sole cost of Optionee. Further, following any access, inspection or testing, Optionee shall make every

effort to restore the Parcel to the condition it was immediately prior to the access and in all instances shall address or eliminate any health and safety hazards caused as a result of the access.

10. Indemnification. Optionee hereby shall indemnify and hold harmless Optionor, and its elected or appointed officials, directors, officers, agents or employees, successors and assigns, against any claim of liability or loss from personal injury or property damage resulting from or arising out of the access, use, and entry upon the Parcel or Improvements by the Optionee, its employees, affiliates, servants, contractors or agents, excepting, however, such claims or damages as may be due to or caused by the gross negligence or omissions of Optionor, or its elected or appointed officials, directors, officers, agents or employees, successors and assigns.
11. Insurance. In addition, before Optionee, its employees, affiliates, servants, contractors or agents enters onto the property for the purposes stated in this Section 8, Optionee shall deliver to Optionor a certificate of insurance naming Optionor as additional insured under a commercial general liability policy of insurance maintained by Optionee, which policy shall include contractual indemnity coverage.
12. Notice. Notice of the exercise of this Option shall be given by Optionee to Optionor in writing by certified mail, return receipt requested to the address provided in the Business Term Sheet. Notice shall be deemed effective on the date it is posted. On the date of such notice, the Parties agree that the mutually acceptable finalized version of the Ground Lease shall take effect and said Deed may be recorded.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties have executed this Option as of the Effective Date.

OPTIONOR:

FLINT HOUSING COMMISSION, a Michigan
public body corporate

By: _____
Name: Harold. S. Ince, Jr.
Its: Executive Director

OPTIONEE:

**MACH 1 Limited Dividend Housing Association,
LLC**, a Michigan limited liability company

By: _____
Its: Manager

By: _____
Its: _____

By: _____
Name: _____
Its: _____

EXHIBIT A

LEGAL DESCRIPTION

[to be confirmed]

Aldridge Place

5838 Edgar Holt Dr., Flint, MI 48505

47-30-301-003

Land situation in the City of Flint, County of Genesee, State of Michigan, described as: Beginning at the intersection of the North line of Mott Avenue and the West line of Selby Street from said point of beginning, North 89°06' West, 744.50 feet along a line, said line also being the Northerly right-of-way line of Mott Avenue (60 feet wide) (not developed); thence North 01°04'17" East, 834.40 feet; thence South 89°06' East, 744.50 feet to the Westerly right-of-way line of said Selby Street; thence continuing along said right-of-way line, South 01°04'17" West, 834.40 feet to the point of beginning.

Centerview Apartments

2001 N. Center Rd, Flint, MI 48506

41-04-478-019

The North 400 feet of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 4, Township 7 North, Range 7 East, City of Flint, Genesee County Records.

Howard Estates

1802 Lapeer Rd., Flint, MI 48503

41-17-309-032

Lots 97 through 103 including, also Lots 107 through 110 including, Also part of Lot 111, Floral Park Plat, described as: Beginning at a Point on the southerly line of Lapeer Road, 63.4 feet north 82°15'10" west, from the northwesterly corner of Lot 104 of said Plat; Thence north 08°15'10" west, along said southerly line to a Point 236.86 feet from the northeasterly corner of lot 106 of said Plat; thence north 77°00'40" west along said southerly line 145.94 Feet; thence north 68°43'40" west 272.70 feet; thence north 60°33'30" West 82.70 feet; thence south 46°24'50" east 508.72 feet; thence North 60°18' east 45 feet; thence south 30°52'50" east 80 feet to the Northwesterly corner of said Lot 97; thence north 60°18' east 429.5 Feet to the northeasterly corner of said lot 103; thence north 00°22'30" east along the westerly line of said Lot 108, 11.15 feet to The northwesterly corner of said lot; thence north 77°17'30" West 66.4 feet; thence northerly 203.15 feet to the point of beginning.

Mince Manor (Please note, parcel ID subject to change as a result of a land combination. The proposed legal description included with the land combination request is reflected below.)

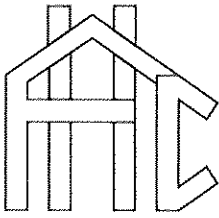
3800 Richfield Rd., Flint, MI 48506

47-33-476-095

THE EAST 245.20 FEET OF THE WEST 815.90 FEET OF THE NORTH 600 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 8 NORTH, RANGE 7 EAST, CITY OF FLINT, GENESEE COUNTY, MICHIGAN, EXCEPTING THEREFROM THE PART DESCRIBED AS: THE EAST 213.20 FEET OF THE WEST 815.00 FEET OF THE NORTH 250 FEET OF THE SOUTHEAST 1 /4 OF THE SOUTHEAST 1 /4 , ALSO EXCEPTING THE NORTHERLY 50 FEET OF THE WESTERLY 32 FEET, SECTION 33, TOWNSHIP 8 NORTH, RANGE 7 EAST, CITY OF FLINT, GENESEE COUNTY, MICHIGAN.

ALSO

THE EAST 62.5 FEET OF THE WEST 570.70 FEET OF THE NORTH 600 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 8 NORTH, RANGE 7 EAST, EXCEPT THE NORTHERLY 340.00 FEET.



FLINT HOUSING COMMISSION



Development Pro Forma- Howard Estates

Attached is the projected redevelopment proforma for Howard Estates along with a trade payment breakdown detailing the scope of the proposed renovation. The proforma uses standard formulas and assumptions by MSHDA as part of their LIHTC direct lending programs.

This preservation transaction incorporates a number of funding sources. A description of the permanent sources includes the following:

- First Mortgage loan provided by MSHDA of \$7,935,678. This anticipated loan included tax-exempt bonds at an interest rate of 4.10% with a 40-year term.
- A seller note from the proceeds of the land lease will also be included in the sources of this rehabilitation in the amount of \$4,616,455.
- LIHTC equity in the amount of \$8,523,902 based on \$0.91/LIHTC is also anticipated.
- Income from operations during the construction period of \$532,846 will be a source of funding to complete the project.
- Finally, deferred developer fee of \$510,000 will round out the sources of funds for the Howard Estates project.

Howard Estates

2/10/2022

Permanent Financing- MSHDA Tax-Exempt Bond Financing - Monthly Debt Service 4.10% for 40 years
 Construction Financing - MSHDA Tax-Exempt Bond Financing - 4.10%, interest only

Uses

Acquisition		
	Land	\$ 165,000
	Buildings	\$ 7,335,000
	Subtotal	\$ 7,500,000
Construction		
	Structures and on-site improvements	\$ 6,964,999
	General Requirements, Overhead, Builder Profit	\$ 1,017,391
	Permits, Bond Premium, Tap Fees, Cost Certification	\$ 158,889
	Construction Contingency (10% of est. Const Costs)	\$ 814,128
	Subtotal	\$ 8,955,407
Professional Fees		
	Architect, Engineer, Legal, and other Professional Fees	\$ 223,000
	Subtotal	\$ 223,000
Financing Costs		
	Construction Financing	\$ 562,846
	Permanent Financing	\$ 230,036
	Investor and LIHTC related costs	\$ 3,004,114
	Subtotal	\$ 3,796,996
Project Reserves		
	Tax & Insurance and other project reserves	\$ 1,643,478
	Subtotal	\$ 1,643,478
	Total Development Costs	\$ 22,118,881

Sources

MSHDA Permanent Mortgage	\$ 7,935,678
LIHTC Equity	\$ 8,523,902
Income from Operations	\$ 532,846
Seller Note	\$ 4,616,455
Deferred Developer Fee	\$ 510,000
Total Permanent Sources	\$ 22,118,881
MSHDA Construction Loan	\$ 11,501,818

All numbers are preliminary and are subject to change based on lender and investor requirements

CONSTRUCTION COST TRADE PAYMENT BREAKDOWN

Date:	02/10/22
Development No:	
Project Name:	Howard Estates Townhouses
City / County:	Flint / Genesee
Mortgagor:	MACH 1 LDHA, LLC
Contractor:	MHT Construction Management, LLC



Structures			
Line	AIA/CSI #	Trade Item	Cost
1	020000	Architectural Environmental Mitigation	\$ -
2	030000	Building Concrete	\$ -
3	040000	Masonry	\$ 44,258
4	050000	Metals	\$ 61,600
5	061000	Rough Carpentry	\$ 62,450
6	062000	Finish Carpentry	\$ 250,000
7	072000	Insulation	\$ 100,000
8	073000	Roofing	\$ 568,581
9	074000	Siding	\$ 423,142
10	079000	Caulking and Exterior Sealants	\$ 160,000
11	081000	Doors / Hardware	\$ 348,860
12	085000	Windows	\$ 576,000
13	088000	Glazing	\$ -
14	092000	Gypsum Board	\$ 23,000
15	093000	Tiling	\$ -
16	095000	Acoustical Ceilings	\$ -
17	096500	Resilient Flooring	\$ 527,809
18	096800	Carpeting	\$ 303,500
19	099000	Painting	\$ 343,192
20	100000	Specialties	\$ 537,600
21	110000	Special Equipment	\$ 16,400
22	113000	Appliances	\$ 224,888
23	122000	Window Treatments	\$ 45,000
24	123000	Cabinets and Casework	\$ 111,750
25	130000	Special Construction	\$ -
26	142000	Elevators	\$ -
27	210000	Fire Protection	\$ 50,000
28	220000	Plumbing / Domestic Hot Water	\$ 115,866
29	230000	HVAC	\$ 921,203
30	260000	Electrical	\$ 463,900
31	262000	Low Voltage Electrical	\$ 21,000
32	280000	Electronic Safety and Security	\$ -
Total Structures			\$ 6,299,999

Site Work			
Line	AIA/CSI #	Trade Item	Cost
33	020000	Site Environmental Mitigation	\$ -
34	310000	Earth Work	\$ -
35	321000	Roads / Walks	\$ 465,270
36	323000	Site Improvements	\$ 175,730
37	328000	Site Irrigation	\$ -
38	329000	Landscaping	\$ 24,000
39	330000	Site Utilities	\$ -
Total Site Work			\$ 665,000

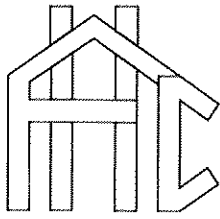
Misc. Structures and Sitework			
Line	AIA/CSI #	Trade Item	Cost
40		Community Building	
41		Accessory Buildings	
42		Off-Site Improvements	
43		Temporary Site Security	
Total Misc. Structures and Sitework			\$ -

Total Structures, Sitework and Misc. Structures and Sitework			\$ 6,964,999
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Line	AIA/CSI #	Trade Item	Cost
44		General Requirements @ 6%	\$ 417,900
45		Builder's Overhead @ 2%	\$ 147,658
46		Builder's Profit @ 6%	\$ 451,833
47		Building Permits	\$ 75,000
48		Bond Premium	\$ 77,389
49		Tap Fees	\$ -
50		Cost Certification Expense	\$ 6,500
Total Construction			\$ 8,141,279

Comments:

MHT Construction, LLC	MACH 1 Limited Dividend Housing Association, LLC	Michigan State Housing Development Authority
Contractor (please print)	Sponsor / Mortgagor (please print)	MSHDA Representative (please print)
Signature	Signature	Signature



FLINT HOUSING COMMISSION



Projected Operating Pro Forma- Howard Estates

Attached is the projected operating proforma for Howard Estates along with the cash flow projections using the standard formulas and inflation factors used by MSHDA as part of their LIHTC direct lending programs. Operating projections are based on previous expenses and expenses at comparable units and the income is based on the RAD rents published by HUD for this specific project.

Development MACH 1 - Howard
 Financing Tax Exempt
 MSHDA No.
 Step Application
 Date
 Type Acquisition/Rehab

Mortgage Assumptions:
 Debt Coverage Ratio 1.24
 Mortgage Interest Rate 4.100%
 Pay Rate 4.100%
 Mortgage Term 40 years
 Income from Operations Yes
 PBV and/or Existing Section 8 Assistance

Instructions

Total Development Income Potential

	Per Unit	Total
Annual Rental Income	12,328	1,171,152
Annual Non-Rental Income	0	0
Total Project Revenue	12,328	1,171,152

Total Development Expenses

Vacancy Loss	5.00% of annual rent potential	616	58,558
Management Fee	562 per unit per year	562	53,390
Administration		1,330	126,350
Project-paid Fuel		95	9,025
Common Electricity		563	53,485
Water and Sewer		1,018	96,710
Operating and Maintenance		1,683	159,885
Real Estate Taxes		0	
Payment in Lieu of Taxes (PILOT)	3.00% Applied to: All Units	301	28,601
Insurance		571	54,245
Replacement Reserve	300 per unit per year	300	28,500
Other: Permit and inspection fees		16	1,520
Other:		0	

Initial Inflation Factor	Beginning in Year	Future Inflation Factor
1.0%	6	2.0%
1.0%	6	2.0%
Future Vacancy		
	6	8.0%
3.0%	1	3.0%
3.0%	1	3.0%
3.0%	6	3.0%
4.0%	6	3.0%
5.0%	6	5.0%
3.0%	1	3.0%
5.0%	1	5.0%
3.0%	1	3.0%
3.0%	1	3.0%
3.0%	1	3.0%
3.0%	1	3.0%

	% of Revenue		
Total Expenses	57.23%	7,055	670,269
Base Net Operating Income		5,272	500,883
Part A Mortgage Payment	34.49%	4,252	403,938
Part A Mortgage		83,533	7,935,678
Non MSHDA Financing Mortgage Payment		0	
Non MSHDA Financing Type:		0	
Base Project Cash Flow (excludes ODR)	8.28%	1,020	96,945

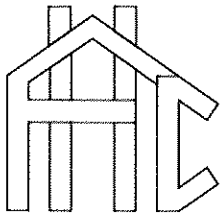
Override

Development MACH 1 - Howard
Financing Tax Exempt
MSHDA No. 0
Step Application
Date 01/00/1900
Type Acquisition/Rehab

Initial Inflation	Starting in Yr	Future Inflation
0.00%	1990	0.00%
0.00%	1991	0.00%
0.00%	1992	0.00%
0.00%	1993	0.00%
0.00%	1994	0.00%
0.00%	1995	0.00%
0.00%	1996	0.00%
0.00%	1997	0.00%
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0.00%	2090	0.00%
0.00%	2091	0.00%
0.00%	2092	0.00%
0.00%	2093	0.00%
0.00%	2094	0.00%
0.00%	2095	0.00%
0.00%	2096	0.00%
0.00%	2097	0.00%
0.00%	2098	0.00%
0.00%	2099	0.00%

Cash Flow Projections

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FLINT HOUSING COMMISSION



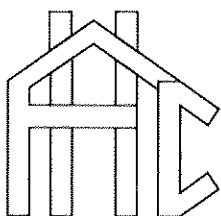
Schedule of Rents and Income Limits- Howard Estates

The proposed project includes all units restricted to families with incomes at 60% AMI. All units will be covered with a Section 8 Project Based Voucher based on the RAD program requirements. Residents will be limited on their portion of rent to 30% of their income minus a utility allowance.

Instructions

Income Limits for	Genesee County (Effective April 1, 2021)					
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
30% of area median	13,800	15,750	17,730	19,680	21,270	22,830
40% of area median	18,400	21,000	23,640	26,240	28,360	30,440
50% of area median	23,000	26,250	29,550	32,800	35,450	38,050
60% of area median	27,600	31,500	35,460	39,360	42,540	45,660

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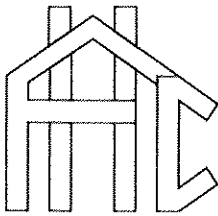


FLINT HOUSING COMMISSION



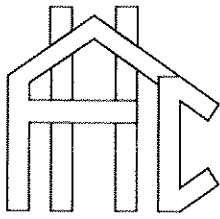
Project Timeline- Howard Estates

FHC and MHT anticipate submitting an application for funding to MSHDA in March. Closing is expected in late 2022 and construction will begin immediately after closing on the transaction. Howard Estates is to then be expected to be complete in early 2024. Attached is a full proposed timeline of the project.



FLINT HOUSING COMMISSION

Project Stage	Estimated/Actual Date
PRE-DEVELOPMENT	
Ownership Entity Formation	7/23/2021
Zoning Approval	4/1/2022
Site Plan Approval	4/1/2022
Site Control Established	3/15/2022
Tax Abatement Approval	4/1/2022
FINANCING COMMITMENT/APPROVALS	
Construction Financing	8/1/2022
Permanent Financing	8/1/2022
Secondary Financing	N/A
Grant/Subsidy Financing	N/A
Equity Financing	11/19/2021
CLOSING AND DISBURSEMENTS	
Initial Subsidy Layering Review	9/1/2022
Acquisition of Land/Building(s)*	10/1/2022
Construction Financing Disbursement	10/1/2022
Permanent Financing Disbursement	2/1/2024
Secondary Financing Disbursement	N/A
Grant/Subsidy Financing Disbursement	N/A
Initial Equity Disbursement	10/1/2022
CONSTRUCTION/REHABILITATION	
Building Permit Issued	9/15/2022
Final Plans and Specifications	9/1/2022
Construction Start	10/1/2022
50% Completion	6/1/2023
Construction Completion	1/1/2024
POST-CONSTRUCTION	
Temporary/Final Certificates of Occupancy Issued	12/1/2023
Placed in Service Date*	12/1/2023
Begin Lease-Up	10/1/2022
Substantial Rent-Up	3/1/2024
Completion of Cost Certification by CPA	4/1/2024
Final Subsidy Layering Review	5/1/2024
8609 Request Submitted	5/1/2024

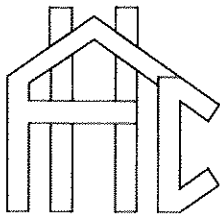


FLINT HOUSING COMMISSION



Potential Conflicts of Interest- Howard Estates

There are no known potential conflicts of interest with any individual related to the applicant or the guarantor with any City of Flint Personnel or Members to Flint's City Council.



FLINT HOUSING COMMISSION



Potenital Bonus Points Narrative

The quantitative and qualitative impact of this transaction will be huge for the residents, the surrounding neighborhood, and the City of Flint.

Preservation and Rehabilitation and Energy Efficiency Improvement

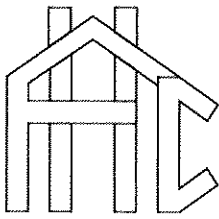
Low-Income Housing Tax Credits (LIHTC), Tax Exempt Bond Financing from the Michigan State Housing Development Authority (MSHDA) will be used to perform a significant rehabilitation of the property. Hard construction costs are expected to exceed \$8,000,000. The proposed rehabilitation will focus on improving energy efficiency and replacing major physical components that are about to exhaust their useful life. Specifically, the transaction will result in the repair and/or replacement of certain building systems including HVAC, parking lot, site signage, landscaping, common area LED lighting and flooring, and in-unit upgrades of Energy Star appliances, bathroom cabinets, sinks, faucets, countertops, flooring, LED lighting, Energy Star windows and entry doors. Further, the development will upgrade community space, playground equipment and other amenities for the residents. The rehabilitation is expected to comply with Enterprise Green Community Standards for moderate rehab.

Transitioning to NEW Federal Funding Subsidy Model

A most unique and both qualitatively and quantitatively impactful characteristic of this transaction will be the transition of federal funding to Section 8 Project Based Vouchers. The transfer to this Section 8 budget authority changes how the property receives future funding increases and thereby ensures that property is able to maintain and reserve funds needed for the long financial stability of the development.

Increased PILOT Payment for the City of Flint

It is important to note that because of the transition from the public housing platform to an LIHTC property with Section 8 Project Based Vouchers the resulting tax revenue to the City of Flint is expected to increase from \$0 paid in 2020 to an estimated new amount of over \$28,000 for the first year post-rehabilitation. That annual tax revenue is projected to steadily increase as shown in the attached materials.



FLINT HOUSING COMMISSION



External Amenities

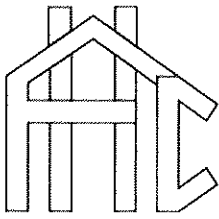
There is public transportation at the property edge with easy access to downtown to the west and shopping to the east. While the property sits adjacent to single-family homes, to the east is a church, Eastern Michigan Food Bank, an active senior center and numerous established local businesses offering stable employment. Howard Estates is located in a Traditional Neighborhood in a Full Choice Area. The WalkScore at this location is 27.

Jobs Created

Based on projects of similar size and scope, it is estimated that 75 temporary construction related jobs will be generated and two full time positions will be preserved. The funding sources also require Section 3 requirements to promote the hiring and training of low-income individuals. Both FHC and MHT have successfully implemented numerous effective Section 3 programs resulting in the creation of real jobs. It is anticipated that residents living at Howard Estates and other FHC properties will be employed by the jobs created.

FHC's Outreach Commitment to the Community

FHC and MHT have worked directly with the residents to discuss the rehab, their needs, and addressing any of the resident's concerns. Overall, the residents are very excited and hopeful for the changes as it will make a great impact and improvement in their lives and living space. FHC and MHT have also reached out directly to 7th Ward Councilperson, Allie Herkenroder, and participated in a Town Hall gathering to share the plans with others in the 7th ward.

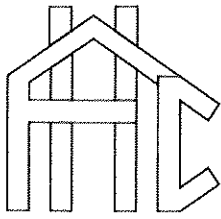


FLINT HOUSING COMMISSION



MSHDA Application for LIHTC- Howard Estates

The Application for Low Income Housing Tax Credits will be submitted to MSHDA as part of Flint Housing Commission and MHT's submission for MSHDA direct lending. FHC and MHT are in the process of preparing the application and will share within 30 days of submitting to MSHDA.



FLINT HOUSING COMMISSION



Howard Estates PILOT Request

Table of Contents

1. Background Narrative about the Applicant
2. Proposed Project Narrative
3. Marketing Plan
4. Ownership and Tax Information
5. Development Pro Forma and Trade Payment Breakdown
6. Operating Pro Forma
7. Schedule of Rents and Income Limits
8. Status of the Market Study
9. Project Timeline
10. Conflict of Interests – Not Applicable
11. Potential Bonus Points Narrative
12. MSHDA LIHTC Application

220254

ORDINANCE NO. _____

An ordinance to amend the Code of the City of Flint by amending Chapter 18, Taxation; Funds; Purchasing; Article I, In General; Section 18-4.1, Service Charge in Lieu of Taxes for Housing Facilities for Certain Persons.

IT IS HEREBY ORDAINED BY PEOPLE OF THE CITY OF FLINT:

Sec. 1. That the provisions of Chapter 18, Taxation; Funds; Purchasing; Article I, In General; Section 18-4.1, Service Charge in Lieu of Taxes for Housing Facilities for Certain Persons, shall be amended by adding subsection (GG), which shall read in its entirety as follows:

(GG) THE CITY ACKNOWLEDGES THAT **MACH 1 LIMITED DIVIDEND HOUSING ASSOCIATION, LLC** (THE "OWNER") HAS OFFERED, SUBJECT TO RECEIPT OF AN AUTHORITY-AIDED OR FEDERALLY-AIDED MORTGAGE LOAN AND/OR ALLOCATION OF LOW INCOME HOUSING TAX CREDITS FROM THE MICHIGAN STATE HOUSING AND DEVELOPMENT AUTHORITY ("MSHDA"), TO OWN AND OPERATE A HOUSING PROJECT IDENTIFIED AS "**CENTERVIEW APARTMENTS**" (THE "PROJECT") ON CERTAIN PROPERTY LOCATED IN THE CITY TO SERVE PERSONS AND FAMILIES OF LOW INCOME, AND THAT THE OWNER HAS OFFERED TO PAY THE CITY ON ACCOUNT OF THIS HOUSING DEVELOPMENT AN ANNUAL SERVICE CHARGE FOR PUBLIC SERVICES IN LIEU OF AD VALOREM TAXES.

THE CITY ACKNOWLEDGES THAT THE OWNER SHALL BE AFFORDED TAX BENEFITS OF PAYING A SERVICE CHARGE IN LIEU OF AD VALOREM TAXES (BUT


NOT IN LIEU OF PAYMENT OF SPECIAL ASSESSMENTS INCLUDING, BUT NOT LIMITED TO, THE STREET LIGHTING SPECIAL ASSESSMENT). THE CITY FURTHER ACKNOWLEDGES THAT THE OWNER FITS WITHIN THE CLASS AS DESCRIBED IN §18-4.3 BELOW. THE ANNUAL SERVICE CHARGE FOR THE CLASS OF PERSONS OF LOW AND MODERATE INCOME SHALL BE EQUAL TO THREE PERCENT (3%) OF THE ANNUAL SHELTER RENTS, EXCLUSIVE OF CHARGES FOR GAS, ELECTRICITY, HEAT, OR OTHER UTILITIES FURNISHED TO THE OCCUPANTS, INCLUDING THE PORTION OF RENT PAYABLE UNDER ANY GOVERNMENTAL SUBSIDY. NOTWITHSTANDING THE FOREGOING, THE ANNUAL SERVICE CHARGE SHALL NOT EXCEED AD VALOREM PROPERTY TAXES THAT WOULD BE ASSESSED OR PAID ABSENT THIS TAX EXEMPTION.

Sec. 2. This ordinance shall become effective immediately upon publication.

Adopted this _____ day of _____, 2022 A.D.

Sheldon A. Neeley, Mayor

APPROVED AS TO FORM:



William Kim (Jun 15, 2022 13:02 EDT),
William Kim, Chief Legal Officer

ORDINANCE REVIEW FORM

FROM: Planning and Development
Department

NO. 21-
Law Office Login #

ORDINANCE NAME:

(FF) PILOT ORDINANCE RESOLUTION TO GRANT A THREE (3%) PAYMENT IN LIEU OF TAXES (PILOT) TO PROJECT KNOWN AS CENTERVIEW APARTMENTS, WHICH IS A MIXED INCOME DEVELOPMENT OF 90 RESIDENTIAL UNITS.

1. ORDINANCE REVIEW - DEPARTMENT DIRECTOR

The attached ORDINANCE is approved by the Director of the affected Department. By signing, the Director approves this ordinance to be processed for signatures and fully executed.

By: Director

Suzanne Wilcox
Suzanne Wilcox, Director, P&D

DATE: 6/13/22

2. ORDINANCE REVIEW-FINANCE DEPARTMENT

The attached ORDINANCE is submitted to the Finance Department for approval. By signing, the Finance Department approves this ordinance to be processed for signatures and fully executed.

By:

Robert J. F. Widigan

Robert J.F. Widigan, Chief Financial Officer

DATE: 06/15/2022

By:

Clyde D. Edwards

Clyde Edwards,

City Administrator

DATE: 06/16/2022

Centerview Apartments, 2001 N Center Rd tax comparisons

1) Current taxable value:	\$0.00	
2) PILOT estimation	\$19,000.00	DIFFERENCE BETWEEN PILOT AND TAXES: \$196,315.92 per year

Based on the Schedule of Rents provided by Flint Housing Commission, at 100% occupancy, given its rental rates for households at 30%, 40%, and 60% of AML, the total annual rent potential for the 93 units is \$731,160

3) Estimated project ad valorum taxable value:

Market Rent	One Bedroom	Two Bedroom
	\$750	\$950
Number of Units	89	1
	\$66,750	\$950

Monthly Income	\$67,700
Yearly Income	\$812,400
Vacancy/Loss (10%)	(\$81,240)
Potential Gross Income	\$731,160
Expenses	(\$99,585)
Net Operating Income	\$631,575
Cap Rate of 10%	\$6,315,750
SEV/TV	3,157,875
Potential Taxes	\$215,316



PAYMENT IN LIEU OF TAXES (PILOT) APPLICATION
CITY OF FLINT

APPLICANT INFORMATION

ENTITY NAME	MACH 1 Limited Dividend Housing Association, LLC
REPRESENTATIVES NAME	Jason Borrer and Van Fox
ADDRESS	3820 Richfield Rd, Flint, MI 48506
TELEPHONE NUMBER	810-736-3134
E-MAIL ADDRESS	jborrer@flinthc.org vanfox@mhthousing.net

GUARANTORS INFORMATION

ENTITY NAME	Flint Housing Commission
ENTITY PRINCIPAL	Harold Ince, Jr, Executive Director
ADDRESS	3820 Richfield Rd., Flint, MI 48506
TELEPHONE NUMBER	810-736-3134
E-MAIL ADDRESS	Hince@flinthc.org

ENTITY NAME	MHT Housing, Inc.
ENTITY PRINCIPAL	T. Van Fox, President
ADDRESS	32500 Telegraph Rd, Suite 100, Bingham Farms, MI 48025
TELEPHONE NUMBER	248-833-0550
E-MAIL ADDRESS	vanfox@mhthousing.net

Have you submitted an application for this same project to the City of Flint previously and been denied? No

Do you owe the city funds for delinquent taxes of utility bills? No

Did you include the names of all officers and/or directors as it relates to this application? Yes

PROJECT INFORMATION

PROJECT NAME	Centerview Apartments
ADDRESS OF PROJECT	2001 N. Center Rd., Flint, MI 48506
PARCEL ID	41-04-478-019
LEGAL DESCRIPTION	The North 400 feet of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 4, Township 7 North, Range 7 East, City of Flint, Genesee County Records
NAME OF OWNERSHIP ENTITY	Flint Housing Commission

DEVELOPMENT TEAM

APPLICANT PRIMARY POINT OF CONTACT	Jason Borrer
ARCHITECTURAL FIRM	Jeffrey Graham, KEM_TEC, 586-772-2222
CONSTRUCTION PROJECT MANAGER	Tony Martin, MHT Construction Management, 248-833-0550
GENERAL CONTRACTOR FOR PROJECT	MHT Construction Management, 248-833-0550

Number of Years	40 years	Beginning Year	2024
Percent of PILOT	3%	Ending Year	2064

Applicant or applicant's representatives must execute the following statement and provide it as a part of the application.

The person's completing this application hereby declares that:

- 1. They will not violate any of the laws of the State of Michigan or the United States of America or any ordinance of the City of Flint.**
- 2. Should any of the information provided in this application or any attachment thereto change in the term of the license or any renewal thereof, they will notify the City in writing within thirty (30) days of such change.**
- 3. They have contacted MSHDA to ensure eligibility.**

Date 3/7/2022

Harold S. Ince Jr. (FHC)

T. Van Fox (MHT)

Authorized Applicant Representative (PRINT)

Authorized Applicant Representative (SIGN)

PILOT APPLICATION CHECKLIST

CHECK ALL THAT HAVE BEEN INCLUDED WITH THIS APPLICATION; IF NOT INCLUDED, PLEASE PROVIDE A BRIEF DESCRIPTION OF WHY.	
Legal description of project real property	Ex. 4
Complete list of the owner/ownership interest in the project	Ex. 1
Background information of applicant/guarantors, including development experience, if any, and all relevant information pertaining to the PILOT project	Ex. 1
Site Plan	Ex. 2
Detailed narrative describing the PILOT that details the following: a) Intended usage/target market b) Economic impact c) Environmental impact including any measures taken to mitigate negative impacts d) Impact on City infrastructure, including transportation and utilities e) Impact on City services, such as police, fire, EMS, code enforcement f) Square footage of the building and land to be renovated g) Architectural renderings, including number and types of units h) Any other information needed to fully explain the project	Ex. 2
Will the project be located in an existing facility? a) If an existing facility, when was it constructed?	Yes 1969
If new construction, please complete the following: a) Estimated date of commencement of construction of the project covered in this application b) Description of project to be constructed including size, type, quality of construction c) Approximate date of commencement of this project's operation	Not New Construction
Describe the marketing plan for the project, identifying the intended market. a) List the types of lessees anticipated b) How long is full occupancy expected to take? c) Who will serve as the manager of this project?	Ex. 3
Provide Housing Market Data to show demand. If a Market Study was completed, provide a copy of this.	Ex. 8
Briefly describe the ownership and tax information for this project. Include in this section the following: a) State the location of the proposed project by street address and legal description b) Name the property owner at the time of the application submittal c) If the applicant does not presently own the property, attach a valid option to purchase the property d) Describe any and all existing financing, options, and liens on the property	Ex. 4

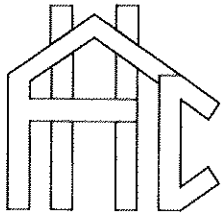
<p>e) State the tax parcel number for all property involved with the Project and the current assessed value of the property</p> <p>f) Are any assessments presently under appeal? If yes, discuss status.</p> <p>g) Will the project result in a subdivision of any present tax parcel?</p>	
Provide a detailed development prop forma outlining proposed hard, soft, and financing costs associated with proposed development. Proforma MUST identify all sources of financing and terms including applicant equity, construction and permanent financing, and any government assistance. Proposals will contain detailed breakdowns.	Ex. 5
Provide a detailed operating pro forma that will include all anticipated Major Revenues and Expenses for the full term of the requested PILOT.	Ex. 6
Are changes proposed to the public space around the Project (ie: sidewalks, lighting, landscaping)?	Ex. 2
<p>State the proposed time schedule for the project including anticipated dates and the following:</p> <p>a) Closing the loan or contributing financing availability</p> <p>b) First expenditure of funds with regard to the project</p> <p>c) Anticipated date construction will begin</p> <p>d) Anticipated completion date</p>	Ex. 9
<p>Development team:</p> <p>a) Applicant primary point of contact</p> <p>b) Architect and engineers</p> <p>c) Construction Project Manager</p> <p>d) General Contractor for project</p> <p>e) Other professionals</p>	Application
Please describe any potential conflicts of interest that the applicant or any guarantor may have with any City Personnel or City Council members	Ex. 10
Include a copy of the completed MSHDA application for Low Income Housing Tax Credits within thirty (30) days of submittal to MSHDA	Ex. 12
<p>Bonus Points:</p> <p>a) Identify Target Area from Master Plan and/or Consolidated Plan</p> <p>b) Neighborhood outreach with fill list of outreach provided</p> <p>c) Document the target level of energy efficiency standard for the project</p> <p>d) Identify and report on the external amenities (ie: Walk Score, transit, schools, etc.)</p>	Ex. 11

PILOT Scoring Matrix

Point Scoring: N/A, 0, 1, 2, or 3. N/A= not applicable, 0= No answer provided or info omitted, 1= poor or below expectation, 2= average or meets minimum standard 3= exceeds minimum standards		
General Points	Points Possible	Points Scored
Application is complete with all attachments submitted.	3	
Project Team has prior successful affordable housing experience	3	1 project/1year 2 projects/5 years 3/projects 10 years
Project is considered Mixed Income (both Market and Affordable Units)	3	20%, 30%, 40%
Project incorporates a mix of units (studio, 1-, 2-, 3-bedrooms) *definitions in app	3	25%, 50%, 75%
Quality of Site Improvements, Place Making	3	
Bonus points (one point per documented line item)		
Priority	Points Possible	Points Scored
Project is in Local Target Area as outlined in the Consolidated Plan/Master Plan	1	
Neighborhood/Block Club Engagement (Include full list of outreach)	1	
Energy Efficiency Standard Incorporated	1/level (max of 3)	
External Amenities (Walkability, proximity to transit, etc.)	70-89- 1 pt. 90 or above- 2 pts.	
General Points Possible/Received	15	
Bonus Points Possible/Received	7	
Total Points for Evaluation	22	

Interpretation	Total Score	Total Points
Poor	< 8	
Acceptable	8-15	
Excellent	16-22	

Disqualifying factors (Mark any present and return to agency if existing)	
Less than 51% of the property is Affordable Units	
Applicant does not own, nor do they have consent from owner to proceed	
Construction has begun prior to application for PILOT	
Applicant is not an eligible entity as outlined in Application Eligibility	
Not in Good Standing with the City of Flint on other properties	



FLINT HOUSING COMMISSION



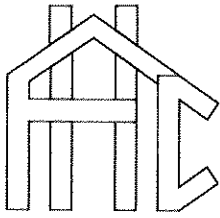
PILOT Request Background Narrative

The Flint Housing Commission (FHC) is a Michigan public body corporate organized as a housing agency and operating under the Michigan Housing Facilities Act, MCL 125.653 et seq. FHC mission is to provide quality affordable housing for low- to moderate-income families, and to make affordable housing in Flint a “housing of choice.” FHC is currently comprised of approximately 1,144 units of public housing. FHC also administers approximately 900 Housing Choice Vouchers (HCV) through the Section 8 Program. FHC intends to complete Rental Assistance Demonstration (RAD) conversions of the Public Housing properties. Each property will execute a 20-year Housing Assistance Payment (HAP) contract with HUD. At the time of conversion, each property is expected to receive substantial renovations utilizing LIHTC and other funding resources to finance the project conversion plans. To assist with these RAD conversions, FHC has hired MHT Housing, Inc. (MHT) to provide additional technical assistance based on their extensive background in affordable housing.

MHT is a non-profit affordable housing developer in Michigan with over 30 years of experience. MHT owns over 6,500 units of housing and has experience in all types of multi-family housing development. MHT specializes in building attractive units while respecting the tenants and neighbors surrounding the housing communities. MHT is partnering with FHC to rehabilitate the Centerview Apartments property and care for the property for the long term.

FHC and MHT are working in partnership to complete project planning, securing financial commitments, providing guarantees, construction oversight, property management and compliance. FHC and MHT will satisfy requirements of investors, the Michigan State Housing Development Authority (MSHDA) and the Department of Housing and Urban Development (HUD) using LIHTC and RAD to preserve a critical affordable housing community in the City of Flint.

MHT Management, LLC will be the property manager on behalf of FHC. MHT Management is well established and has been staffed with a group of high caliber real estate industry professionals, with a vast majority of their tenure being in affordable housing. MHT Management currently manages over 9,500 units throughout Michigan and Indiana.



FLINT HOUSING COMMISSION



Centerview Apartments, located at 2001 N. Center Rd., is a 90-unit apartment community built in 1969. The entity created to own the property is MACH 1 Limited Dividend Housing Association, LLC and will be jointly managed by FHC and MHT.

General Partner/Member Experience
This page must be included in Exhibit 12a

General Partner/Member Name:	MHT Housing, Inc.	
Is the General Partner/Member shown in Section C.1 of the LIHTC Program Application?		yes
If you answered "No," please explain the relationship between the owner shown here to the owner in the application:		

Complete the chart below including ALL affordable developments the GP/Member has experience in owning and developing. Failure to fully complete this chart or clearly define the relationship between the entity(ies) shown above to the information presented in the LIHTC Program Application may result in a loss of points when applying to LIHTC.

Name and Project Number of Project Owned	City and State	Number of Units	Construction type	Date of Ownership (mm/dd/yy)		Date Project Last Placed in Service	Type of Financing as defined by Tier 1 in Scoring Criteria Section D, #1	LIHTC Project?	8609 issue date (mm/dd/yy)	Has the project materially defaulted on any obligation?*	Does the Project have any uncorrected 8823s that have been outstanding longer than 6 months?*	Included in Point Total for Owner/GP Experience Points?
				Begin	End							
Example: ABC Apts A12345	Lansing, MI	23	Acq./Rehab	3/1/2003	10/14/2008	5/1/2003	HUD 221 (d)(4)	Yes	5/5/2004	No	No	2/3
9100 on Grand	Detroit, MI	36	New Construction	11/25/2018		4/8/2019	LIHTC	Yes	9/14/2020	No	No	1
Adams Senior Village II	Westland, MI	120	Acq./Rehab	11/1/2003		2/24/2016	LIHTC/HUD 223F	Yes	7/23/2018	No	No	1/2
Ambrose Ridge II	Plainfield Twp, MI	84	Acq./Rehab	6/15/1996		1/31/2018	LIHTC/MSHDA	Yes	8/12/2020	No	No	1/2
Apple Ridge II	Kalamazoo, MI	56	Acquisition	1/8/2010		2/24/2005, Rehab in Progress	LIHTC/HUD 223F	Yes	Pending	No	No	2/3
Aspen Hills II	Garfield Township, MI	70	Acq./Rehab	8/6/2002		8/29/2019	LIHTC/HUD 223F	Yes	9/10/2020	No	No	1/2
Benjamin Manor	Highland Park, MI	81	Acq./Rehab	1/31/2012		NA	NSP/MSHDA	No	NA	No	No	No
Brentwood II	Belding, MI	48	Acq./Rehab	7/11/2003	6/17/2019	12/30/2003	LIHTC/CONV	Yes	10/11/2004	No	No	No
Calumet II	Detroit, MI	104	Acq./Rehab	12/30/1991		12/27/2007	LIHTC/MSHDA	Yes	10/8/2009	No	No	2/3
Camelot Hills II	Lansing, MI	102	Acq./Rehab	6/20/2003		10/23/2019	CONV/LIHTC	Yes	Pending	No	No	2/3
Cass Apartments aka Arthur Antisdell	Detroit, MI	41	Adaptive Re-use	11/1/2012		11/22/2013	LIHTC/MSHDA	Yes	3/4/2016	No	No	2/3
Centerline Park Towers II	Center Line, MI	300	Acq./Rehab	4/21/2005		1/1/2006, Rehab in Process	221D4/LIHTC	Yes	10/10/2006	No	No	2/3
Center Ridge Arms	Essexville, MI	100	Acq./Rehab	3/30/2021		Rehab in Process	LIHTC/MSHDA	Yes	Pending	No	No	No
Chase Run III	Mt. Pleasant, MI	160	Acq./Rehab	7/12/1997		12/31/2017	CONV/LIHTC/MSHDA	Yes	Pending	No	No	2/3
Clay Apartments	Detroit, MI	42	New Construction	3/12/2019		9/25/2020	CONV	Yes	Pending	No	No	No
Colonial Meadows II	Pontiac, MI	82	Acquisition	6/1/2011		12/31/2020	MSHDA	Yes	Pending	No	No	No
Dauner Haus II	Fenton, MI	41	New Construction	12/21/1995		2/26/1997	LIHTC/CONV	Yes	3/9/1998	No	No	No
Dauner Haus III	Fenton, MI	151	Acq./Rehab	6/27/1995		9/30/2008	LIHTC/CONV	Yes	10/8/2009	No	No	2/3

* A material default on any obligation includes, but is not limited to the following: project foreclosure, filing a bankruptcy petition, or providing a deed in lieu of foreclosure. If answered yes, the project cannot be counted towards the general partner/member experience total. However, explanation can be provided on tab C of this workbook.

** If the project has any uncorrected 8823s that have been outstanding longer than 6 months, then that project cannot be counted towards the general partner/member experience total. However, explanation can be provided on tab C of this workbook.

Name and Project Number of Project Owned	City and State	Number of Units	Construction type	Date of Ownership (mm/dd/yy)		Date Project Last Placed in Service	Type of Financing as defined by Tier 1 in Scoring Criteria Section D, #1	LIHTC Project?	8609 issue date (mm/dd/yy)	Has the project materially defaulted on any obligation**	Does the Project have any unsecured 8623s that have been outstanding longer than 6 months***	Included in Point Total for Owner/GP Experience Points?
				Begin	End							
Example: ABC Apts A12345	Lansing, MI	23	Acq./Rehab	3/1/2001	10/14/2008	5/1/2003	HUD 221 (d)(4)	Yes	5/5/2004	No	No	2/3
Dearborn Town Center Senior	Dearborn, MI	77	New Construction	12/8/2017		12/5/2018	LIHTC	Yes	8/12/2020	No	No	1
Delhi Stratford Place	Holt, MI	96	Acquisition	12/28/2010		1/13/2006	MSHDA/LIHTC	Yes	12/9/2010	No	No	2/3
Dickerson Manor	Detroit, MI	66	New Construction	9/1/2010		11/9/2011	CONV/LIHTC	Yes	3/1/2013	No	No	2/3
Gabrielle	Highland Park, MI	336	Acq./Rehab	6/24/1994		12/1/1994	MSHDA/LIHTC	Yes	12/27/1994	No	No	No
Glendale Buena Vista	Highland Park, MI	93	Acq./Rehab	12/31/1991		12/30/1991	MSHDA/RAP/LIHTC	Yes	12/29/1993	No	No	No
Harbor Pointe	Benton Twp, MI	84	New Construction	8/28/1998	2/5/2018	1/1/2000	LIHTC	Yes	2/12/2001	No	No	No
Harbor Pointe II	Benton Twp, MI	72	New Construction	8/25/2001	2/5/2018	1/1/2003	CONV/LIHTC	Yes	9/15/2003	No	No	No
Highland Manor	Highland Park, MI	48	New Construction	9/10/2009		3/16/2010	LIHTC/221 D4	Yes	1/30/2012	No	No	2/3
Hope Senior	Oxford, MI	50	New Construction	3/15/1993		12/17/1993	TAXABLE BOND/MSHDA/LIHTC	Yes	12/29/1993	No	No	No
Jefferson Meadows	Detroit, MI	83	Acquisition	11/1/2011		NA	MSHDA HOME//LIHTC	Yes	NA	No	No	No
Jefferson Square II	Detroit, MI	180	Acq./Rehab	12/30/1991		12/17/2007	HUD/221 D4	Yes	10/26/2009	No	No	2/3
Jennings Senior Living	Detroit, MI	46	Adaptive Re-use	7/10/2014		8/28/2015	LIHTC/HOME	Yes	2/27/2017	No	No	2/3
Maplewood Manor	Bay City, MI	158	Acq./Rehab	2/27/2015		12/30/2015	LIHTC/ HUD 221D4	Yes	11/9/2017	No	No	2/3
McDonald Square II	Detroit, MI	180	Acq./Rehab	12/30/1991		9/26/2007	MSHDA/LIHTC	Yes	3/18/2009	No	No	2/3
Mill Pond Manor II	Brighton, MI	58	Acq./Rehab	3/22/2013		6/1/2016	LIHTC/ HUD 221D4	Yes	5/7/2018	No	No	1/2/4
Milwaukee Junction	Detroit, MI	25	New Construction	5/7/2020		NA, Under Construction	CONV	Yes	Pending	No	No	No
Newman Court Apartments	Pontiac, MI	172	Acq./Rehab	11/8/2017		10/25/2018	LIHTC/HUD 223F/BOND	Yes	6/18/2020	No	No	1
Oakwood Manor	Eastpointe, MI	44	New Construction	6/27/2012		7/1/2013	NSP/HOME	No	NA	No	No	2
Pablo Davis II	Detroit, MI	75	Acq./Rehab	11/28/2018		12/31/2019	CONV/LIHTC	Yes	Pending	No	No	No
Palmer Court Townhomes	Detroit, MI	173	Acq./Rehab	10/20/2010		10/13/2011	MSHDA/LIHTC	Yes	12/6/2012	No	No	2/3
Parkview Place II	Detroit, MI	199	Acq./Rehab	5/1/2002		12/31/2020	LIHTC/Pass Thru	Yes	Pending	No	No	2/3
Prince Hall Place	Detroit, MI	156	Acq./Rehab	11/1/2009		1992	CONV/MSHDA	Yes	7/11/2013	No	No	No
Renaissance	Pontiac, MI	56	Acq./Rehab	10/10/2017		NA	LIHTC/HUD	Yes	NA	No	No	No
Ridgewood Vista	Jackson, MI	150	Acq./Rehab	6/27/1993		9/23/2008	LIHTC/MSHDA	Yes	10/20/2009	No	No	2/3
River Terrace	Benton Harbor, MI	270	Acq./Rehab	6/23/2006		1/1/2007	LIHTC/MSHDA	Yes	3/11/2008	No	No	2/3
Royal Oak Tower	Ferndale, MI	200	Acq./Rehab	6/15/2003	12/27/2019	12/30/2003	MSHDA/LIHTC/Pass Thru	Yes	12/29/2004	No	No	No
Sacred Heart	St. Francis, WI	68	Adaptive Re-use	10/1/2011		12/7/2011	LIHTC/WHEDA	Yes	11/10/2012	No	No	2/3
Shiloh Commons II	Flint, MI	125	Acq./Rehab	3/19/2020		12/31/2020	LIHTC/MSHDA	Yes	Pending	No	No	No
Silver Creek II	Flat Rock, MI	111	Acq./Rehab	1/12/1997		12/31/2017	CONV/LIHTC/MSHDA	Yes	Pending	No	No	2/3
South Hill II	Milford, MI	120	Acq./Rehab	8/10/2007		10/11/2007	MSHDA/LIHTC	Yes	1/28/2009	No	No	2/3
Tri City Village	Watervliet, MI	56	Acq./Rehab	4/19/2006		4/19/2006	HUD 221D4/LIHTC	Yes	6/28/2007	No	No	2/3
University Club	Detroit, MI	120	Acq./Rehab	1/1/2010		NA	MSHDA/HOME	No	NA	No	No	No
Uptown Towers	Portland, OR	71	Acq./Rehab	1/20/2011		2/1/2011	LIHTC/CONV	Yes	3/15/2012	No	No	2/3
Van Dyke Center II	Detroit, MI	200	Acq./Rehab	8/16/2007		11/8/2007	MSHDA/LIHTC	Yes	3/13/2009	No	No	2/3
Village at Bloomfield	Pontiac, MI	150	New Construction	11/24/2020		NA, Under Construction	Tax Exempt Bond/HOME/MR	No	Pending	No	No	No
Village of Royal Oak	Royal Oak, MI	147	New Construction	2/1/2010		10/24/2011	LIHTC/MSHDA	Yes	9/17/2012	No	No	2/3

Name and Project Number of Project Owned	City and State	Number of Units	Construction type	Date of Ownership (mm/dd/yy)		Date Project Last Placed in Service	Type of Financing as defined by Tier 1 in Scoring Criteria Section D, #1	LIHTC Project?	8609 issue date (mm/dd/yy)	Has the project materially defaulted on any obligation?*	Does the Project have any uncorrected 8609's that have been outstanding longer than 6 months?***	Included in Point Total for Owner/SP Experience Points?
				Begin	End							
Example: ABC Apts A12345	Lansing, MI	23	Acq./Rehab	3/1/2001	10/14/2008	5/1/2003	HUD 221 (d)(4)	Yes	5/5/2004	No	No	2/3
Village East	Springfield, OR	42	Acq./Rehab	12/19/2014		1/1/2015	LIHTC/CONV	Yes	2/12/2016	No	No	2/3
Village Park	Detroit, MI	57	Acq./Rehab	2/1/2012		2/1/2012	NSP/HOME/MSHDA	Yes	NA	No	No	2/3
Vista Villa	Saginaw, MI	100	Acq./Rehab	6/14/1993		6/1/1994	MSHDA/LIHTC	Yes	12/27/1994	No	No	No
Walnut Grove II	Grand Rapids, MI	80	Acq./Rehab	6/20/2003		12/12/2018	CONV/LIHTC	Yes	Pending	No	No	2/3
Westchester Towers	Wayne, MI	223	Acq./Rehab	5/17/2001	5/31/2018	1/4/2002	LIHTC/HUD 223F	Yes	11/26/2002	No	No	No
Wildwood	Westland, MI	229	Acq./Rehab	4/28/2011		12/1/2011	LIHTC/221D4	Yes	9/12/2013	No	No	2/3

Management Experience
This page must be included as Exhibit 12b

Management Entity:	MHT Management, LLC		
Is the management entity identified above the same as shown in Section C.4 of the LIHTC Program Application?			yes
If you answered "No," please explain the relationship between the management entity shown here and the management entity in the application:			

Complete the chart below. Failure to fully complete this chart or clearly define the relationship between the management entity identified here and in the LIHTC Program Application may result in a loss of points when applying for LIHTC.

Name of Project Managed	City and State	Number of Units	Date of Management (mm/dd/yy)*		Type of Financing	LIHTC Project? **	Does the Project have any uncorrected 8823s that have been outstanding longer than 6 months?***	Included in Point Total for Management Experience Points?
			Begin	End				
Example: XYZ Project	Ann Arbor, MI	33	4/5/2002	5/3/2009	LIHTC	Yes	No	Yes
9100 on Gratiot	Detroit, MI	36	4/8/2019		LIHTC	Yes	No	No
Adams Senior Village II	Westland, MI	120	7/31/2007		HUD 223(f)	Yes	No	Yes
Ambrose Ridge II	Grand Rapids, MI	84	10/1/2017		LIHTC	Yes	No	Yes
Apple Ridge II	Kalamazoo, MI	56	11/1/2008		CONV	Yes	No	Yes
Arthur Antisdel (a.k.a. Cass Community)	Detroit, MI	41	11/1/2013		P8V	Yes	No	Yes
Aspen Hills II	Traverse City, MI	70	10/1/2017		LIHTC/HUD 223F	Yes	No	Yes
Benjamin Manor	Highland Park, MI	81	8/1/2009		NSP/MSHDA	Yes	No	Yes
Brentwood II	Bedford, MI	48	10/1/2017	6/1/2019	CONV/LIHTC	Yes	No	No
Calumet II	Detroit, MI	104	2/1/2010		MSHDA	Yes	No	Yes
Camelot Hills II	Lansing, MI	102	3/1/2008		CONV	Yes	No	Yes
Centerline Park Towers II	Center Line, MI	300	4/1/2007		HUD221(D)4	Yes	No	Yes
Center Ridge Arms	Essexville, MI	100	3/30/2021		MSHDA	Yes	No	No
Chase Run III	Mt. Pleasant, MI	160	1/1/2005		CONV	Yes	No	Yes
Clay Apartments	Detroit, MI	42	3/12/2019		CONV	Yes	No	No
Colonial Meadows	Pontiac, MI	83	6/1/2011		MSHDA	Yes	No	Yes
Dauner Haus III	Fenton, MI	151	2/1/2010		MSHDA	Yes	No	Yes
Dauner Haus II	Fenton, MI	41	2/1/2010		CONV	Yes	No	Yes
Dearborn Town Center Senior	Dearborn, MI	77	12/5/2018		CONV	Yes	No	No
Delhi Stratford Place	Holt, MI	96	6/1/2010		MSHDA	Yes	No	Yes
Dickerson Manor	Detroit, MI	66	9/1/2010		CONV	Yes	No	Yes
Gabrielle	Highland Park, MI	336	2/1/2010		MSHDA	Yes	No	Yes
Glendale Buena Vista	Highland Park, MI	93	2/1/2010		MSHDA	Yes	No	Yes

* Must be the date rent up began if managing the property at that time, otherwise the date the company started managing the project, not the date of the start of construction.

** Points will only be given to management of LIHTC projects

••• if the project has any uncorrected 8823s that have been outstanding longer than 6 months, then that project cannot be counted towards the management experience total. However, explanation can be provided on tab C of this workbook.

Name of Project Managed	City and State	Number of Units	Date of Management (mm/dd/yy)*		Type of Financing	LIHTC Project? **	Does the Project have any uncorrected 8823s that have been outstanding longer than 6 months? ***	Included in Point Total for Management Experience Points?
			Begin	End				
Example: XYZ Project	Ann Arbor, MI	33	4/5/2002	5/3/2009	LIHTC	Yes	No	Yes
Harbor Pointe	Benton Harbor, MI	84	4/1/2017	2/6/2018	LIHTC	Yes	No	No
Harbor Pointe II	Benton Harbor, MI	72	4/1/2017	2/6/2018	CONV/LIHTC	Yes	No	No
Highland Manor	Highland Park, MI	48	11/1/2010		HUD 223(F)	Yes	No	Yes
Hope Senior	Oxford, MI	50	2/1/2010		MSHDA/HOME	Yes	No	Yes
Jefferson Meadows	Detroit, MI	83	11/1/2011		MSHDA	Yes	No	Yes
Jefferson Square II	Detroit, MI	180	10/1/2007		HUD 221(D)4	Yes	No	Yes
Jennings Senior Living	Detroit, MI	46	8/28/2015		CONV	Yes	No	Yes
McDonald Square II	Detroit, MI	180	2/1/2010		MSHDA	Yes	No	Yes
Milit Pond Manor II	Brighton, MI	58	1/1/2013		HUD 221(D)4	Yes	No	Yes
Milwaukee Junction	Detroit, MI	25	Under Construction		CONV	Yes	No	No
Newman Court II	Pontiac, MI	172	6/1/2016		HUD	Yes	No	Yes
Oakwood Manor	Eastpointe, MI	44	7/1/2013		NSP/HOME	No	No	No
Pablo Davis II	Detroit, MI	75	2/1/2014		CONV	Yes	No	Yes
Palmer Court Townhomes	Detroit, MI	173	5/1/2009		MSHDA	Yes	No	Yes
Parkview Place II	Detroit, MI	199	12/1/2004		PASS THRU	Yes	No	Yes
Prince Hall Place	Detroit, MI	156	10/30/2008		MSHDA	Yes	No	Yes
Renaissance	Pontiac, MI	56	1/1/2016		CONV	Yes	No	Yes
Ridgewood Vista	Jackson, MI	150	2/1/2010		MSHDA	Yes	No	Yes
River Terrace	Benton Harbor, MI	270	2/1/2010		MSHDA	Yes	No	Yes
Royal Oak Tower	Ferris, MI	200	2/1/2010	12/7/2019	MSHDA/ SEC 236	Yes	No	No
Shiloh Commons II	Flint, MI	125	2/1/2018		MSHDA	Yes	No	Yes
Silver Creek II	Flint Rock, MI	111	12/1/2003		MSHDA	Yes	No	Yes
South Hill	Milford, MI	120	2/1/2010		MSHDA	Yes	No	Yes
University Club	Detroit, MI	120	1/1/2010		MSHDA	No	No	No
Van Dyke Center II	Detroit, MI	200	2/1/2010		MSHDA	Yes	No	Yes
Village Park	Detroit, MI	56	10/1/2010		MSHDA	Yes	No	Yes
Village of Royal Oak	Royal Oak, MI	147	2/15/2011		MSHDA	Yes	No	Yes
Vista Villa	Saginaw, MI	100	1/2/2009		MSHDA	Yes	No	Yes
Walnut Grove II	Grand Rapids, MI	80	4/1/2017		CONV/LIHTC	Yes	No	Yes
Westchester Towers	Wayne, MI	223	10/1/2004	5/31/2018	HUD 223(F)	Yes	No	No
Wildwood Apartments	Westland, MI	229	4/28/2011		HUD 221(D)4	Yes	No	Yes

General Partner/Member & Management Entity - Explanation Page
This page must be included as part of Exhibits 12a and 12b

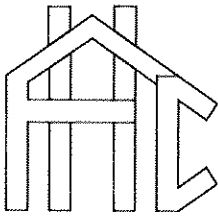
If you answered yes for any project under the column titled "Has the project materially defaulted on any obligation?" from tab A of this workbook, please provide written explanation.

Project Name	Explanation
NA	

If you answered yes for any project under the column titled "Does the project have any uncorrected 8823s that have been outstanding longer than 6 months?" from tab A or B of this workbook, please provide written explanation.

☐ General Partner/Member ☐ Management Entity

Project Name	Explanation
NA	



FLINT HOUSING COMMISSION



PILOT Proposed Project Narrative

Background

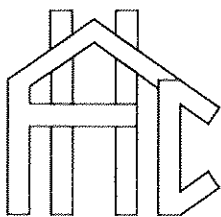
The Flint Housing Commission (FHC) and MHT Housing, Inc. (MHT) intend to submit an application for Low-Income Housing Tax Credits (LIHTC) and Tax-Exempt Bond Financing from the Michigan State Housing Development Authority (MSHDA) in order to reposition the financing and leverage debt to perform \$5.5 million in rehabilitation at Centerview Apartments located at 2001 N. Center Rd., Flint Michigan 48506. The repositioning of the property will include converting the US Department of Housing and Urban Development (HUD) subsidy to the property from the Public Housing Section 9 program to the Housing Choice Voucher (HCV) Section 8 program. The change will allow FHC to stabilize income for the property by signing a 20-year Housing Assistance Payment (HAP) contract and mandatory 20-year renewal with HUD. **This transaction is only feasible if the City of Flint is willing to reissue a Payment in Lieu of Taxes (PILOT) agreement to continue for the term of the new (40 year) MSHDA and HUD financing.**

Intended Usage / Target Market

Centerview Apartments is a 3-story 90 unit apartment building with two (2) elevators. Completing the RAD conversion will allow FHC to preserve affordable housing. All 90 apartments will continue to serve the low- and very low income community. The property will provide housing for residents who are at or below the 60% Area Median Income (AMI). Similar to the existing Public Housing program, residents will only pay 30% of their income towards rent and the property will receive subsidies through vouchers on each apartment.

Economic Impact

Flint Housing Commission currently has a PILOT of 10% on rental income minus utility expenses at Howard Estates. In the current PILOT, HUD subsidy is not included as rental income to the property. Based on this formula, FHC has paid **\$4,037** in fiscal year 2019 and **\$4,222** in fiscal year 2020. The requested PILOT is for 3% of rental income minus utility expenses. In the new requested PILOT, ALL tenant paid rent and HUD (Section 8) subsidy will be considered rental income and will result in a net increase in tax paid by the property. The PILOT to be paid in the first year after conversion and renovations, is projected around **\$19,000** and will continue to increase as shown in the projections provided.



FLINT HOUSING COMMISSION

Environmental Impact

Centerview Apartments will receive significant upgrades immediately after closing. The renovations will have several beneficial environmental impacts to the property and the residents. Inside the apartments, residents will receive clean new living spaces where floors have been restored or replaced throughout and walls have fresh paint. This will have a tremendous impact to remove dust, mold, or other allergens which may not be addressed when families occupy a dwelling for long periods of time. The building will receive new make-up air (MUA) rooftop units which are currently not in operation. This will help improve comfort as well as the overall indoor air-quality for residents. The property will receive numerous energy efficient upgrades which are designed to improve the quality of living and reduce operating expenses. Upgrades will include low-flow water fixtures and LED interior and exterior lighting throughout. Through the course of construction, any lead-based paint or asbestos containing materials (ACM) discovered in the construction process will be responsibly addressed. There is a green roof on some of the building which will be maintained. The building will be rehabilitated to Enterprise Green Standards for Moderate Rehab.

Impact on City Infrastructure

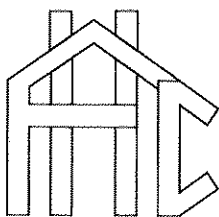
FHC and MHT have established energy efficient upgrades as a major goal to be accomplished. Upgrades will be performed to reduce demand on the electrical, natural gas and water systems. The property will see significant reductions in water usage through the use of low-flow (0.8 gallon per flush) toilets and other fixtures. The property has recently received boiler upgrades so there is not expected to be significant reductions in natural gas usage. There are expected to be minor reductions to electric usage after new LED interior and exterior lighting upgrades are completed. No other changes are expected to have an impact on the City infrastructure.

Impact on City Services

New LED site lighting will improve the safety and security for the residents. This will also improve the ability for police, fire and EMS to respond. Sidewalk and parking lot repairs have recently been completed to provide for safe ingress and egress to the property for all visitors. All work requiring a permit will be properly inspected.

Square Footage of the Buildings and Land

Centerview Apartments was built in 1968 and has been owned and operated by the Flint Housing Commission since it was first occupied. The total land area is 112,820 SF or 2.59 acres. The parcel Identification number for Centerview Apartments is 41-04-478-019. The address for Centerview



FLINT HOUSING COMMISSION

Apartment is 2001 N. Center Road, Flint, MI 48506. The center of the building has a basement which contains mechanical building systems and there are 3 wings to the building which are on slab foundations. There are 90 apartments on 3-stories in the property totaling 58,161 SF of gross building area. There are 89 one-bedroom 504 SF apartments and 1 two-bedroom 735 SF apartment. There are several common areas including a community room, a fitness/game room and laundry facilities on each floor.

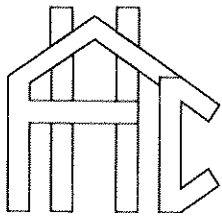
Architectural Renderings

See attachment

Centerview has 89 one-bedroom units at 504 square feet each and 1 two bedroom unit at 735 square feet. All apartments are in one 3-story building with 2 elevators.

Other Information

Each apartment has heating and cooling controlled by individual thermostats. There are community laundry facilities on each floor. There are two elevators, including a sizable freight elevator to assist with moving larger items. There is a green roof which adds an environmentally friendly and aesthetically pleasing feature. Residents have a patio off the community room which has afternoon and evening shade and is enjoyed by many. Residents generally have a small garden on the property to allow for an added outdoor activity. There is public transportation at the property edge with sizable established employment centers to the south and east. There is easy access to the freeway for those with personal transportation and an abundance of shopping and dining options. There is a Rite Aid across the street for quick and easy access to conveniences. The property sits on the border of residential and commercial properties. There are single-family homes to the north, east and west, beside two churches to the immediate north and west. The commercial businesses are to the south.



FLINT HOUSING COMMISSION

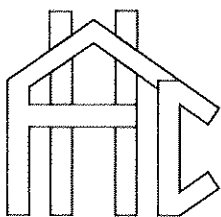


Marketing

MHT Management, LLC will be the property manager for the Centerview Apartments property upon conversion. A list of experience for MHT Management, LLC is found with the background narrative as exhibit 1. MHT Management, LLC is very familiar with managing affordable housing properties including Shiloh Commons in Flint.

Centerview Apartments will be targeted towards families or individuals at or below 60% Area Median Income (AMI). All apartments at Centerview Apartments will have rental assistance which will allow all apartments to provide affordable housing. The section 8 Project Based Rental Assistance will be linked to the apartments at this housing community and will assist residents in paying rent. With this Section 8 program, residents will typically only pay 30% of their income and the subsidy will cover the rest of the rent. This will help ensure those Flint families most in need are able to have a nice place to call "Home."

Since Centerview Apartments is an occupied housing community now, and as part of the RAD program with HUD, all residents will have the right to return to a unit in the community once the construction is complete full occupancy should be achieved shortly after construction. A few units will remain vacant until construction is complete to ensure a place for residents to stay while their unit is under construction.



FLINT HOUSING COMMISSION

Ownership and Tax Information

Centerview Apartments is located at 2001 N Center Rd, Flint, MI 48506. That parcel identification number is 41-04-478-019.

Legal Description:

The North 400 feet of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 4, Township 7 North, Range 7 East, City of Flint, Genesee County Records.

The property is currently owned by the Flint Housing Commission (FHC). Once all funding has been secured, the property will be transferred to MACH I Limited Dividend Housing Association, LLC.

There is a Declaration of Trust and Restrictive Covenant recorded on the property requiring it to be used for affordable housing and requiring HUD approval to change funding programs. No liens exist on this site.

The current assessed value is \$0 since the property is owned by a public entity and as such, there are not any assessments under appeal.



FLINT HOUSING COMMISSION

Harold Ince, Jr.
Executive Director
3820 Richfield Road
Flint, Michigan 48506
Phone: (810) 736-3050
(810) 736-0158

Board of Commissioners.
President Geraldine Redmond, Resident Commissioner
Vice President Philip Schnitter
Commissioner Chia Morgan
Commissioner De Waun Robinson

March 7, 2022

Department of Planning and Development
City of Flint
1101 S. Saginaw St.
Flint, MI 48502
Attn: Suzanne Wilcox

RE: PILOT Application Option to Purchase Real Property

This letter is to inform you that the Flint Housing Commission intends to execute an Option to Ground Lease and Acquire Improvements like the attached draft for the purposes of Low-Income Housing Tax Credit (LIHTC) redevelopment with an entity, MACH 1 Limited Dividend Housing Association, LLC., established by the Flint Housing Commission.

Sincerely,

Harold S. Ince, Jr.
Executive Director



OPTION TO GROUND LEASE AND ACQUIRE IMPROVEMENTS

This option to ground lease and acquire improvements agreement (the "Option") is made this ____ day of _____, 2022 (the "Effective Date"), between the **FLINT HOUSING COMMISSION**, a Michigan public body corporate (the "Ground Lessor" or "Optionor") and **MACH 1 LIMITED DIVIDEND HOUSING ASSOCIATION, LLC**, a Michigan limited liability company (the "Optionee"). The Optionor and Optionee are at times collectively referred to hereinafter as the "Parties" or individually as the "Party."

RECITALS

- A. WHEREAS, Optionor is the owner of those certain four parcels of land located in the City of Flint, County of Genesee, State of Michigan (collectively, the "Parcels") and the improvements thereon, commonly known as Mince Manor, Aldridge Place, Centerview and Howard Estates, respectively (collectively, the "Improvements").
- B. WHEREAS, Optionor and MHT Housing, Inc., an affiliate of Optionee, entered into or will enter into that certain Business Term Sheet governing plans for redevelopment of the Improvements (the "**Business Term Sheet**").
- C. WHEREAS, Optionor desires to provide Optionee with an Option to ground lease the Parcels, and an Option to acquire the Improvements, which are more particularly described in Exhibit A attached hereto and incorporated herein.
- D. WHEREAS, Optionee desires to enter into this Option to lease the Parcels and acquire the Improvements from Optionor for the redevelopment and operation of four multi-family rental developments located therein (together, the "Project"), which contain _____ (_____) rental units, [all] of which will receive Section 8 rental assistance pursuant to the Rental Assistance Demonstration ("RAD") program.
- E. WHEREAS, this Option is being provided to Optionee in order to provide evidence of site control sufficient to satisfy the Michigan State Housing Development Authority's Low Income Housing Tax Credit ("LIHTC") Qualified Allocation Plan requirements in anticipation of Optionee's upcoming LIHTC application.

NOW THEREFORE, in consideration of the sum of One Hundred and 00/100 (\$100.00) Dollars, to be paid by Optionee to Optionor, which payment Optionee shall provide upon its execution of this Option, Optionor hereby grants to Optionee the right and option to lease said Parcel and acquire said Improvements, for the term and in accordance with the covenants and conditions set forth herein, as follows:

- 1. Period: This Option may be exercised at any time within the twelve (12) month period following the Effective Date of the Option (the "Option Period").
- 2. Ground Lease Terms: The Option shall be subject to the terms, covenants

and provisions of the ground lease ultimately entered into between the Parties (the "Ground Lease"). The term of the Ground Lease will be agreed to by the Parties, but in no event shall it be less than 50 years. The rent for the Ground Lease is subject to negotiation.

3. Limited Warranty Deed Terms: The Option shall be subject to the terms, covenants and provisions of the limited warranty deed conveying the Improvements to the Optionee (the "Deed"). The acquisition cost for the Improvements is \$ _____. Upon termination of the Ground Lease, all of Optionee's right to title and interest in the Improvements shall revert to Optionor.
4. HUD and Other Approvals: The Option, Ground Lease and Deed shall be subject to any and all applicable United States Department of Housing and Urban Development ("HUD") approvals required for disposition of the property and development of the Project, as well as any approvals required from Optionor's Board of Commissioners.
5. Conflict of Interest: The Optionee has no conflict of interest, and shall inform Optionor of any subsequent potential conflict of interest that would cause Optionee to violate its obligations under applicable regulations, including 2 CFR Part 200.
6. Assignment or Transfer. This Option may not be sold, assigned or transferred by Optionee without the approval or consent of Optionor, which approval or consent shall be granted or denied in Optionor's sole discretion.
7. Extension of Term. In the event that Optionee fails to exercise this Option within the Option Period, Optionee may, upon written notice to Optionor no later than fifteen (15) days prior to the expiration of the Option Period, request an extension of the Option Period, for the period of six (6) months (the "Extended Option Period"), which extension Optionor shall be granted or denied in Optionor's sole discretion. Such extension request shall be accompanied with an additional Ten 00/100 Dollar (\$10.00) payment.
8. Termination of Rights. In the event that Optionee fails to exercise this Option during either of the Option Period or Extended Option Period, all rights and privileges granted hereunder shall be deemed completely surrendered, this Option terminated, and Optionor shall retain all money paid for the Option, and no additional money shall be payable by either Party to the other.
9. Access. Optionor shall permit Optionee, during the Option Period, free ingress and egress to the Parcel and Improvements for the sole purpose of conducting any survey, inspection, and other activities of a similar nature as Optionee may deem necessary, at the sole cost of Optionee. Further, following any access, inspection or testing, Optionee shall make every

effort to restore the Parcel to the condition it was immediately prior to the access and in all instances shall address or eliminate any health and safety hazards caused as a result of the access.

10. Indemnification. Optionee hereby shall indemnify and hold harmless Optionor, and its elected or appointed officials, directors, officers, agents or employees, successors and assigns, against any claim of liability or loss from personal injury or property damage resulting from or arising out of the access, use, and entry upon the Parcel or Improvements by the Optionee, its employees, affiliates, servants, contractors or agents, excepting, however, such claims or damages as may be due to or caused by the gross negligence or omissions of Optionor, or its elected or appointed officials, directors, officers, agents or employees, successors and assigns.
11. Insurance. In addition, before Optionee, its employees, affiliates, servants, contractors or agents enters onto the property for the purposes stated in this Section 8, Optionee shall deliver to Optionor a certificate of insurance naming Optionor as additional insured under a commercial general liability policy of insurance maintained by Optionee, which policy shall include contractual indemnity coverage.
12. Notice. Notice of the exercise of this Option shall be given by Optionee to Optionor in writing by certified mail, return receipt requested to the address provided in the Business Term Sheet. Notice shall be deemed effective on the date it is posted. On the date of such notice, the Parties agree that the mutually acceptable finalized version of the Ground Lease shall take effect and said Deed may be recorded.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties have executed this Option as of the Effective Date.

OPTIONOR:

FLINT HOUSING COMMISSION, a Michigan
public body corporate

By: _____
Name: Harold. S. Ince, Jr.
Its: Executive Director

OPTIONEE:

MACH 1 Limited Dividend Housing Association,
LLC, a Michigan limited liability company

By: _____
Its: Manager

By: _____
Its: _____

By: _____
Name: _____
Its: _____

EXHIBIT A

LEGAL DESCRIPTION

[to be confirmed]

Aldridge Place

5838 Edgar Holt Dr., Flint, MI 48505
47-30-301-003

*Land situation in the City of Flint, County of Genesee, State of Michigan, described as:
Beginning at the intersection of the North line of Mott Avenue and the West line of Selby Street
from said point of beginning, North 89°06' West, 744.50 feet along a line, said line also being
the Northerly right-of-way line of Mott Avenue (60 feet wide) (not developed); thence North
01°04'17" East, 834.40 feet; thence South 89°06' East, 744.50 feet to the Westerly right-of-way
line of said Selby Street; thence continuing along said right-of-way line, South 01°04'17" West,
834.40 feet to the point of beginning.*

Centerview Apartments

2001 N. Center Rd, Flint, MI 48506
41-04-478-019

*The North 400 feet of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 4,
Township 7 North, Range 7 East, City of Flint, Genesee County Records.*

Howard Estates

1802 Lapeer Rd., Flint, MI 48503
41-17-309-032

*Lots 97 through 103 including, also Lots 107 through 110 including, Also part of Lot 111, Floral
Park Plat, described as: Beginning at a Point on the southerly line of Lapeer Road, 63.4 feet north
82°15'10" west, from the northwesterly corner of Lot 104 of said Plat; Thence north 08°15'10"
west, along said southerly line to a Point 236.86 feet from the northeasterly corner of lot 106 of
said Plat; thence north 77°00'40" west along said southerly line 145.94 Feet; thence north
68°43'40" west 272.70 feet; thence north 60°33'30" West 82.70 feet; thence south 46°24'50" east
508.72 feet; thence North 60°18' east 45 feet; thence south 30°52'50" east 80 feet to the
Northwesterly corner of said Lot 97; thence north 60°18' east 429.5 Feet to the northeasterly
corner of said lot 103; thence north 00°22'30" east along the westerly line of said Lot 108, 11.15
feet to The northwesterly corner of said lot; thence north 77°17'30" West 66.4 feet; thence
northerly 203.15 feet to the point of beginning.*

Mince Manor (Please note, parcel ID subject to change as a result of a land combination.
The proposed legal description included with the land combination request is reflected
below.)

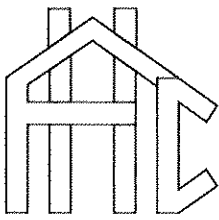
3800 Richfield Rd., Flint, MI 48506

47-33-476-095

THE EAST 245.20 FEET OF THE WEST 815.90 FEET OF THE NORTH 600 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 8 NORTH, RANGE 7 EAST, CITY OF FLINT, GENESEE COUNTY, MICHIGAN, EXCEPTING THEREFROM THE PART DESCRIBED AS: THE EAST 213.20 FEET OF THE WEST 815.00 FEET OF THE NORTH 250 FEET OF THE SOUTHEAST 1 /4 OF THE SOUTHEAST 1 /4 , ALSO EXCEPTING THE NORTHERLY 50 FEET OF THE WESTERLY 32 FEET, SECTION 33, TOWNSHIP 8 NORTH, RANGE 7 EAST, CITY OF FLINT, GENESEE COUNTY, MICHIGAN.

ALSO

THE EAST 62.5 FEET OF THE WEST 570.70 FEET OF THE NORTH 600 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 8 NORTH, RANGE 7 EAST, EXCEPT THE NORTHERLY 340.00 FEET.



FLINT HOUSING COMMISSION



Development Pro Forma

Attached is the projected redevelopment proforma for Centerview along with a trade payment breakdown detailing the scope of the proposed renovation. The proforma uses standard formulas and assumptions by MSHDA as part of their LIHTC direct lending programs.

This preservation transaction incorporates a number of funding sources. A description of the permanent sources includes the following:

- First Mortgage loan provided by MSHDA of \$1,229,195. This anticipated loan included tax-exempt bonds at an interest rate of 4.10% with a 40-year term.
- A seller note from the proceeds of the land lease will also be included in the sources of this rehabilitation in the amount of \$3,500,000.
- LIHTC equity in the amount of \$5,301,635 based on \$0.91/LIHTC is also anticipated.
- Income from Operations during the construction period will contribute \$164,338.
- A Developer Note of \$2,372,028 will be incorporated as well.
- Finally, deferred developer fee of \$1,000,000 will round out the sources for this transaction.

Centerview Apartments

2/10/2022

Permanent Financing- MSHDA Tax-Exempt Bond Financing - Monthly Debt Service 4.10% for 40 years
Construction Financing - MSHDA Tax-Exempt Bond Financing - 4.10%, interest only

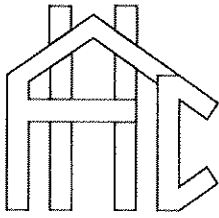
Uses

Acquisition		
	Land \$	73,000
	Buildings \$	3,427,000
	Subtotal \$	3,500,000
Construction		
	Structures and on-site improvements \$	4,750,000
	General Requirements, Overhead, Builder Profit \$	693,842
	Permits, Bond Premium, Tap Fees, Cost Certification \$	146,142
	Construction Contingency (10% of est. Const Costs) \$	558,998
	Subtotal \$	6,148,982
Professional Fees		
	Architect, Engineer, Legal, and other Professional Fees \$	223,000
	Subtotal \$	223,000
Financing Costs		
	Construction Financing \$	400,486
	Permanent Financing \$	141,099
	Investor and LIHTC related costs \$	2,047,299
	Subtotal \$	2,588,884
Project Reserves		
	Tax & Insurance and other project reserves \$	1,106,330
	Subtotal \$	1,106,330
	Total Development Costs \$	13,567,196

Sources

MSHDA Permanent Mortgage	\$	1,229,195
LIHTC Equity	\$	5,301,635
Income from Operations	\$	164,338
Seller Note	\$	3,500,000
Developer Note	\$	2,372,028
Deferred Developer Fee	\$	1,000,000
Total Permanent Sources	\$	13,567,196
MSHDA Construction Loan	\$	7,054,942

All numbers are preliminary and are subject to change based on lender and investor requirements.



FLINT HOUSING COMMISSION



Projected Operating Pro Forma

Attached is the projected operating proforma for Centerview along with the cash flow projections using the standard formulas and inflation factors used by MSHDA as part of their LIHTC direct lending programs. Operating projections are based on previous expenses and expenses at comparable units. The income is based on the RAD rents published by HUD for this specific project.

Development MACH 1 - Centerview
 Financing Tax Exempt
 MSHDA No.
 Step Application
 Date
 Type Acquisition/Rehab

Mortgage Assumptions:
 Debt Coverage Ratio 3.45
 Mortgage Interest Rate 4.100%
 Pay Rate 4.100%
 Mortgage Term 40 years
 Income from Operations Yes
 PBV and/or Existing Section 8 Assistance

Instructions

Total Development Income Potential

	Per Unit	Total
Annual Rental Income	9,209	828,816
Annual Non-Rental Income	0	0
Total Project Revenue	9,209	828,816

Total Development Expenses

Vacancy Loss	5.00% of annual rent potential	460	41,441
Management Fee	562 per unit per year	562	50,580
Administration		1,330	119,700
Project-paid Fuel		95	8,550
Common Electricity		563	50,670
Water and Sewer		1,018	91,620
Operating and Maintenance		1,683	151,470
Real Estate Taxes		0	
Payment in Lieu of Taxes (PILOT)	3.00% Applied to: All Units	212	19,096
Insurance		571	51,390
Replacement Reserve	300 per unit per year	300	27,000
Other: Permit and inspection fees		16	1,440
Other:		0	

Initial Inflation Factor	Beginning in Year	Future Inflation Factor
1.0%	6	2.0%
1.0%	6	2.0%
Future Vacancy		
	6	8.0%
3.0%	1	3.0%
3.0%	1	3.0%
3.0%	6	3.0%
4.0%	6	3.0%
5.0%	6	5.0%
3.0%	1	3.0%
5.0%	1	5.0%
3.0%	1	3.0%
3.0%	1	3.0%
3.0%	1	3.0%
3.0%	1	3.0%

	% of Revenue			
Total Expenses	73.96%	6,811	612,957	
Base Net Operating Income		2,398	215,859	Override
Part A Mortgage Payment	7.55%	695	62,568	
Part A Mortgage		13,658	1,229,195	
Non MSHDA Financing Mortgage Payment		0		
Non MSHDA Financing Type:		0		
Base Project Cash Flow (excludes ODR)	18.50%	1,703	153,291	

Cash Flow Projections

Development MACH 1 - Centerview
Financing Tax Exempt
MSHDA No. 0
Step Application
Date 01/00/1900
Type Acquisition/Rehab

Initial Inflation
Starting in Yr

	1	2	3	4	5	6	7	8	9	10
Income										
Annual Rental Income	828,816	837,104	845,475	853,930	862,469	879,719	897,313	915,259	933,564	952,236
Annual Non-Rental Income	0	0	0	0	0	0	0	0	0	0
Total Project Revenue	828,816	837,104	845,475	853,930	862,469	879,719	897,313	915,259	933,564	952,236
Expenses										
Vacancy Loss	41,441	41,855	42,274	42,696	43,123	70,377	71,785	73,221	74,885	76,179
Management Fee	50,580	52,087	53,660	55,270	56,928	58,636	60,395	62,207	64,073	65,995
Administration	119,700	123,291	126,980	130,799	134,723	138,765	142,928	147,216	151,632	156,181
Project-paid Fuel	8,550	8,807	9,071	9,343	9,623	9,912	10,209	10,515	10,831	11,156
Common Electricity	50,670	52,897	54,805	56,997	59,277	61,055	62,867	64,773	66,716	68,718
Water and Sewer	91,820	96,201	101,011	106,062	111,365	116,933	122,780	128,919	135,364	142,133
Operating and Maintenance	151,470	156,014	160,695	165,515	170,481	175,595	180,863	186,289	191,878	197,634
Real Estate Taxes	0	0	0	0	0	0	0	0	0	0
Payment in Lieu of Taxes (PILOT)	19,096	19,126	19,149	19,165	19,172	18,643	18,890	19,135	19,379	19,622
Insurance	51,390	52,932	54,520	56,155	57,840	59,575	61,362	63,203	65,099	67,052
Replacement Reserve	27,000	27,810	28,644	29,504	30,389	31,300	32,239	33,207	34,203	35,229
Other: Permit and inspection fees	1,440	1,493	1,528	1,574	1,621	1,668	1,719	1,771	1,824	1,879
Other:	0	0	0	0	0	0	0	0	0	0
Subtotal: Operating Expenses	612,957	632,313	652,346	673,080	694,542	742,462	766,058	790,456	815,566	841,778
Debt Service										
Debt Service Part A	62,568	62,568	62,568	62,568	62,568	62,568	62,568	62,568	62,568	62,568
Debt Service Conventional/Other Financing	0	0	0	0	0	0	0	0	0	0
Total Expenses	675,525	694,881	714,914	735,648	757,110	805,030	828,625	853,024	878,253	904,346
Cash Flow/(Deficit)	153,291	142,223	130,561	118,282	105,359	74,689	68,688	62,236	55,311	47,890
Cash Flow Per Unit	1,703	1,560	1,451	1,314	1,171	830	763	692	615	532
Debt Coverage Ratio on Part A Loan	3.45	3.27	3.09	2.89	2.68	2.19	2.10	1.99	1.88	1.77
Debt Coverage Ratio on Conventional/Other Financing	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Average Cash Flow as % of Net Income

3%

Operating Deficit Reserve (ODR) Analysis

Maintained Debt Coverage Ratio (Hard Debt)	1.00
Maintained Operating Reserve (No Hard Debt)	250
Initial Balance	

Initial Deposit	95,592
-----------------	--------

Total Annual Draw to achieve 1.0 DCR	95,592	98,460	101,413	104,456	107,590	110,817	114,142	117,566	121,093	124,726
Total Annual Deposit to achieve Maintained DCR	0	0	0	0	0	0	0	0	0	0
Total 1.0 DCR and Maintained DCR	0	0	0	0	0	0	0	0	0	0
Interest	2,868	2,984	3,042	3,134	3,228	3,325	3,424	3,527	3,633	3,742
Ending Balance at Maintained DCR	98,460	101,413	104,456	107,590	110,817	114,142	117,566	121,093	124,726	128,468
Maintained Cash Flow Per Unit	1,703	1,560	1,451	1,314	1,171	830	763	692	615	532
Maintained Debt Coverage Ratio on Part A Loan	3.45	3.27	3.09	2.89	2.68	2.19	2.10	1.99	1.88	1.77
Maintained Debt Coverage Ratio on Conventional/Other Standard ODR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Non-standard ODR										

0
95,592

Operating Assurance Reserve Analysis

Required in Year

1

Initial Deposit	225,175
Initial Balance	225,175

Initial Balance	225,175	231,930	238,888	246,055	253,436	261,039	268,871	275,937	285,245	293,802
Interest Income	6,755	6,958	7,167	7,382	7,603	7,831	8,066	8,308	8,557	8,814
Ending Balance	231,930	238,888	246,055	253,436	261,039	268,871	275,937	285,245	293,802	302,616

Deferred Developer Fee Analysis

Initial Balance	1,000,000	846,709	704,486	573,924	455,642	350,283	275,594	206,906	144,671	89,360
Dev Fee Paid	153,291	142,223	130,561	118,282	105,359	74,689	68,688	62,236	55,311	47,890
Ending Balance	846,709	704,486	573,924	455,642	350,283	275,594	206,906	144,671	89,360	41,469

Mortgage Resource Fund Loan

Interest Rate on Subordinate Financing

3%

Initial Balance	0
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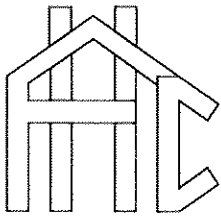
Principal Amount of all MSHDA Soft Funds	0
Current Yr Int	0
Accrued Int	0
Subtotal	0

% of Cash Flow	50%
----------------	-----

Annual Payment Due	0
Year End Balance	0

Initial Inflation	Starting in Yr	Future Inflation
0.00%	1990	0.00%
0.00%	1991	0.00%
0.00%	1992	0.00%
0.00%	1993	0.00%
0.00%	1994	0.00%
0.00%	1995	0.00%
0.00%	1996	0.00%
0.00%	1997	0.00%
0.00%	1998	0.00%
0.00%	1999	0.00%
0.00%	2000	0.00%
0.00%	2001	0.00%
0.00%	2002	0.00%
0.00%	2003	0.00%
0.00%	2004	0.00%
0.00%	2005	0.00%
0.00%	2006	0.00%
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0.00%	2095	0.00%
0.00%	2096	0.00%
0.00%	2097	0.00%
0.00%	2098	0.00%
0.00%		

[illegible]

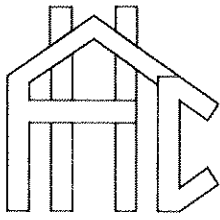


FLINT HOUSING COMMISSION



Schedule of Rents and Income Limits

The proposed project includes all units restricted to families with incomes at 60% AMI. All units will be covered with a Section 8 Project Based Rental Assistance based on the RAD program requirements. Residents will be limited on their portion of rent to 30% of their income minus a utility allowance.

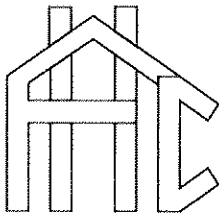


FLINT HOUSING COMMISSION



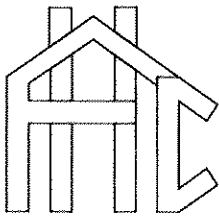
Project Timeline

Flint Housing Commission is anticipating submitting a 4% MSHDA application in March. Closing is expected in the 4th quarter of 2022 and construction will begin immediately after closing on the transaction. Centerview Apartments is to then be expected to be placed in service in early 2024, about 14 months following the construction start date. Attached is a full proposed timeline of the project.



FLINT HOUSING COMMISSION

Project Stage	Estimated/Actual Date
PRE-DEVELOPMENT	
Ownership Entity Formation	7/23/2021
Zoning Approval	4/1/2022
Site Plan Approval	4/1/2022
Site Control Established	3/15/2022
Tax Abatement Approval	4/1/2022
FINANCING COMMITMENT/APPROVALS	
Construction Financing	8/1/2022
Permanent Financing	8/1/2022
Secondary Financing	N/A
Grant/Subsidy Financing	N/A
Equity Financing	11/13/2021
CLOSING AND DISBURSEMENTS	
Initial Subsidy Layering Review	9/1/2022
Acquisition of Land/Building(s)*	10/1/2022
Construction Financing Disbursement	10/1/2022
Permanent Financing Disbursement	2/1/2024
Secondary Financing Disbursement	N/A
Grant/Subsidy Financing Disbursement	N/A
Initial Equity Disbursement	10/1/2022
CONSTRUCTION/REHABILITATION	
Building Permit Issued	9/15/2022
Final Plans and Specifications	9/1/2022
Construction Start	10/1/2022
50% Completion	6/1/2023
Construction Completion	1/1/2024
POST-CONSTRUCTION	
Temporary/Final Certificates of Occupancy Issued	12/1/2023
Placed in Service Date*	12/1/2023
Begin Lease-Up	10/1/2022
Substantial Rent-Up	3/1/2024
Completion of Cost Certification by CPA	4/1/2024
Final Subsidy Layering Review	5/1/2024
8609 Request Submitted	5/1/2024

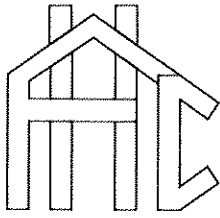


FLINT HOUSING COMMISSION



Potential Conflicts of Interest- Centerview Apartments

There are no known potential conflicts of interest with any individual related to the applicant or the guarantor with any City of Flint Personnel or Members to Flint's City Council.



FLINT HOUSING COMMISSION



Potential Bonus Points Narrative

The quantitative and qualitative impact of this transaction will be huge for the residents, the surrounding neighborhood, and the City of Flint.

Preservation and Rehabilitation and Energy Efficiency Improvement

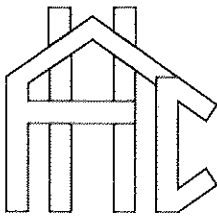
Low-Income Housing Tax Credits (LIHTC), Tax Exempt Bond Financing from the Michigan State Housing Development Authority (MSHDA) will be used to perform a significant rehabilitation of the property. Hard construction costs are expected to exceed \$5,500,000 or over \$60,000 per unit. The proposed rehabilitation will focus on improving energy efficiency and replacing major physical components that are about to exhaust their useful life. Specifically, the transaction will result in the repair and/or replacement of certain building systems including HVAC, roofing, elevator upgrades, LED lighting throughout, and in-unit upgrades of Energy Star appliances, kitchen and bathroom cabinets, sink, faucet, countertops, painting and flooring. Further, the development will upgrade community space, and other amenities for the residents. The rehabilitation is expected to comply with Enterprise Green Community Standards for moderate rehabs.

Transitioning to NEW Federal Funding Subsidy Model

A most unique and both qualitatively and quantitatively impactful characteristic of this transaction will be the transition of federal funding to Section 8 Project Based Rental Assistance. The transfer to this Section 8 budget authority changes how the property receives future funding increases and thereby ensures that property is able to maintain and reserve funds needed for the long-term financial stability of the development.

Increased PILOT Payment for the City of Flint

It is important to note that because of the transition from the public housing platform to an LIHTC property with Section 8 Project Based Rental Assistance the resulting, payment to the City of Flint is expected to increase from \$4,222.37 paid in 2020 to an estimated new amount of over \$19,000 in the first year post-rehabilitation.



FLINT HOUSING COMMISSION



External Amenities

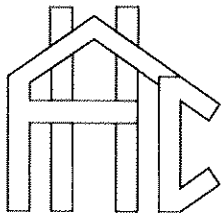
At Centerview Apartments there is a Rite Aid pharmacy across the street for conveniences and numerous restaurants. There is a Kroger one mile to the north accessible by public transportation. Centerview offers easy access to the freeway, shopping, and business centers including a newly constructed General Motors Part Distribution facility ½ mile away. A public transportation bus stop is directly across the street. Centerview is located within a Traditional Neighborhood and is in a CDBG Eligible Block Group. The WalkScore is 47.

Jobs Created

Based on projects of similar size and scope, it is estimated that 75 temporary construction related jobs will be generated and two full time positions will be preserved. The funding sources also require Section 3 requirements to promote the hiring and training of low-income individuals. Both FHC and MHT have successfully implemented numerous effective Section 3 programs resulting in the creation of real jobs. It is expected that residents living at FHC properties will be employed by the jobs created.

FHC's Outreach Commitment to the Community

FHC has worked directly with their residents to discuss the rehab, their needs, and addressing any of the resident's concerns. Overall, the residents are very excited and hopeful for the changes as it will make a great impact and improvement on their lives and living space. FHC and MHT have also reached out to 4th Ward Council person, Judy Priestley, to share the plans for the rehabilitation.

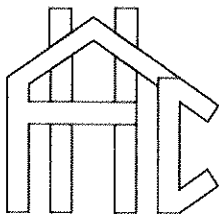


FLINT HOUSING COMMISSION



MSHDA Application for LIHTC- Centerview Apartments

The Application for Low Income Housing Tax Credits will be submitted to MSHDA as part of Flint Housing Commission and MHT's submission for MSHDA direct lending. FHC and MHT are in the process of preparing the application and will share within 30 days of submitting to MSHDA.



FLINT HOUSING COMMISSION



Centerview Apartments PILOT Request

Table of Contents

1. Background Narrative about the Applicant
2. Proposed Project Narrative
3. Marketing Plan
4. Ownership and Tax Information
5. Development Pro Forma and Trade Payment Breakdown
6. Operating Pro Forma
7. Schedule of Rents and Income Limits
8. Status of the Market Study
9. Project Timeline
10. Conflict of Interests – Not Applicable
11. Potential Bonus Points Narrative
12. MSHDA LIHTC Application

220255

ORDINANCE NO. _____

An ordinance to amend the Code of the City of Flint by amending Chapter 18, Taxation; Funds; Purchasing; Article I, In General; Section 18-4.1, Service Charge in Lieu of Taxes for Housing Facilities for Certain Persons.

IT IS HEREBY ORDAINED BY PEOPLE OF THE CITY OF FLINT:

Sec. 1. That the provisions of Chapter 18, Taxation; Funds; Purchasing; Article I, In General; Section 18-4.1, Service Charge in Lieu of Taxes for Housing Facilities for Certain Persons, shall be amended by adding subsection (GG), which shall read in its entirety as follows:

(GG) THE CITY ACKNOWLEDGES THAT **MACH 1 LIMITED DIVIDEND HOUSING ASSOCIATION, LLC** (THE "OWNER") HAS OFFERED, SUBJECT TO RECEIPT OF AN AUTHORITY-AIDED OR FEDERALLY-AIDED MORTGAGE LOAN AND/OR ALLOCATION OF LOW INCOME HOUSING TAX CREDITS FROM THE MICHIGAN STATE HOUSING AND DEVELOPMENT AUTHORITY ("MSHDA"), TO OWN AND OPERATE A HOUSING PROJECT IDENTIFIED AS "**ALDRIDGE PLACE APARTMENTS**" (THE "PROJECT") ON CERTAIN PROPERTY LOCATED IN THE CITY TO SERVE PERSONS AND FAMILIES OF LOW INCOME, AND THAT THE OWNER HAS OFFERED TO PAY THE CITY ON ACCOUNT OF THIS HOUSING DEVELOPMENT AN ANNUAL SERVICE CHARGE FOR PUBLIC SERVICES IN LIEU OF AD VALOREM TAXES.

THE CITY ACKNOWLEDGES THAT THE OWNER SHALL BE AFFORDED TAX BENEFITS OF PAYING A SERVICE CHARGE IN LIEU OF AD VALOREM TAXES (BUT


NOT IN LIEU OF PAYMENT OF SPECIAL ASSESSMENTS INCLUDING, BUT NOT LIMITED TO, THE STREET LIGHTING SPECIAL ASSESSMENT). THE CITY FURTHER ACKNOWLEDGES THAT THE OWNER FITS WITHIN THE CLASS AS DESCRIBED IN §18-4.3 BELOW. THE ANNUAL SERVICE CHARGE FOR THE CLASS OF PERSONS OF LOW AND MODERATE INCOME SHALL BE EQUAL TO THREE PERCENT (3%) OF THE ANNUAL SHELTER RENTS, EXCLUSIVE OF CHARGES FOR GAS, ELECTRICITY, HEAT, OR OTHER UTILITIES FURNISHED TO THE OCCUPANTS, INCLUDING THE PORTION OF RENT PAYABLE UNDER ANY GOVERNMENTAL SUBSIDY. NOTWITHSTANDING THE FOREGOING, THE ANNUAL SERVICE CHARGE SHALL NOT EXCEED AD VALOREM PROPERTY TAXES THAT WOULD BE ASSESSED OR PAID ABSENT THIS TAX EXEMPTION.

Sec. 2. This ordinance shall become effective immediately upon publication.

Adopted this _____ day of _____, 2022 A.D.

Sheldon A. Neeley, Mayor

APPROVED AS TO FORM:



William Kim (Jun 15, 2022 13:01 EDT)
William Kim, Chief Legal Officer

ORDINANCE REVIEW FORM

FROM: Planning and Development
Department

NO. 21-
Law Office Login #

ORDINANCE NAME: (FF) PILOT ORDINANCE RESOLUTION TO GRANT A THREE (3%) PAYMENT IN LIEU OF TAXES (PILOT) TO PROJECT KNOWN AS ALDRIDGE PLACE APARTMENTS, WHICH IS A MIXED INCOME DEVELOPMENT OF 93 RESIDENTIAL UNITS.

1. ORDINANCE REVIEW - DEPARTMENT DIRECTOR

The attached ORDINANCE is approved by the Director of the affected Department. By signing, the Director approves this ordinance to be processed for signatures and fully executed.

By: Director

Suzanne Wilcox
Suzanne Wilcox, Director, P&D

DATE: 6/13/22

2. ORDINANCE REVIEW-FINANCE DEPARTMENT

The attached ORDINANCE is submitted to the Finance Department for approval. By signing, the Finance Department approves this ordinance to be processed for signatures and fully executed.

By:

Robert J. F. Widigan
Robert J.F. Widigan, Chief Financial Officer

DATE: 06/15/2022

By:

Clyde Edwards,

Clyde D. Edwards
Clyde D. Edwards (Jun 16, 2022 13:44 EDT)
City Administrator

DATE: 06/16/2022

Aldridge Place, 5838 Edgar Hold Dr tax comparisons

1) Current taxable value: \$0.00

2) PILOT estimation \$25,516.00

DIFFERENCE BETWEEN PILOT AND TAXES: \$262,886.13 per year

Based on the Schedule of Rents provided by Flint Housing Commission, at 100% occupancy, given its rental rates for households at 30%, 40%, and 60% of AMI, the total annual rent potential for the 93 units is \$945,540

3) Estimated project ad valorem taxable value:

	Two Bedroom	Three Bedroom	Four Bedroom
Market Rent	\$850	\$1,100	\$1,200
Number of Units	63	20	10
	\$53,550	\$22,000	\$12,000

Monthly Income \$87,550

Yearly Income \$1,050,600

Vacancy/Loss (10%) (\$105,060)

Potential Gross Income \$945,540

Expenses (\$99,585)

Net Operating Income \$845,955

Cap Rate of 10% \$8,459,550

SEV/TV 4,229,775

Potential Taxes \$288,402



PAYMENT IN LIEU OF TAXES (PILOT) APPLICATION
CITY OF FLINT

APPLICANT INFORMATION

ENTITY NAME	MACH 1 Limited Dividend Housing Association, LLC
REPRESENTATIVES NAME	Jason Borrer and Van Fox
ADDRESS	3820 Richfield Rd, Flint, MI 48506
TELEPHONE NUMBER	810-736-3134
E-MAIL ADDRESS	jborrer@flinthc.org vanfox@mhthousing.net

GUARANTORS INFORMATION

ENTITY NAME	Flint Housing Commission
ENTITY PRINCIPAL	Harold Ince, Jr, Executive Director
ADDRESS	3820 Richfield Rd., Flint, MI 48506
TELEPHONE NUMBER	810-736-3134
E-MAIL ADDRESS	Hince@flinthc.org

ENTITY NAME	MHT Housing, Inc.
ENTITY PRINCIPAL	T. Van Fox, President
ADDRESS	32500 Telegraph Rd, Suite 100, Bingham Farms, MI 48025
TELEPHONE NUMBER	248-833-0550
E-MAIL ADDRESS	vanfox@mhthousing.net

Have you submitted an application for this same project to the City of Flint previously and been denied? No

Do you owe the city funds for delinquent taxes of utility bills? No

Did you include the names of all officers and/or directors as it relates to this application? Yes

PROJECT INFORMATION

PROJECT NAME	Aldridge Place
ADDRESS OF PROJECT	5838 Edgar Holt Dr., Flint, MI 48505
PARCEL ID	47-30-301-003
LEGAL DESCRIPTION	Land situation in the City of Flint, County of Genesee, State of Michigan, described as: Beginning at the intersection of the North line of Mott Avenue and the West line of Selby Street from said point of beginning, North 89°06' West, 744.50 feet along a line, said line also being the Northerly right-of-way line of Mott Avenue (60 feet wide) (not developed); thence North 01°04'17" East, 834.40 feet; thence South 89°06' East, 744.50 feet to the Westerly right-of-way line of said Selby Street; thence continuing along said right-of-way line, South 01°04'17" West, 834.40 feet to the point of
NAME OF OWNERSHIP ENTITY	beginning, Section 30, Town 8 North, Range 7 East. Flint Housing Commission

DEVELOPMENT TEAM

APPLICANT PRIMARY POINT OF CONTACT	Jason Borrer
ARCHITECTURAL FIRM	Mark Cryderman, CLM Architects, 248-366-9444
CONSTRUCTION PROJECT MANAGER	Tony Martin, MHT Construction Management, 248-833-0550
GENERAL CONTRACTOR FOR PROJECT	MHT Construction Management, 248-833-0550

Number of Years	40 years	Beginning Year	2024
Percent of PILOT	3%	Ending Year	2064

Applicant or applicant's representatives must execute the following statement and provide it as a part of the application.

The person's completing this application hereby declares that:

- 1. They will not violate any of the laws of the State of Michigan or the United States of America or any ordinance of the City of Flint.**
- 2. Should any of the information provided in this application or any attachment thereto change in the term of the license or any renewal thereof, they will notify the City in writing within thirty (30) days of such change.**
- 3. They have contacted MSHDA to ensure eligibility.**

Date 3/7/2022

Harold S. Ince Jr. (FHC)

T. Van Fox (MHT)

Authorized Applicant Representative (PRINT)

Authorized Applicant Representative (SIGN)

PILOT APPLICATION CHECKLIST

CHECK ALL THAT HAVE BEEN INCLUDED WITH THIS APPLICATION; IF NOT INCLUDED, PLEASE PROVIDE A BRIEF DESCRIPTION OF WHY.	
Legal description of project real property	Application & Ex. 4
Complete list of the owner/ownership interest in the project	Ex. 1
Background information of applicant/guarantors, including development experience, if any, and all relevant information pertaining to the PILOT project	Ex. 1
Site Plan	Ex. 2
Detailed narrative describing the PILOT that details the following: a) Intended usage/target market b) Economic impact c) Environmental impact including any measures taken to mitigate negative impacts d) Impact on City infrastructure, including transportation and utilities e) Impact on City services, such as police, fire, EMS, code enforcement f) Square footage of the building and land to be renovated g) Architectural renderings, including number and types of units h) Any other information needed to fully explain the project	Ex. 2
Will the project be located in an existing facility? a) If an existing facility, when was it constructed?	Yes 1984
If new construction, please complete the following: a) Estimated date of commencement of construction of the project covered in this application b) Description of project to be constructed including size, type, quality of construction c) Approximate date of commencement of this project's operation	Not New Construction
Describe the marketing plan for the project, identifying the intended market. a) List the types of lessees anticipated b) How long is full occupancy expected to take? c) Who will serve as the manager of this project?	Ex. 3
Provide Housing Market Data to show demand. If a Market Study was completed, provide a copy of this.	Ex. 8
Briefly describe the ownership and tax information for this project. Include in this section the following: a) State the location of the proposed project by street address and legal description b) Name the property owner at the time of the application submittal c) If the applicant does not presently own the property, attach a valid option to purchase the property d) Describe any and all existing financing, options, and liens on the property	Ex. 4

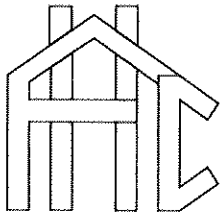
<p>e) State the tax parcel number for all property involved with the Project and the current assessed value of the property</p> <p>f) Are any assessments presently under appeal? If yes, discuss status.</p> <p>g) Will the project result in a subdivision of any present tax parcel?</p>	
<p>Provide a detailed development prop forma outlining proposed hard, soft, and financing costs associated with proposed development. Proforma MUST identify all sources of financing and terms including applicant equity, construction and permanent financing, and any government assistance. Proposals will contain detailed breakdowns.</p>	Ex. 5
<p>Provide a detailed operating pro forma that will include all anticipated Major Revenues and Expenses for the full term of the requested PILOT.</p>	Ex. 6
<p>Are changes proposed to the public space around the Project (ie: sidewalks, lighting, landscaping)?</p>	Ex. 2
<p>State the proposed time schedule for the project including anticipated dates and the following:</p> <p>a) Closing the loan or contributing financing availability</p> <p>b) First expenditure of funds with regard to the project</p> <p>c) Anticipated date construction will begin</p> <p>d) Anticipated completion date</p>	Ex. 9
<p>Development team:</p> <p>a) Applicant primary point of contact</p> <p>b) Architect and engineers</p> <p>c) Construction Project Manager</p> <p>d) General Contractor for project</p> <p>e) Other professionals</p>	Application
<p>Please describe any potential conflicts of interest that the applicant or any guarantor may have with any City Personnel or City Council members</p>	Ex. 10
<p>Include a copy of the completed MSHDA application for Low Income Housing Tax Credits within thirty (30) days of submittal to MSHDA</p>	Ex. 12
<p>Bonus Points:</p> <p>a) Identify Target Area from Master Plan and/or Consolidated Plan</p> <p>b) Neighborhood outreach with fill list of outreach provided</p> <p>c) Document the target level of energy efficiency standard for the project</p> <p>d) Identify and report on the external amenities (ie: Walk Score, transit, schools, etc.)</p>	Ex. 11

PILOT Scoring Matrix

Point Scoring: N/A, 0, 1, 2, or 3. N/A= not applicable, 0= No answer provided or info omitted, 1= poor or below expectation, 2= average or meets minimum standard 3= exceeds minimum standards		
General Points	Points Possible	Points Scored
Application is complete with all attachments submitted.	3	
Project Team has prior successful affordable housing experience	3	1 project/1year 2 projects/5 years 3/projects 10 years
Project is considered Mixed Income (both Market and Affordable Units)	3	20%, 30%, 40%
Project incorporates a mix of units (studio, 1-, 2-, 3-bedrooms) *definitions in app	3	25%, 50%, 75%
Quality of Site Improvements, Place Making	3	
Bonus points (one point per documented line item)		
Priority	Points Possible	Points Scored
Project is in Local Target Area as outlined in the Consolidated Plan/Master Plan	1	
Neighborhood/Block Club Engagement (Include full list of outreach)	1	
Energy Efficiency Standard Incorporated	1/level (max of 3)	
External Amenities (Walkability, proximity to transit, etc.)	70-89- 1 pt. 90 or above- 2 pts.	
General Points Possible/Received	15	
Bonus Points Possible/Received	7	
Total Points for Evaluation	22	

Interpretation	Total Score	Total Points
Poor	< 8	
Acceptable	8-15	
Excellent	16-22	

Disqualifying factors (Mark any present and return to agency if existing)	
Less than 51% of the property is Affordable Units	
Applicant does not own, nor do they have consent from owner to proceed	
Construction has begun prior to application for PILOT	
Applicant is not an eligible entity as outlined in Application Eligibility	
Not In Good Standing with the City of Flint on other properties	



FLINT HOUSING COMMISSION



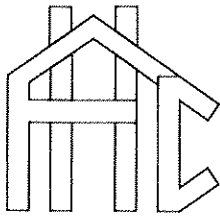
PILOT Request Background Narrative

The Flint Housing Commission (FHC) is a Michigan public body corporate organized as a housing agency and operating under the Michigan Housing Facilities Act, MCL 125.653 et seq. FHC mission is to provide quality affordable housing for low- to moderate-income families, and to make affordable housing in Flint a “housing of choice.” FHC is currently comprised of approximately 1,144 units of public housing. FHC also administers approximately 900 Housing Choice Vouchers (HCV) through the Section 8 Program. FHC intends to complete Rental Assistance Demonstration (RAD) conversions of the Public Housing properties. Each property will execute a 20-year Housing Assistance Payment (HAP) contract with HUD. At the time of conversion, each property is expected to receive substantial renovations utilizing LIHTC and other funding resources to finance the project conversion plans. To assist with these RAD conversions, FHC has hired MHT Housing, Inc. (MHT) to provide additional technical assistance based on their extensive background in affordable housing.

MHT is a non-profit affordable housing developer in Michigan with over 30 years of experience. MHT owns over 6,500 units of housing and has experience in all types of multi-family housing development. MHT specializes in building attractive units while respecting the tenants and neighbors surrounding the housing communities. MHT is partnering with FHC to rehabilitate the Aldridge Place property and care for the property for the long term.

FHC and MHT are working in partnership to complete project planning, securing financial commitments, providing guarantees, construction oversight, property management and compliance. FHC and MHT will satisfy requirements of investors, the Michigan State Housing Development Authority (MSHDA) and the Department of Housing and Urban Development (HUD) using LIHTC and RAD to preserve a critical affordable housing community in the City of Flint.

MHT Management, LLC will be the property manager on behalf of FHC. MHT Management is well established and has been staffed with a group of high caliber real estate industry professionals, with a vast majority of their tenure being in affordable housing. MHT Management currently manages over 9,500 units throughout Michigan and Indiana.



FLINT HOUSING COMMISSION



Aldridge Place Apartments, located at 5838 Edgar Holt Drive, is a 93-unit townhome community built in 1984. The entity created to own the property is MACH 1 Limited Dividend Housing Association, LLC and will be jointly managed by FHC and MHT.

General Partner/Member Experience
This page must be included in Exhibit 12a

General Partner/Member Name:	MHT Housing, Inc.	
Is the General Partner/Member shown in Section C.1 of the LIHTC Program Application?	yes	
If you answered "No," please explain the relationship between the owner shown here to the owner in the application:		

Complete the chart below including ALL affordable developments the GP/Member has experience in owning and developing. Failure to fully complete this chart or clearly define the relationship between the entity(ies) shown above to the information presented in the LIHTC Program Application may result in a loss of points when applying to LIHTC.

Name and Project Number of Project Owned	City and State	Number of Units	Construction type	Date of Ownership (mm/dd/yy)		Date Project Last Placed in Service	Type of Financing as defined by Tier 1 in Scoring Criteria Section D, #1	LIHTC Project?	8609 issue date (mm/dd/yy)	Has the project materially defaulted on any obligation?*	Does the Project have any uncorrected 8823s that have been outstanding longer than 6 months?*	Included in Point Total for Owner/ GP Experience Points?
				Begin	End							
Example: ABC Apts A12345	Lansing, MI	23	Acq./Rehab	3/1/2001	10/14/2008	5/1/2003	HUD 221(d)(4)	Yes	5/5/2004	No	No	2/3
9100 on Gratiot	Detroit, MI	36	New Construction	11/25/2018		4/8/2019	LIHTC	Yes	9/14/2020	No	No	1
Adams Senior Village II	Westland, MI	120	Acq./Rehab	11/1/2003		2/24/2016	LIHTC/ HUD 223F	Yes	7/23/2018	No	No	1/2
Ambrose Ridge II	Plainfield Twp, MI	84	Acq./Rehab	6/15/1996		1/31/2018	LIHTC/MSHDA	Yes	8/12/2020	No	No	1/2
Apple Ridge II	Kalamazoo, MI	56	Acquisition	1/8/2010		2/24/2005, Rehab in Progress	LIHTC/ HUD 223F	Yes	Pending	No	No	2/3
Aspen Hills II	Garfield Township, MI	70	Acq./Rehab	8/6/2002		8/29/2019	LIHTC/ HUD 223F	Yes	9/10/2020	No	No	1/2
Benjamin Manor	Highland Park, MI	81	Acq./Rehab	1/31/2012		NA	NSP/MSHDA	No	NA	No	No	No
Brentwood II	Belding, MI	48	Acq./Rehab	7/11/2003	6/17/2019	12/30/2003	LIHTC/CONV	Yes	10/11/2004	No	No	No
Calumet II	Detroit, MI	104	Acq./Rehab	12/30/1991		12/27/2007	LIHTC/MSHDA	Yes	10/8/2009	No	No	2/3
Camelot Hills II	Lansing, MI	102	Acq./Rehab	6/20/2003		10/23/2019	CONV/ LIHTC	Yes	Pending	No	No	2/3
Cass Apartments aka Arthur Antisdell	Detroit, MI	41	Adaptive Re-use	11/1/2012		11/22/2013	LIHTC/MSHDA	Yes	3/4/2016	No	No	2/3
Centerline Park Towers II	Center Line, MI	300	Acq./Rehab	4/11/2005		1/1/2006, Rehab in Process	221D4/ LIHTC	Yes	10/10/2006	No	No	2/3
Center Ridge Arms	Essexville, MI	100	Acq./Rehab	3/30/2021		Rehab in Process	LIHTC/MSHDA	Yes	Pending	No	No	No
Chase Run III	Mt. Pleasant, MI	160	Acq./Rehab	7/12/1997		12/31/2017	CONV/ LIHTC/MSHDA	Yes	Pending	No	No	2/3
Clay Apartments	Detroit, MI	42	New Construction	3/12/2019		9/25/2020	CONV	Yes	Pending	No	No	No
Colonial Meadows II	Pontiac, MI	82	Acquisition	6/1/2011		12/31/2020	MSHDA	Yes	Pending	No	No	No
Dauner Haus II	Fenton, MI	41	New Construction	12/21/1995		2/26/1997	LIHTC/CONV	Yes	3/9/1998	No	No	No
Dauner Haus III	Fenton, MI	151	Acq./Rehab	6/27/1995		9/30/2008	LIHTC/CONV	Yes	10/8/2009	No	No	2/3

* A material default on any obligation includes, but is not limited to the following: project foreclosure; filing a bankruptcy petition; or providing a deed in lieu of foreclosure. If answered yes, the project cannot be counted towards the general partner/member experience total. However, explanation can be provided on tab C of this workbook.

** If the project has any uncorrected 8823s that have been outstanding longer than 6 months, then that project cannot be counted towards the general partner/member experience total. However, explanation can be provided on tab C of this workbook.

Name and Project Number of Project Owned	City and State	Number of Units	Construction type	Date of Ownership (mm/dd/yy)		Date Project Last Placed in Service	Type of Financing as defined by Tier 1 in Scoring Criteria Section D, #1	LIHTC Project?	8609 issue date (mm/dd/yy)	Has the project materially defaulted on any obligation?*	Does the Project have any uncorrected 8609s that have been outstanding longer than 6 months, **	Included in Point Total for Owner/SP Experience Points?
				Begin	End							
Example: ABC Apts A12345	Lansing, MI	23	Acq./Rehab	3/1/2001	10/14/2008	5/1/2003	HUD 221 (d)(4)	Yes	5/5/2004	No	No	2/3
Dearborn Town Center Senior	Dearborn, MI	77	New Construction	12/8/2017		12/5/2018	LIHTC	Yes	8/12/2020	No	No	1
Delhi Stratford Place	Holt, MI	96	Acquisition	12/28/2010		1/13/2006	MSHDA/LIHTC	Yes	12/9/2010	No	No	2/3
Dickerson Manor	Detroit, MI	66	New Construction	9/1/2010		11/9/2011	CONV/LIHTC	Yes	3/1/2013	No	No	2/3
Gabrielle	Highland Park, MI	336	Acq./Rehab	6/24/1994		12/1/1994	MSHDA/LIHTC	Yes	12/27/1994	No	No	No
Glendale Buena Vista	Highland Park, MI	93	Acq./Rehab	12/31/1991		12/30/1991	MSHDA/RAP/LIHTC	Yes	12/29/1993	No	No	No
Harbor Pointe	Benton Twp, MI	84	New Construction	8/28/1998	2/5/2018	1/1/2000	LIHTC	Yes	2/12/2001	No	No	No
Harbor Pointe II	Benton Twp, MI	72	New Construction	8/25/2001	2/5/2018	1/1/2003	CONV/LIHTC	Yes	9/15/2003	No	No	No
Highland Manor	Highland Park, MI	48	New Construction	9/10/2009		3/16/2010	LIHTC/221 D4	Yes	1/30/2012	No	No	2/3
Hope Senior	Oxford, MI	50	New Construction	3/15/1993		12/17/1993	TAXABLE BOND/MSHDA/LIHTC	Yes	12/29/1993	No	No	No
Jefferson Meadows	Detroit, MI	83	Acquisition	11/1/2011		NA	MSHDA HOME/LIHTC	Yes	NA	No	No	No
Jefferson Square II	Detroit, MI	180	Acq./Rehab	12/30/1991		12/17/2007	HUD/221 D4	Yes	10/26/2009	No	No	2/3
Jennings Senior Living	Detroit, MI	46	Adaptive Re-use	7/10/2014		8/28/2015	LIHTC/HOME	Yes	2/27/2017	No	No	2/3
Maplewood Manor	Bay City, MI	158	Acq./Rehab	2/27/2015		12/30/2015	LIHTC/ HUD 221D4	Yes	11/9/2017	No	No	2/3
McDonald Square II	Detroit, MI	180	Acq./Rehab	12/30/1991		9/26/2007	MSHDA/LIHTC	Yes	3/18/2009	No	No	2/3
Mill Pond Manor II	Brighton, MI	58	Acq./Rehab	3/22/2013		6/1/2016	LIHTC/ HUD 221D4	Yes	5/1/2018	No	No	1/2/4
Milwaukee Junction	Detroit, MI	25	New Construction	5/1/2020		NA, Under Construction	CONV	Yes	Pending	No	No	No
Newman Court Apartments	Pontiac, MI	172	Acq./Rehab	11/8/2017		10/25/2018	LIHTC/HUD 223F/BOND	Yes	6/18/2020	No	No	1
Oakwood Manor	Eastpointe, MI	44	New Construction	6/27/2012		7/1/2013	NSP/HOME	No	NA	No	No	2
Pablo Davis II	Detroit, MI	75	Acq./Rehab	11/28/2018		12/31/2019	CONV/LIHTC	Yes	Pending	No	No	No
Palmer Court Townhomes	Detroit, MI	173	Acq./Rehab	10/20/2010		10/13/2011	MSHDA/LIHTC	Yes	12/6/2012	No	No	2/3
Parkview Place II	Detroit, MI	199	Acq./Rehab	5/1/2002		12/31/2020	LIHTC/Pass Thru	Yes	Pending	No	No	2/3
Prince Hall Place	Detroit, MI	156	Acq./Rehab	11/1/2009		1992	CONV/MSHDA	Yes	7/1/2013	No	No	No
Renaissance	Pontiac, MI	56	Acq./Rehab	10/10/2017		NA	LIHTC/HUD	Yes	NA	No	No	No
Ridgewood Vista	Jackson, MI	150	Acq./Rehab	6/27/1993		9/23/2008	LIHTC/MSHDA	Yes	10/20/2009	No	No	2/3
River Terrace	Benton Harbor, MI	270	Acq./Rehab	6/23/2006		1/1/2007	LIHTC/MSHDA	Yes	3/11/2008	No	No	2/3
Royal Oak Tower	Ferndale, MI	200	Acq./Rehab	6/15/2003	12/27/2019	12/30/2003	MSHDA/LIHTC/Pass Thru	Yes	12/29/2004	No	No	No
Sacred Heart	St. Francis, WI	68	Adaptive Re-use	10/1/2011		12/7/2011	LIHTC/WHEDA	Yes	11/10/2012	No	No	2/3
Shiloh Commons II	Flint, MI	125	Acq./Rehab	3/19/2020		12/31/2020	LIHTC/MSHDA	Yes	Pending	No	No	No
Silver Creek II	Flat Rock, MI	111	Acq./Rehab	1/12/1997		12/31/2017	CONV/LIHTC/MSHDA	Yes	Pending	No	No	2/3
South Hill II	Milford, MI	120	Acq./Rehab	8/10/2007		10/11/2007	MSHDA/LIHTC	Yes	1/28/2009	No	No	2/3
Tri City Village	Waterliet, MI	56	Acq./Rehab	4/19/2006		4/19/2006	HUD 221D4/LIHTC	Yes	6/28/2007	No	No	2/3
University Club	Detroit, MI	120	Acq./Rehab	1/1/2010		NA	MSHDA/HOME	No	NA	No	No	No
Uptown Towers	Portland, OR	71	Acq./Rehab	1/20/2011		2/1/2011	LIHTC/CONV	Yes	3/15/2012	No	No	2/3
Van Dyke Center II	Detroit, MI	200	Acq./Rehab	8/16/2007		11/8/2007	MSHDA/LIHTC	Yes	3/13/2009	No	No	2/3
Village at Bloomfield	Pontiac, MI	150	New Construction	11/24/2020		NA, Under Construction	Tax Exempt Bond/HOME/MR	No	Pending	No	No	No
Village of Royal Oak	Royal Oak, MI	147	New Construction	2/1/2010		10/24/2011	LIHTC/MSHDA	Yes	9/17/2012	No	No	2/3

Name and Project Number of Project Owned	City and State	Number of Units	Construction type	Date of Ownership (mm/dd/yy)		Date Project Last Placed in Service	Type of Financing as defined by Tier 1 in Scoring Criteria Section D, #1	LIHTC Project?	8609 issue date (mm/dd/yy)	Has the project materially defaulted on any obligation?*	Does the Project have any uncorrected 8609s that have been outstanding longer than 6 months?*	Included in Point Total for Owner/GP Experience Points?
				Begin	End							
Example: ABC Apts A12345	Lansing, MI	23	Acq./Rehab	3/1/2001	10/14/2008	5/1/2003	HUD 221 (d)(4)	Yes	5/5/2004	No	No	2/3
Village East	Springfield, OR	42	Acq./Rehab	12/19/2014		1/1/2015	LIHTC/CONV	Yes	2/12/2016	No	No	2/3
Village Park	Detroit, MI	57	Acq./Rehab	2/1/2012		2/1/2012	NSP/HOME/MSHDA	Yes	NA	No	No	2/3
Vista Villa	Saginaw, MI	100	Acq./Rehab	6/14/1993		6/1/1994	MSHDA/LIHTC	Yes	12/27/1994	No	No	No
Walnut Grove II	Grand Rapids, MI	80	Acq./Rehab	6/20/2003		12/12/2018	CONV/LIHTC	Yes	Pending	No	No	2/3
Westchester Towers	Wayne, MI	223	Acq./Rehab	5/17/2001	5/31/2018	1/4/2002	LIHTC/HUD 223f	Yes	11/26/2002	No	No	No
Wildwood	Westland, MI	229	Acq./Rehab	4/28/2011		12/1/2011	LIHTC/221D4	Yes	9/12/2013	No	No	2/3

Management Experience
This page must be included as Exhibit 12b

Management Entity:	MHT Management, LLC		
Is the management entity identified above the same as shown in Section C.4 of the LIHTC Program Application?			yes
If you answered "No," please explain the relationship between the management entity shown here and the management entity in the application:			

Complete the chart below. Failure to fully complete this chart or clearly define the relationship between the management entity identified here and in the LIHTC Program Application may result in a loss of points when applying for LIHTC.

Name of Project Managed	City and State	Number of Units	Date of Management (mm/dd/yy)*		Type of financing	LIHTC Project? **	Does the Project have any uncorrected 8823s that have been outstanding longer than 6 months?***	Included in Point Total for Management Experience Points?
			Begin	End				
Example: XYZ Project	Ann Arbor, MI	33	4/5/2002	5/3/2009	LIHTC	Yes	No	Yes
9100 on Gariot	Detroit, MI	36	4/8/2019		LIHTC	Yes	No	No
Adams Senior Village II	Westland, MI	120	7/31/2007		HUD 223(f)	Yes	No	Yes
Ambrose Ridge II	Grand Rapids, MI	84	10/1/2017		LIHTC	Yes	No	Yes
Apple Ridge II	Kalamazoo, MI	56	11/1/2008		CONV	Yes	No	Yes
Arthur Antisdel (a.k.a. Cass Community)	Detroit, MI	41	11/1/2013		PBV	Yes	No	Yes
Aspen Hills II	Traverse City, MI	70	10/1/2017		LIHTC/HUD 223f	Yes	No	Yes
Benjamin Manor	Highland Park, MI	81	8/1/2009		NSP/MSHDA	Yes	No	Yes
Brentwood II	Belding, MI	48	10/1/2017	6/1/2019	CONV/LIHTC	Yes	No	No
Calumet II	Detroit, MI	104	2/1/2010		MSHDA	Yes	No	Yes
Camelot Hills II	Lansing, MI	102	3/1/2008		CONV	Yes	No	Yes
Centerline Park Towers II	Center Line, MI	300	4/1/2007		HUD221(f)4	Yes	No	Yes
Center Ridge Arms	Essexville, MI	100	3/30/2021		MSHDA	Yes	No	No
Chase Run III	Mt. Pleasant, MI	160	1/1/2005		CONV	Yes	No	Yes
Clay Apartments	Detroit, MI	42	3/1/2019		CONV	Yes	No	No
Colonial Meadows	Pontiac, MI	83	6/1/2011		MSHDA	Yes	No	Yes
Dauner Haus III	Fenton, MI	151	2/1/2010		MSHDA	Yes	No	Yes
Dauner Haus II	Fenton, MI	41	2/1/2010		CONV	Yes	No	Yes
Dearborn Town Center Senior	Dearborn, MI	77	12/5/2018		CONV	Yes	No	No
Delhi Stratford Place	Holt, MI	96	6/1/2010		MSHDA	Yes	No	Yes
Dickerson Manor	Detroit, MI	66	9/1/2010		CONV	Yes	No	Yes
Gabrielle	Highland Park, MI	336	2/1/2010		MSHDA	Yes	No	Yes
Glendale Buena Vista	Highland Park, MI	93	2/1/2010		MSHDA	Yes	No	Yes

* Must be the date rent-up began if managing the property at that time, otherwise the date the company started managing the project, not the date of the start of construction.

** Points will only be given to management of LIHTC projects

*** If the project has any uncorrected 5823s that have been outstanding longer than 6 months, then that project cannot be counted towards the management experience total. However, explanation can be provided on tab C of this workbook.

Name of Project Managed	City and State	Number of Units	Date of Management (mm/dd/yy)*		Type of Financing	UHTC Project? **	Does the Project have any uncorrected 8823s that have been outstanding longer than 6 months?***	Included in Point Total for Management Experience Points?
			Begin	End				
Example: XYZ Project	Ann Arbor, MI	33	4/5/2002	5/3/2009	UHTC	Yes	No	Yes
Harbor Pointe	Benton Harbor, MI	84	4/1/2017	2/6/2018	UHTC	Yes	No	No
Harbor Pointe II	Benton Harbor, MI	72	4/1/2017	2/6/2018	CONV/LHTC	Yes	No	No
Highland Manor	Highland Park, MI	48	11/1/2010		HUD 223(f)	Yes	No	Yes
Hope Senior	Oxford, MI	50	2/1/2010		MSHDA/HOME	Yes	No	Yes
Jefferson Meadows	Detroit, MI	83	11/1/2011		MSHDA	Yes	No	Yes
Jefferson Square II	Detroit, MI	180	10/1/2007		HUD 221(D)4	Yes	No	Yes
Jennings Senior Living	Detroit, MI	46	8/28/2015		CONV	Yes	No	Yes
McDonald Square II	Detroit, MI	180	2/1/2010		MSHDA	Yes	No	Yes
Mill Pond Manor II	Brighton, MI	58	3/1/2013		HUD 221(D)4	Yes	No	Yes
Milwaukee Junction	Detroit, MI	25	Under Construction		CONV	Yes	No	No
Newman Court II	Pontiac, MI	172	6/1/2016		HUD	Yes	No	Yes
Oakwood Manor	Eastpointe, MI	44	7/1/2013		NSP/HOME	No	No	No
Pablo Davis II	Detroit, MI	75	2/1/2014		CONV	Yes	No	Yes
Palmer Court Townhomes	Detroit, MI	173	5/1/2009		MSHDA	Yes	No	Yes
Parkview Place II	Detroit, MI	199	12/1/2004		PASS THRU	Yes	No	Yes
Prince Hall Place	Detroit, MI	156	10/30/2008		MSHDA	Yes	No	Yes
Renaissance	Pontiac, MI	56	1/1/2016		CONV	Yes	No	Yes
Ridgewood Vista	Jackson, MI	150	2/1/2010		MSHDA	Yes	No	Yes
River Terrace	Benton Harbor, MI	270	2/1/2010		MSHDA	Yes	No	Yes
Royal Oak Tower	Ferndale, MI	200	2/1/2010	12/21/2019	MSHDA/ SEC 236	Yes	No	No
Shiloh Commons II	Flint, MI	125	2/1/2018		MSHDA	Yes	No	Yes
Silver Creek II	Fiat Rock, MI	111	11/1/2003		MSHDA	Yes	No	Yes
South Hill	Millford, MI	120	2/1/2010		MSHDA	Yes	No	Yes
University Club	Detroit, MI	120	1/1/2010		MSHDA	No	No	No
Van Dyke Center II	Detroit, MI	200	2/1/2010		MSHDA	Yes	No	Yes
Village Park	Detroit, MI	56	10/1/2010		MSHDA	Yes	No	Yes
Village of Royal Oak	Royal Oak, MI	147	2/15/2011		MSHDA	Yes	No	Yes
Vista Villa	Saginaw, MI	100	1/1/2009		MSHDA	Yes	No	Yes
Walnut Grove II	Grand Rapids, MI	80	4/1/2017		CONV/LHTC	Yes	No	Yes
Westchester Towers	Wayne, MI	223	10/1/2004	5/31/2018	HUD 223(f)	Yes	No	No
Wildwood Apartments	Westland, MI	229	4/28/2011		HUD 221(D)4	Yes	No	Yes

General Partner/Member & Management Entity - Explanation Page
This page must be included as part of Exhibits 12a and 12b

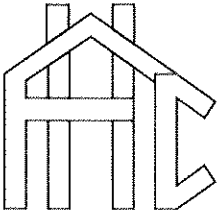
If you answered yes for any project under the column titled "Has the project materially defaulted on any obligation?" from tab A of this workbook, please provide written explanation.

Project Name	Explanation
NA	

If you answered yes for any project under the column titled "Does the project have any uncorrected 8823s that have been outstanding longer than 6 months?" from tab A or B of this workbook, please provide written explanation.

☐ General Partner/Member ☐ Management Entity

Project Name	Explanation
NA	



FLINT HOUSING COMMISSION



PILOT Proposed Project Narrative

Background

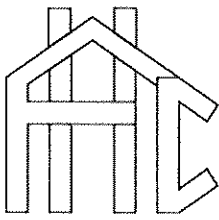
The Flint Housing Commission (FHC) and MHT Housing, Inc. (MHT) intend to submit an application for Low-Income Housing Tax Credits (LIHTC) and Tax Exempt Bond Financing from the Michigan State Housing Development Authority (MSHDA) in order to reposition the financing and leverage debt to perform over \$7.0 million in rehabilitation at Aldridge Place located at 5838 Edgar Holt Drive, Flint Michigan 48505. The repositioning of the property will include converting the US Department of Housing and Urban Development (HUD) subsidy to the property from the Public Housing Section 9 program to the Housing Choice Voucher (HCV) Section 8 program. The change will allow FHC to stabilize income for the property by signing a 20-year Housing Assistance Payment (HAP) contract and mandatory 20-year renewal with HUD. **This transaction is only feasible if the City of Flint is willing to reissue a Payment in Lieu of Taxes (PILOT) agreement to continue for the term of the new (40 year) MSHDA and HUD financing.**

Intended Usage / Target Market

Aldridge Place is a townhome community with 93 apartments. Completing the RAD conversion will allow FHC to preserve affordable housing. All 93 apartments will continue to serve the low- and very low income community. The property will provide housing for residents who are at or below the 60% Area Median Income (AMI). Similar to the existing Public Housing program, residents will only pay 30% of their income towards rent and the property will receive subsidies through vouchers on each unit. Through the RAD program, all residents living at Aldridge Place will retain a right to remain at the property if they remain in good standing (comply with lease). No family will be forced to move as a result of the conversion from public housing to Section 8. In addition, FHC will request from HUD a tenant protection voucher (TPV) to provide a voucher for those families who seek to leave the property as a result of the changes.

Economic Impact

Flint Housing Commission currently has a PILOT of 10% on rental income minus utility expenses at Aldridge Place Apartments. In the current PILOT, HUD subsidy is not included as rental income to the property. Based on this formula, FHC paid **\$1,394** in fiscal year 2019 and **\$1,764** in fiscal year 2020. The requested PILOT is for 3% of rental income minus utility expenses. In the new requested PILOT, ALL tenant paid rent and HUD (Section 8) subsidy will be considered rental income and will result in a net increase in tax paid by the property. The estimated PILOT payment to be paid after conversion



FLINT HOUSING COMMISSION

and renovations, is projected at approximately **\$25,000** in the first year and will continue to increase as shown in the projections provided. The PILOT request is for 40 years which will align with the financing terms resulting in the preservation of quality affordable housing for decades.

Environmental Impact

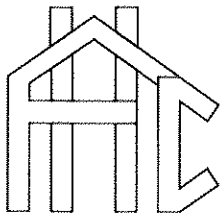
Aldridge Place will receive significant upgrades immediately after closing. The renovations will have several beneficial environmental impacts to the property and the residents. Inside the apartments, residents will receive clean new living spaces where floors have been restored or replaced throughout and walls have fresh paint. This will have a tremendous impact to remove dust, mold, or other allergens which may not be addressed when families occupy a dwelling for long periods of time. In addition, every apartment will receive central air conditioning which is not present at this time. This will also help with the overall indoor air-quality for residents. The property will receive numerous energy efficient upgrades which are designed to improve the quality of living and reduce operating expenses. Upgrades will include low-flow water fixtures, high efficiency furnaces, water heaters and LED interior and exterior lighting throughout. The property does not have any lead-based paint or asbestos containing materials present based on testing performed. Those conditions will be addressed responsibly if discovered.

Impact on City Infrastructure

FHC and MHT have established energy efficient upgrades as a major goal to be accomplished. Upgrades will be performed to reduce demand on the electrical, natural gas and water systems. The property will see significant reductions in water usage through the use of low-flow (0.8 gallon per flush) toilets and other fixtures. Natural gas will see minor reductions from the use of high efficiency furnaces and water heaters. Natural gas is used for heating which will also be reduced through the addition of insulation at or above code requirements, new windows and house-wrap under new vinyl siding. Electric usage is expected to remain net neutral after the renovations. While LED and other upgrades will reduce usage, the addition of central air conditioning will negate projected savings.

Impact on City Services

New LED site lighting will improve the safety and security for the residents. This, along with well-lit signage, will also improve the ability for police, fire and EMS to respond. New parking and sidewalks will provide for safe ingress and egress to the property for all visitors. In addition, FHC also intends to install new signage to help visitors quickly and easily identify properties by address. All work requiring a permit will be properly inspected.



FLINT HOUSING COMMISSION

Square Footage of the Buildings and Land

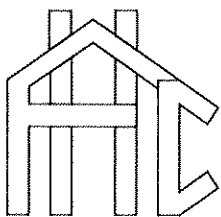
Aldridge Place was built in 1984 and has been owned and operated by the Flint Housing Commission since it was first occupied. The total land area is 621,166 SF or 14.26 acres. The parcel Identification number is 47-30-301-003 and the address is 5701 Edgar Holt Drive, Flint, MI 48505. There is a 3,800 SF community building and management office located in the center of the property at 5838 Edgar Holt Drive. There are 93 apartments in the property totaling 106,275 SF of gross building area. There are 63 two-bedroom/one-bathroom 1,035 SF apartments, 20 three-bedroom/one-bathroom 1,260 SF apartments and 10 four-bedroom/two-bathroom 1,494 SF apartments. There are 15 residential buildings – each containing six (6) or eight (8) apartments. Each building is a 2-story wood framed construction on a poured wall basement foundation.

Architectural Renderings

See attachments

Other Information

Each apartment has a basement with laundry connections. There are also community laundry facilities in the community building. The property has a tot lot, basketball court and open areas for recreation. There is public transportation at the property edge with established employment centers to the south. There is also easy access to the freeway for those with personal transportation. The property sits in an established residential setting. There are single-family homes to the south, a cemetery in the distance to the west and another multifamily property to the north.



FLINT HOUSING COMMISSION

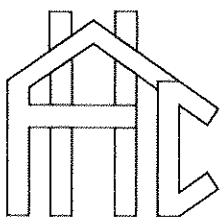


Marketing

MHT Management, LLC will be the property manager for the Aldridge Place property upon conversion. A list of experience for MHT Management, LLC is found with the background narrative as exhibit 1. MHT Management, LLC is very familiar with managing affordable housing properties including Shiloh Commons in Flint.

Aldridge Place will be targeted towards families at or below 60% Area Median Income (AMI). All units at Aldridge Place will have rental assistance which will allow all apartments to provide affordable housing. The section 8 Project Based Rental Assistance will be linked to the apartments at this housing community and will assist residents in paying rent. With this Section 8 program, residents will typically only pay 30% of their income and the subsidy will cover the rest of the rent. This will help ensure those Flint families most in need are able to have a nice place to call "Home."

Since Aldridge Place is an occupied housing community now, and as part of the RAD program with HUD, all residents will have the right to return to a unit in the community once the construction is complete full occupancy should be achieved shortly after construction. A few units will remain vacant until construction is complete to ensure a place for residents to stay while their unit is under construction.



FLINT HOUSING COMMISSION



Ownership and Tax Information – Aldridge Place

Aldridge Place Apartments is located at 5838 Edgar Holt Dr, Flint, MI 48505. The parcel identification number is 47-30-301-003.

Legal Description:

Land situation in the City of Flint, County of Genesee, State of Michigan, described as: Beginning at the intersection of the North line of Mott Avenue and the West line of Selby Street from said point of beginning, North 89°06' West, 744.50 feet along a line, said line also being the Northerly right-of-way line of Mott Avenue (60 feet wide) (not developed); thence North 01°04'17" East, 834.40 feet; thence South 89°06' East, 744.50 feet to the Westerly right-of-way line of said Selby Street; thence continuing along said right-of-way line, South 01°04'17" West, 834.40 feet to the point of beginning.

The property is currently owned by the Flint Housing Commission (FHC). Once all funding has been secured, the property will be transferred to MACH 1 Limited Dividend Housing Association, LLC, where the Managing Member will be controlled by MHT and FHC.

There is a Declaration of Trust and Restrictive Covenant recorded on the property requiring it to be used for affordable housing and requiring HUD approval to change funding programs.

No liens exist on this site.

The current assessed value is \$0 as the property is owned by a public entity and as such, there are not any assessments under appeal.



FLINT HOUSING COMMISSION

Harold Ince, Jr.
Executive Director
3820 Richfield Road
Flint, Michigan 48506
Phone: (810) 736-3050
(810) 736-0158

Board of Commissioners.
President Geraldine Redmond, Resident Commissioner
Vice President Philip Schnitzer
Commissioner Chua Morgan
Commissioner De Waun Robinson

March 7, 2022

Department of Planning and Development
City of Flint
1101 S. Saginaw St.
Flint, MI 48502
Attn: Suzanne Wilcox

RE: PILOT Application Option to Purchase Real Property

This letter is to inform you that the Flint Housing Commission intends to execute an Option to Ground Lease and Acquire Improvements like the attached draft for the purposes of Low-Income Housing Tax Credit (LIHTC) redevelopment with an entity, MACH 1 Limited Dividend Housing Association, LLC., established by the Flint Housing Commission.

Sincerely,

Harold S. Ince, Jr.
Executive Director



OPTION TO GROUND LEASE AND ACQUIRE IMPROVEMENTS

This option to ground lease and acquire improvements agreement (the “Option”) is made this ____ day of _____, 2022 (the “Effective Date”), between the **FLINT HOUSING COMMISSION**, a Michigan public body corporate (the “Ground Lessor” or “Optionor”) and **MACH 1 LIMITED DIVIDEND HOUSING ASSOCIATION, LLC**, a Michigan limited liability company (the “Optionee”). The Optionor and Optionee are at times collectively referred to hereinafter as the “Parties” or individually as the “Party.”

RECITALS

- A. WHEREAS, Optionor is the owner of those certain four parcels of land located in the City of Flint, County of Genesee, State of Michigan (collectively, the “Parcels”) and the improvements thereon, commonly known as Mince Manor, Aldridge Place, Centerview and Howard Estates, respectively (collectively, the “Improvements”).
- B. WHEREAS, Optionor and MHT Housing, Inc., an affiliate of Optionee, entered into or will enter into that certain Business Term Sheet governing plans for redevelopment of the Improvements (the “**Business Term Sheet**”).
- C. WHEREAS, Optionor desires to provide Optionee with an Option to ground lease the Parcels, and an Option to acquire the Improvements, which are more particularly described in Exhibit A attached hereto and incorporated herein.
- D. WHEREAS, Optionee desires to enter into this Option to lease the Parcels and acquire the Improvements from Optionor for the redevelopment and operation of four multi-family rental developments located therein (together, the “Project”), which contain _____ (_____) rental units, [all] of which will receive Section 8 rental assistance pursuant to the Rental Assistance Demonstration (“RAD”) program.
- E. WHEREAS, this Option is being provided to Optionee in order to provide evidence of site control sufficient to satisfy the Michigan State Housing Development Authority’s Low Income Housing Tax Credit (“LIHTC”) Qualified Allocation Plan requirements in anticipation of Optionee’s upcoming LIHTC application.

NOW THEREFORE, in consideration of the sum of One Hundred and 00/100 (\$100.00) Dollars, to be paid by Optionee to Optionor, which payment Optionee shall provide upon its execution of this Option, Optionor hereby grants to Optionee the right and option to lease said Parcel and acquire said Improvements, for the term and in accordance with the covenants and conditions set forth herein, as follows:

- 1. Period: This Option may be exercised at any time within the twelve (12) month period following the Effective Date of the Option (the “Option Period”).
- 2. Ground Lease Terms: The Option shall be subject to the terms, covenants

and provisions of the ground lease ultimately entered into between the Parties (the "Ground Lease"). The term of the Ground Lease will be agreed to by the Parties, but in no event shall it be less than 50 years. The rent for the Ground Lease is subject to negotiation.

3. Limited Warranty Deed Terms: The Option shall be subject to the terms, covenants and provisions of the limited warranty deed conveying the Improvements to the Optionee (the "Deed"). The acquisition cost for the Improvements is \$ _____. Upon termination of the Ground Lease, all of Optionee's right to title and interest in the Improvements shall revert to Optionor.
4. HUD and Other Approvals: The Option, Ground Lease and Deed shall be subject to any and all applicable United States Department of Housing and Urban Development ("HUD") approvals required for disposition of the property and development of the Project, as well as any approvals required from Optionor's Board of Commissioners.
5. Conflict of Interest: The Optionee has no conflict of interest, and shall inform Optionor of any subsequent potential conflict of interest that would cause Optionee to violate its obligations under applicable regulations, including 2 CFR Part 200.
6. Assignment or Transfer. This Option may not be sold, assigned or transferred by Optionee without the approval or consent of Optionor, which approval or consent shall be granted or denied in Optionor's sole discretion.
7. Extension of Term. In the event that Optionee fails to exercise this Option within the Option Period, Optionee may, upon written notice to Optionor no later than fifteen (15) days prior to the expiration of the Option Period, request an extension of the Option Period, for the period of six (6) months (the "Extended Option Period"), which extension Optionor shall be granted or denied in Optionor's sole discretion. Such extension request shall be accompanied with an additional Ten 00/100 Dollar (\$10.00) payment.
8. Termination of Rights. In the event that Optionee fails to exercise this Option during either of the Option Period or Extended Option Period, all rights and privileges granted hereunder shall be deemed completely surrendered, this Option terminated, and Optionor shall retain all money paid for the Option, and no additional money shall be payable by either Party to the other.
9. Access. Optionor shall permit Optionee, during the Option Period, free ingress and egress to the Parcel and Improvements for the sole purpose of conducting any survey, inspection, and other activities of a similar nature as Optionee may deem necessary, at the sole cost of Optionee. Further, following any access, inspection or testing, Optionee shall make every

effort to restore the Parcel to the condition it was immediately prior to the access and in all instances shall address or eliminate any health and safety hazards caused as a result of the access.

10. Indemnification. Optionee hereby shall indemnify and hold harmless Optionor, and its elected or appointed officials, directors, officers, agents or employees, successors and assigns, against any claim of liability or loss from personal injury or property damage resulting from or arising out of the access, use, and entry upon the Parcel or Improvements by the Optionee, its employees, affiliates, servants, contractors or agents, excepting, however, such claims or damages as may be due to or caused by the gross negligence or omissions of Optionor, or its elected or appointed officials, directors, officers, agents or employees, successors and assigns.
11. Insurance. In addition, before Optionee, its employees, affiliates, servants, contractors or agents enters onto the property for the purposes stated in this Section 8, Optionee shall deliver to Optionor a certificate of insurance naming Optionor as additional insured under a commercial general liability policy of insurance maintained by Optionee, which policy shall include contractual indemnity coverage.
12. Notice. Notice of the exercise of this Option shall be given by Optionee to Optionor in writing by certified mail, return receipt requested to the address provided in the Business Term Sheet. Notice shall be deemed effective on the date it is posted. On the date of such notice, the Parties agree that the mutually acceptable finalized version of the Ground Lease shall take effect and said Deed may be recorded.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties have executed this Option as of the Effective Date.

OPTIONOR:

FLINT HOUSING COMMISSION, a Michigan
public body corporate

By: _____
Name: Harold. S. Ince, Jr.
Its: Executive Director

OPTIONEE:

MACH 1 Limited Dividend Housing Association,
LLC, a Michigan limited liability company

By: _____
Its: Manager

By: _____
Its: _____

By: _____
Name: _____
Its: _____

EXHIBIT A

LEGAL DESCRIPTION

[to be confirmed]

Aldridge Place

5838 Edgar Holt Dr., Flint, MI 48505

47-30-301-003

Land situation in the City of Flint, County of Genesee, State of Michigan, described as: Beginning at the intersection of the North line of Mott Avenue and the West line of Selby Street from said point of beginning, North 89°06' West, 744.50 feet along a line, said line also being the Northerly right-of-way line of Mott Avenue (60 feet wide) (not developed); thence North 01°04'17" East, 834.40 feet; thence South 89°06' East, 744.50 feet to the Westerly right-of-way line of said Selby Street; thence continuing along said right-of-way line, South 01°04'17" West, 834.40 feet to the point of beginning.

Centerview Apartments

2001 N. Center Rd, Flint, MI 48506

41-04-478-019

The North 400 feet of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 4, Township 7 North, Range 7 East, City of Flint, Genesee County Records.

Howard Estates

1802 Lapeer Rd., Flint, MI 48503

41-17-309-032

Lots 97 through 103 including, also Lots 107 through 110 including, Also part of Lot 111, Floral Park Plat, described as: Beginning at a Point on the southerly line of Lapeer Road, 63.4 feet north 82°15'10" west, from the northwesterly corner of Lot 104 of said Plat; Thence north 08°15'10" west, along said southerly line to a Point 236.86 feet from the northeasterly corner of lot 106 of said Plat; thence north 77°00'40" west along said southerly line 145.94 Feet; thence north 68°43'40" west 272.70 feet; thence north 60°33'30" West 82.70 feet; thence south 46°24'50" east 508.72 feet; thence North 60°18' east 45 feet; thence south 30°52'50" east 80 feet to the Northwesterly corner of said Lot 97; thence north 60°18' east 429.5 Feet to the northeasterly corner of said lot 103; thence north 00°22'30" east along the westerly line of said Lot 108, 11.15 feet to The northwesterly corner of said lot; thence north 77°17'30" West 66.4 feet; thence northerly 203.15 feet to the point of beginning.

Mince Manor (Please note, parcel ID subject to change as a result of a land combination. The proposed legal description included with the land combination request is reflected below.)

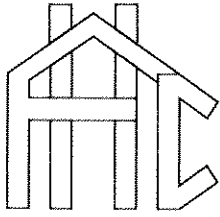
3800 Richfield Rd., Flint, MI 48506

47-33-476-095

THE EAST 245.20 FEET OF THE WEST 815.90 FEET OF THE NORTH 600 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 8 NORTH, RANGE 7 EAST, CITY OF FLINT, GENESEE COUNTY, MICHIGAN, EXCEPTING THEREFROM THE PART DESCRIBED AS: THE EAST 213.20 FEET OF THE WEST 815.00 FEET OF THE NORTH 250 FEET OF THE SOUTHEAST 1 /4 OF THE SOUTHEAST 1 /4 , ALSO EXCEPTING THE NORTHERLY 50 FEET OF THE WESTERLY 32 FEET, SECTION 33, TOWNSHIP 8 NORTH, RANGE 7 EAST, CITY OF FLINT, GENESEE COUNTY, MICHIGAN.

ALSO

THE EAST 62.5 FEET OF THE WEST 570.70 FEET OF THE NORTH 600 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 8 NORTH, RANGE 7 EAST, EXCEPT THE NORTHERLY 340.00 FEET.



FLINT HOUSING COMMISSION



Development Pro Forma- Aldridge Place

Attached is the projected redevelopment proforma for Aldridge Place along with a trade payment breakdown detailing the scope of the proposed renovation. The proforma uses standard formulas and assumptions by MSHDA as part of their LIHTC direct lending programs.

This preservation transaction incorporates a number of funding sources. A description of the permanent sources includes the following:

- First Mortgage loan provided by MSHDA of \$5,754,311. This anticipated loan included tax-exempt bonds at an interest rate of 4.10% with a 40-year term.
- A seller note from the proceeds of the ground lease will also be included in the sources of this rehabilitation in the amount of \$5,620,561.
- Income from Operations during construction will contribute \$503,619.
- LIHTC equity in the amount of \$7,972,383 based on \$0.91/LIHTC is also anticipated.
- Finally, to round out the sources for Aldridge Place, \$708,000 in deferred developer fee will be used.

Aldridge Place

2/10/2022

Permanent Financing- MSHDA Tax-Exempt Bond Financing - Monthly Debt Service 4.10% for 40 years

Construction Financing - MSHDA Tax-Exempt Bond Financing - 4.10%, interest only

Uses

Acquisition		
	Land	\$ 248,000
	Buildings	\$ 6,552,000
	Subtotal	\$ 6,800,000
Construction		
	Structures and on-site improvements	\$ 6,671,392
	General Requirements, Overhead, Builder Profit	\$ 974,505
	Permits, Bond Premium, Tap Fees, Cost Certification	\$ 149,966
	Construction Contingency (10% of est. Const Costs)	\$ 779,586
	Subtotal	\$ 8,575,449
Professional Fees		
	Architect, Engineer, Legal, and other Professional Fees	\$ 248,000
	Subtotal	\$ 248,000
Financing Costs		
	Construction Financing	\$ 533,619
	Permanent Financing	\$ 213,812
	Investor and LIHTC related costs	\$ 2,803,681
	Subtotal	\$ 3,551,112
Project Reserves		
	Tax & Insurance and other project reserves	\$ 1,384,313
	Subtotal	\$ 1,384,313
	Total Development Costs	\$ 20,558,874

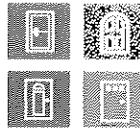
Sources

MSHDA Permanent Mortgage	\$ 5,754,311
LIHTC Equity	\$ 7,972,383
Income from Operations	\$ 503,619
Seller Note	\$ 5,620,561
Deferred Developer Fee	\$ 708,000
Total Permanent Sources	\$ 20,558,874
MSHDA Construction Loan	\$ 10,690,614

All numbers are preliminary and are subject to change based on lender and investor requirements

CONSTRUCTION COST TRADE PAYMENT BREAKDOWN

Date:	02/10/22
Development No:	
Project Name:	Aldridge Place Apartments
City / County:	Flint / Genessee
Mortgagor:	MACH 1 LDHA, LLC
Contractor:	MHT Construction Management, LLC



MSHDA
MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

Structures			
Line	AIA/CSI #	Trade Item	Cost
1	020000	Architectural Environmental Mitigation	\$ -
2	030000	Building Concrete	\$ -
3	040000	Masonry	\$ 33,600
4	050000	Metals	\$ -
5	061000	Rough Carpentry	\$ -
6	062000	Finish Carpentry	\$ -
7	072000	Insulation	\$ 150,000
8	073000	Roofing	\$ 411,130
9	074000	Siding	\$ 679,418
10	079000	Caulking and Exterior Sealants	\$ 72,300
11	081000	Doors / Hardware	\$ 541,620
12	085000	Windows	\$ 519,830
13	088000	Glazing	\$ -
14	092000	Gypsum Board	\$ -
15	093000	Tiling	\$ -
16	095000	Acoustical Ceilings	\$ -
17	096500	Resilient Flooring	\$ 675,000
18	096800	Carpeting	\$ 29,298
19	099000	Painting	\$ 334,200
20	100000	Specialties	\$ 351,000
21	110000	Special Equipment	
22	113000	Appliances	\$ 139,826
23	122000	Window Treatments	\$ 38,500
24	123000	Cabinets and Casework	\$ 713,442
25	130000	Special Construction	\$ -
26	142000	Elevators	\$ -
27	210000	Fire Protection	\$ -
28	220000	Plumbing / Domestic Hot Water	\$ 109,850
29	230000	HVAC	\$ 677,378
30	260000	Electrical	\$ 520,000
31	262000	Low Voltage Electrical	\$ -
32	280000	Electronic Safety and Security	\$ 24,000
Total Structures			\$ 6,020,392

Site Work			
Line	AIA/CSI #	Trade Item	Cost
33	020000	Site Environmental Mitigation	\$ -
34	310000	Earth Work	\$ -
35	321000	Roads / Walks	\$ 489,762
36	323000	Site Improvements	\$ 137,088
37	328000	Site Irrigation	\$ -
38	329000	Landscaping	\$ 24,150
39	330000	Site Utilities	\$ -
Total Site Work			\$ 651,000

Misc. Structures and Sitework			
40		Community Building	
41		Accessory Buildings	
42		Off-Site Improvements	
43		Temporary Site Security	
Total Misc. Structures and Sitework			\$ -

Total Structures, Sitework and Misc. Structures and Sitework			\$ 6,671,392
---	--	--	---------------------

44		General Requirements @ 6%	\$ 400,284
45		Builder's Overhead @ 2%	\$ 141,434
46		Builder's Profit @ 6%	\$ 432,787
47		Building Permits	\$ 75,000
48		Bond Premium	\$ 68,466
49		Tap Fees	\$ -
50		Cost Certification Expense	\$ 6,500
Total Construction			\$ 7,795,862

Comments:

MHT Construction, LLC

MACH 1 Limited Dividend Housing Association, LLC

Michigan State Housing Development Authority

Contractor (please print)

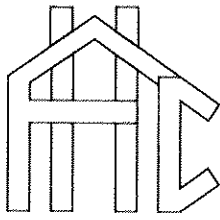
Sponsor / Mortgagor (please print)

MSHDA Representative (please print)

Signature

Signature

Signature



FLINT HOUSING COMMISSION



Projected Operating Pro Forma- Aldridge Place

Attached is the projected operating proforma for Aldridge Place along with the cash flow projections using the standard formulas and inflation factors used by MSHDA as part of their LIHTC direct lending programs. Operating projections are based on previous expenses and expenses at comparable units and the income is based on the RAD rents published by HUD for this specific project.

Development MACH 1 - Aldridge
 Financing Tax Exempt
 MSHDA No.
 Step Application
 Date
 Type Acquisition/Rehab

Mortgage Assumptions:
 Debt Coverage Ratio 1.4
 Mortgage Interest Rate 4.100%
 Pay Rate 4.100%
 Mortgage Term 40 years
 Income from Operations Yes
 PBV and/or Existing Section 8 Assistance

Instructions

Total Development Income Potential

	Per Unit	Total
Annual Rental Income	11,391	1,059,384
Annual Non-Rental Income	0	0
Total Project Revenue	11,391	1,059,384

Total Development Expenses

Vacancy Loss	5.00% of annual rent potential	570	52,969
Management Fee	562 per unit per year	562	52,266
Administration		1,330	123,690
Project-paid Fuel		95	8,835
Common Electricity		563	52,359
Water and Sewer		1,018	94,674
Operating and Maintenance		1,683	156,519
Real Estate Taxes		0	
Payment in Lieu of Taxes (PILOT)	3.00% Applied to: All Units	274	25,516
Insurance		571	53,103
Replacement Reserve	300 per unit per year	300	27,900
Other: Permit and inspection fees		16	1,488
Other:		0	

Initial Inflation Factor	Beginning in Year	Future Inflation Factor
1.0%	6	2.0%
1.0%	6	2.0%
Future Vacancy		
	6	8.0%
3.0%	1	3.0%
3.0%	1	3.0%
3.0%	6	3.0%
4.0%	6	3.0%
5.0%	6	5.0%
3.0%	1	3.0%
5.0%	1	5.0%
3.0%	1	3.0%
3.0%	1	3.0%
3.0%	1	3.0%
3.0%	1	3.0%

Total Expenses	% of Revenue	61.29%	6,982	649,320
Base Net Operating Income			4,409	410,064
Part A Mortgage Payment	27.65%		3,149	292,903
Part A Mortgage			61,874	5,754,311
Non MSHDA Financing Mortgage Payment			0	
Non MSHDA Financing Type:			0	
Base Project Cash Flow (excludes ODR)	11.06%		1,260	117,161

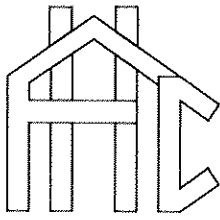
Override

Development MACH 1 - Aldridge
Financing Tax Exempt
MSHDA No. 0
Step Application
Date 01/00/1900
Type Acquisition/Rehab

Initial Inflation	Starting in Yr	Future Inflation
0.00%	1990	0.00%
0.00%	1991	0.00%
0.00%	1992	0.00%
0.00%	1993	0.00%
0.00%	1994	0.00%
0.00%	1995	0.00%
0.00%	1996	0.00%
0.00%	1997	0.00%
0.00%	1998	0.00%
0.00%	1999	0.00%
0.00%	2000	0.00%
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0.00%	2040	0.00%
0.00%	2041	0.00%
0.00%	2042	0.00%
0.00%	2043	0.00%
0.00%	2044	0.00%
0.00%	2045	0.00%
0.00%	2046	0.00%
0.00%	2047	0.00%
0.00%	2048	0.00%
0.00%	2049	0.00%
0.00%	2050	0.00%
0.00%	2051	0.00%
0.00%	2052	0.00%
0.00%	2053	0.00%
0.00%	2054	0.00%
0.00%	2055	0.00%
0.00%	2056	0.00%
0.00%	2057	0.00%
0.00%	2058	0.00%
0.00%	2059	0.00%
0.00%	2060	0.00%
0.00%	2061	0.00%
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0.00%	2063	0.00%
0.00%	2064	0.00%
0.00%	2065	0.00%
0.00%	2066	0.00%
0.00%	2067	0.00%
0.00%	2068	0.00%
0.00%	2069	0.00%
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0.00%	2084	0.00%
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0.00%	2087	0.00%
0.00%	2088	0.00%
0.00%	2089	0.00%
0.00%	2090	0.00%
0.00%	2091	0.00%
0.00%	2092	0.00%
0.00%	2093	0.00%
0.00%	2094	0.00%
0.00%	2095	0.00%
0.00%	2096	0.00%
0.00%	2097	0.00%
0.00%	2098	0.00%
0.00%	2099	0.00%

Initial Inflation	Starting in Yr	Future Inflation
0.00%	1990	0.00%
0.00%	1991	0.00%
0.00%	1992	0.00%
0.00%	1993	0.00%
0.00%	1994	0.00%
0.00%	1995	0.00%
0.00%	1996	0.00%
0.00%	1997	0.00%
0.00%	1998	0.00%
0.00%	1999	0.00%
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0.00%	2001	0.00%
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0.00%	2016	0.00%
0.00%	2017	0.00%
0.00%	2018	0.00%
0.00%	2019	0.00%
0.00%	2020	0.00%
0.00%	2021	0.00%
0.00%	2022	0.00%
0.00%	2023	0.00%
0.00%	2024	0.00%
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0.00%	2090	0.00%
0.00%	2091	0.00%
0.00%	2092	0.00%
0.00%	2093	0.00%
0.00%	2094	0.00%
0.00%	2095	0.00%
0.00%	2096	0.00%
0.00%	2097	0.00%
0.00%	2098	0.00%
0.00%		

Income	1.0%	6	2.0%	1,241,481	1,266,310	1,291,636	1,317,469	1,343,819	1,370,695	1,398,109	1,425,071	1,454,592	1,483,684
Annual Rental Income	1.0%	6	2.0%	0	0	0	0	0	0	0	0	0	0
Annual Non-Rental Income	1.0%	6	2.0%	1,241,481	1,266,310	1,291,636	1,317,469	1,343,819	1,370,695	1,398,109	1,425,071	1,454,592	1,483,684
Total Project Revenue													
Expenses	5.0%	6	8.0%	99,318	101,305	103,331	105,398	107,505	109,656	111,849	114,086	116,367	118,695
Vacancy Loss	3.0%	1	3.0%	70,241	72,348	74,519	76,794	79,057	81,429	83,872	86,388	88,979	91,649
Management Fee	3.0%	6	3.0%	169,229	171,216	176,352	181,092	187,092	192,705	198,496	204,441	210,574	216,891
Administration	3.0%	6	3.0%	11,874	12,230	12,597	12,974	13,364	13,765	14,178	14,603	15,041	15,482
Project-paid Fuel	4.0%	6	3.0%	73,139	75,333	77,593	79,921	82,318	84,788	87,332	89,952	92,650	95,430
Common Electricity	5.0%	6	5.0%	154,214	161,925	170,021	178,521	187,448	196,820	206,661	216,995	227,844	239,236
Water and Sewer	3.0%	1	3.0%	210,348	216,659	223,159	229,853	236,749	243,852	251,167	258,702	266,463	274,457
Operating and Maintenance	5.0%	1	5.0%	0	0	0	0	0	0	0	0	0	0
Real Estate Taxes	3.0%	1	3.0%	27,088	27,466	27,843	28,220	28,595	28,970	29,343	29,713	30,081	30,445
Payment in Lieu of Taxes (PILOT)	3.0%	1	3.0%	71,366	73,507	75,712	77,984	80,323	82,723	85,215	87,771	90,404	93,116
Insurance	3.0%	1	3.0%	37,495	38,620	39,779	40,972	42,201	43,467	44,771	46,114	47,498	48,924
Replacement Reserve	3.0%	1	3.0%	2,000	2,060	2,122	2,185	2,251	2,318	2,388	2,459	2,533	2,609
Other: Permit and inspection fees	3.0%	1	3.0%	0	0	0	0	0	0	0	0	0	0
Other:	3.0%	1	3.0%	923,312	952,668	983,027	1,014,426	1,046,904	1,080,502	1,115,261	1,151,223	1,188,435	1,226,943
Subtotal: Operating Expenses													
Debt Service				292,903	292,903	292,903	292,903	292,903	292,903	292,903	292,903	292,903	292,903
Debt Service Part A				0	0	0	0	0	0	0	0	0	0
Debt Service Conventional/Other Financing				0	0	0	0	0	0	0	0	0	0
Total Expenses													
Cash Flow/(Deficit)				1,216,216	1,245,571	1,275,930	1,307,329	1,339,808	1,373,405	1,408,164	1,444,126	1,481,338	1,519,847
Cash Flow Per Unit				25,265	20,739	15,707	10,140	4,011	(2,710)	(10,055)	(18,056)	(26,746)	(36,162)
Debt Coverage Ratio on Part A Loan				272	223	169	109	43	(29)	(108)	(194)	(289)	(389)
Debt Coverage Ratio on Conventional/Other Financing				1.09	1.07	1.05	1.03	1.01	0.99	0.97	0.94	0.91	0.88
Debt Coverage Ratio on Conventional/Other Financing				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Interest Rate on Reserves													
Interest Rate on Reserves				3%									
Operating Deficit Reserve (ODR) Analysis													
Maintained Debt Coverage Ratio (Hard Debt)				1.00									
Maintained Operating Reserve (No Hard Debt)				250									
Initial Balance													
Total Annual Draw to achieve 1.0 DCR				72,105	74,269	76,497	78,792	81,155	83,590	83,387	75,834	60,053	35,109
Total Annual Deposit to achieve Maintained DCR				0	0	0	0	0	(2,710)	(10,055)	(18,056)	(26,746)	(36,162)
Total 1.0 DCR and Maintained DCR				0	0	0	0	0	0	0	0	0	0
Interest				0	0	0	0	0	(2,710)	(10,055)	(18,056)	(26,746)	(36,162)
Ending Balance at Maintained DCR				2,163	2,228	2,295	2,364	2,435	2,508	2,502	2,275	1,802	1,053
Maintained Cash Flow Per Unit				74,269	76,497	78,792	81,155	83,590	83,387	75,834	60,053	35,109	(0)
Maintained Debt Coverage Ratio on Part A Loan				272	223	169	109	43	0	0	0	0	0
Maintained Debt Coverage Ratio on Conventional/Other Financing				1.09	1.07	1.05	1.03	1.01	1.00	1.00	1.00	1.00	1.00
Standard ODR				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Non-standard ODR				0									
Operating Assurance Reserve Analysis													
Required in Year				314,074									
Initial Deposit													
Initial Balance				422,090	434,752	447,795	461,229	475,065	489,317	503,997	519,117	534,690	550,731
Interest Income				12,663	13,043	13,434	13,837	14,252	14,680	15,120	15,574	16,041	16,522
Ending Balance				434,752	447,795	461,229	475,065	489,317	503,997	519,117	534,690	550,731	567,253
Deferred Developer Fee Analysis													
Initial Balance				45,719	20,454	0	0	0	0	0	0	0	0
Dev Fee Paid				25,265	20,454	0	0	0	0	0	0	0	0
Ending Balance				20,454	0	0	0	0	0	0	0	0	0
Mortgage Resource Fund Loan													
Interest Rate on Subordinate Financing				3%									
Principal Amount of all MSHDA Soft Funds				0	0	0	0	0	0	0	0	0	0
Current Yr Int				0	0	0	0	0	0	0	0	0	0
Accrued Int				0	0	0	0	0	0	0	0	0	0
Subtotal				0	0	0	0	0	0	0	0	0	0
Annual Payment Due				0	0	0	0	0	0	0	0	0	0
Year End Balance				0	0	0	0	0	0	0	0	0	0
% of Cash Flow													
% of Cash Flow				50%									



FLINT HOUSING COMMISSION



Schedule of Rents and Income Limits- Aldridge Place

The proposed project includes all units restricted to families with incomes at 60% AMI. All units will be covered with a Section 8 Project Based Voucher based on the RAD program requirements. Residents will be limited on their portion of rent to 30% of their income minus a utility allowance.

Development MACH 1 - Aldridge
Financing Tax Exempt
MSHDA No. 0
Step Application
Date #####
Type Acquisition/Rehab

INSTRUCTIONS

Income Limits for		Genesee County (Effective April 1, 2021)				
		1 Person	2 Person	3 Person	4 Person	5 Person
30% of area median		13,800	15,750	17,730	19,680	21,270
40% of area median		18,400	21,000	23,640	26,240	28,360
50% of area median		23,000	26,250	29,550	32,800	35,450
60% of area median		27,600	31,500	35,460	39,360	42,540

Rental Income

Unit	No. of Units	Unit Type	Bedrooms	Baths	Net Sq. Ft.	Contract Rent	Utilities	Total Housing Expense	Gross Rent	Current Section 8 Contract Rent	% of Gross Rent	% of Total Units	Gross Square Feet	% of Total Square Feet	IC Units Square Feet	Unit Type	Max Allowed Housing Expense
60% Yes																	
Area Median Income Units																	
Tenant AMI Restriction (if different from rent restriction)																	
MSHDA Project Based Voucher Units																	
Occupancy																	
A	63	Townhome	2	1.0	1,035	864	93	957	653,184		61.7%	67.7%	65,205	61.9%	65,205		886
B	20	Townhome	3	1.0	1,260	1,106	106	1,212	285,440		25.1%	21.5%	25,200	23.9%	25,200		1,023
C	10	Townhome	4	2.0	1,494	1,173	118	1,291	140,760		13.3%	10.8%	14,940	14.2%	14,940		1,141
Mgrs									1,059,384	0	100.0%	100.0%	105,345	100.0%	105,345		
									0	0	0.0%	0.0%	0	0.0%	0		
Total Revenue Units	93								1,059,384				105,345		105,345		
Manager Units	0																
Income Average	60.00%																
Set Aside	100.00%																

Gross Rent Potential	1,059,384
Average Monthly Rent	949
Gross Square Footage	105,345

HOME Units SF/Total Units SF 0.0%
HOME Units/# Total Units 0.0%

Within Range
Within Range

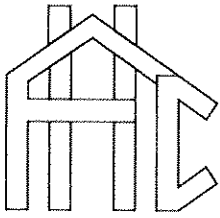
Utility Allowances

Annual Non-Rental Income

Misc. and Interest
Laundry
Carports
Other:
Other:

	Electricity	A/C	Gas	Water/ Sewer	Other	Total	Override
A						0	93.00
B						0	106.00
C						0	118.00
D						0	
E						0	
F						0	
G						0	
H						0	

Total Income	Annual	Monthly
Rental Income	1,059,384	88,282
Non-Rental Income	0	0
Total Project Revenue	1,059,384	88,282

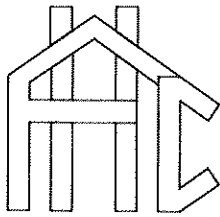


FLINT HOUSING COMMISSION



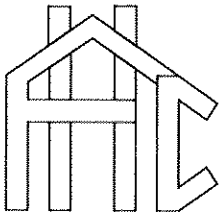
Project Timeline- Aldridge Place

Flint Housing Commission and MHT Housing anticipate submitting a 4% MSHDA application in March. Closing is expected in the 4th quarter of 2022 and construction will begin immediately after closing on the transaction. Aldridge Place is to then be expected to be placed in service in early 2024, about 14 months following the construction start date. Attached is a full proposed timeline of the project.



FLINT HOUSING COMMISSION

Project Stage	Estimated/Actual Date
PRE-DEVELOPMENT	
Ownership Entity Formation	7/23/2021
Zoning Approval	4/1/2022
Site Plan Approval	4/1/2022
Site Control Established	3/15/2022
Tax Abatement Approval	4/1/2022
FINANCING COMMITMENT/APPROVALS	
Construction Financing	8/1/2022
Permanent Financing	8/1/2022
Secondary Financing	N/A
Grant/Subsidy Financing	N/A
Equity Financing	11/19/2021
CLOSING AND DISBURSEMENTS	
Initial Subsidy Layering Review	9/1/2022
Acquisition of Land/Building(s)*	10/1/2022
Construction Financing Disbursement	10/1/2022
Permanent Financing Disbursement	2/1/2024
Secondary Financing Disbursement	N/A
Grant/Subsidy Financing Disbursement	N/A
Initial Equity Disbursement	10/1/2022
CONSTRUCTION/REHABILITATION	
Building Permit Issued	9/15/2022
Final Plans and Specifications	9/1/2022
Construction Start	10/1/2022
50% Completion	6/1/2023
Construction Completion	1/1/2024
POST-CONSTRUCTION	
Temporary/Final Certificates of Occupancy Issued	12/1/2023
Placed in Service Date*	12/1/2023
Begin Lease-Up	10/1/2022
Substantial Rent-Up	3/1/2024
Completion of Cost Certification by CPA	4/1/2024
Final Subsidy Layering Review	5/1/2024
8609 Request Submitted	5/1/2024

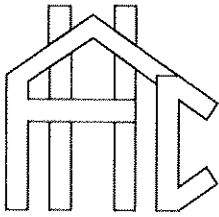


FLINT HOUSING COMMISSION



Potential Conflicts of Interest- Aldridge Place

There are no known potential conflicts of interest with any individual related to the applicant or the guarantor with any City of Flint Personnel or Members to Flint's City Council.



FLINT HOUSING COMMISSION



Potenital Bonus Point Narrative

The quantitative and qualitative impact of this transaction will be huge for the residents, the surrounding neighborhood, and the City of Flint.

Preservation and Rehabilitation and Energy Efficiency Improvement

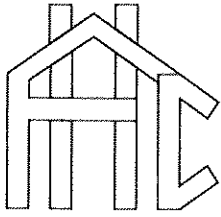
Low-Income Housing Tax Credits (LIHTC) and Tax Exempt Bond Financing from the Michigan State Housing Development Authority (MSHDA) will be used to perform a significant rehabilitation of the property. Hard construction costs are expected to exceed \$7,000,000 or \$77,000 per unit. The proposed rehabilitation will focus on improving energy efficiency and replacing major physical components that have or are about to exhaust their useful life. Specifically, the transaction will result in the repair and/or replacement of certain building systems including HVAC, parking lot, site signage, landscaping, common area LED lighting and flooring, and in-unit upgrades of Energy Star appliances, kitchen and bathroom cabinets, sink, faucet, countertops, flooring, LED lighting, Energy Star windows, door walls. Further, the development will upgrade community space, playground equipment and other amenities for the residents. The rehabilitation is expected to meet the Enterprise Green Communities standards for a moderate rehab.

Transitioning to NEW Federal Funding Subsidy Model

A most unique and both qualitatively and quantitatively impactful characteristic of this transaction will be the transition of federal funding to Section 8 Project Based Rental Assistance. The transfer to this Section 8 budget authority changes how the property receives future funding increases and thereby ensures that property is able to maintain and reserve funds needed for the long-term financial stability of the development.

Increased PILOT Payment for the City of Flint

It is important to note that because of the transition from the public housing platform to an LIHTC property with Section 8 Project Based Rental Assistance the resulting, payment to the City of Flint is expected to increase from \$1,059.36 paid in 2020 to an estimated new amount of over \$25,000 in the first year of post rehabilitation.



FLINT HOUSING COMMISSION

External Amenities

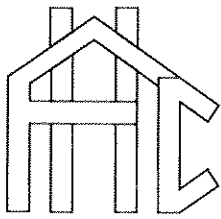
At Aldridge Place there is public transportation at the property edge with established employment centers to the south. There is easy access to the freeway for those with personal transportation. The property sits in an established residential setting. There are single-family homes to the south, a cemetery in the distance to the west and another multifamily property to the north. Aldridge Place is located in a Mixed Residential area and has a WalkScore of 16. It is also located in a CDBG Eligible Block Group.

Jobs Created

Based on projects of similar size and scope, it is estimated that 75 temporary construction related jobs will be generated and two full time positions will be preserved. The funding sources also require Section 3 requirements to promote the hiring and training of low-income individuals. Both FHC and MHT have successfully implemented numerous effective Section 3 programs resulting in the creation of real jobs. It is expected that residents living at FHC properties will be employed by the jobs created.

FHC's Outreach Commitment to the Community

FHC has worked directly with their residents to discuss the rehab, their needs, and addressing any of the resident's concerns. Overall, the residents are very excited and hopeful for the changes as it will make a great impact and improvement on their lives and living space. FHC and MHT have also reached out to 3rd ward Council Person, Quincy Murphy, to describe the planned rehabilitation.

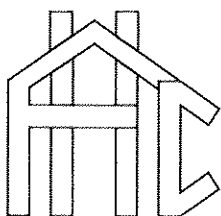


FLINT HOUSING COMMISSION



MSHDA Application for LIHTC- Aldridge Place

The Application for Low Income Housing Tax Credits will be submitted to MSHDA as part of Flint Housing Commission and MHT's submission for MSHDA direct lending. FHC and MHT are in the process of preparing the application and will share within 30 days of submitting to MSHDA.



FLINT HOUSING COMMISSION



Aldridge Place PILOT Request

Table of Contents

1. Background Narrative about the Applicant
2. Proposed Project Narrative
3. Marketing Plan
4. Ownership and Tax Information
5. Development Pro Forma and Trade Payment Breakdown
6. Operating Pro Forma
7. Schedule of Rents and Income Limits
8. Status of the Market Study
9. Project Timeline
10. Conflict of Interests – Not Applicable
11. Potential Bonus Points Narrative
12. MSHDA LIHTC Application

220256

ORDINANCE NO. _____

An ordinance to amend the Code of the City of Flint by amending Chapter 18, Taxation; Funds; Purchasing; Article I, In General; Section 18-4.1, Service Charge in Lieu of Taxes for Housing Facilities for Certain Persons.

IT IS HEREBY ORDAINED BY PEOPLE OF THE CITY OF FLINT:

Sec. 1. That the provisions of Chapter 18, Taxation; Funds; Purchasing; Article I, In General; Section 18-4.1, Service Charge in Lieu of Taxes for Housing Facilities for Certain Persons, shall be amended by adding subsection (GG), which shall read in its entirety as follows:

(GG) THE CITY ACKNOWLEDGES THAT **MACH 1 LIMITED DIVIDEND HOUSING ASSOCIATION, LLC, 3820 RICHFIELD RD, FLINT, MI 48506** (THE "OWNER") HAS OFFERED, SUBJECT TO RECEIPT OF AN AUTHORITY-AIDED OR FEDERALLY-AIDED MORTGAGE LOAN AND/OR ALLOCATION OF LOW INCOME HOUSING TAX CREDITS FROM THE MICHIGAN STATE HOUSING AND DEVELOPMENT AUTHORITY ("MSHDA"), TO OWN AND OPERATE A HOUSING PROJECT IDENTIFIED AS "**MINCE MANOR**" (THE "PROJECT") ON CERTAIN PROPERTY LOCATED IN THE CITY TO SERVE PERSONS AND FAMILIES OF LOW INCOME, AND THAT THE OWNER HAS OFFERED TO PAY THE CITY ON ACCOUNT OF THIS HOUSING DEVELOPMENT AN ANNUAL SERVICE CHARGE FOR PUBLIC SERVICES IN LIEU OF AD VALOREM TAXES.

THE CITY ACKNOWLEDGES THAT THE OWNER SHALL BE AFFORDED TAX BENEFITS OF PAYING A SERVICE CHARGE

IN LIEU OF AD VALOREM TAXES (BUT NOT IN LIEU OF PAYMENT OF SPECIAL ASSESSMENTS INCLUDING, BUT NOT LIMITED TO, THE STREET LIGHTING SPECIAL ASSESSMENT). THE CITY FURTHER ACKNOWLEDGES THAT THE OWNER FITS WITHIN THE CLASS AS DESCRIBED IN §18-4.3 BELOW. THE ANNUAL SERVICE CHARGE FOR THE CLASS OF PERSONS OF LOW AND MODERATE INCOME SHALL BE EQUAL TO THREE PERCENT (3%) OF THE ANNUAL SHELTER RENTS, EXCLUSIVE OF CHARGES FOR GAS, ELECTRICITY, HEAT, OR OTHER UTILITIES FURNISHED TO THE OCCUPANTS, INCLUDING THE PORTION OF RENT PAYABLE UNDER ANY GOVERNMENTAL SUBSIDY. NOTWITHSTANDING THE FOREGOING, THE ANNUAL SERVICE CHARGE SHALL NOT EXCEED AD VALOREM PROPERTY TAXES THAT WOULD BE ASSESSED OR PAID ABSENT THIS TAX EXEMPTION.

Sec. 2. This ordinance shall become effective immediately upon publication.

Adopted this _____ day of _____, 2022 A.D.

Sheldon A. Neeley, Mayor

APPROVED AS TO FORM:

William Kim | Jun 15, 2022 13:02 EDT |
William Kim, Chief Legal Officer

ORDINANCE REVIEW FORM

FROM: Planning and Development
Department

NO. 21- _____
Law Office Login #

ORDINANCE NAME: (FF) PILOT ORDINANCE RESOLUTION TO GRANT A THREE (3%) PAYMENT IN LIEU OF TAXES (PILOT) TO PROJECT KNOWN AS MINCE MANOR, WHICH IS A MIXED INCOME DEVELOPMENT OF 110 RESIDENTIAL UNITS.

1. ORDINANCE REVIEW - DEPARTMENT DIRECTOR

The attached ORDINANCE is approved by the Director of the affected Department. By signing, the Director approves this ordinance to be processed for signatures and fully executed.

By: Director *Suzanne Wilcox* DATE: 6/13/22
Suzanne Wilcox, Director, P&D

2. ORDINANCE REVIEW-FINANCE DEPARTMENT

The attached ORDINANCE is submitted to the Finance Department for approval. By signing, the Finance Department approves this ordinance to be processed for signatures and fully executed.

By: *Robert J. F. Widigan* DATE: 06/15/2022
Robert J.F. Widigan, Chief Financial Officer

By: *Clyde D. Edwards* DATE: 06/16/2022
Clyde D. Edwards (Jun 16, 2022 13:43 EDT)
Clyde Edwards, City Administrator

Mince Manor, 3800 Richfield Rd tax comparisons

1) Current taxable generated:	\$0	Pilot is based on 3%	
2) PILOT estimation	\$23,000.00	DIFFERENCE BETWEEN PILOT AND AD VALOREM TAX	\$98,962 per year

Based on the Schedule of Rents provided by Flint Housing Commission, at 100% occupancy, given its rental rates for households at 30%, 40%, and 60% of AMI, the total annual rent potential for the 110 units is \$845,580.

3) Estimated project ad valorem taxable value:

	One Bedroom	Two Bedroom
Market Rent	\$750	\$950
Number of Units	108	2
	\$81,000	\$1,900

Monthly Income	\$82,900
Yearly Income	\$994,800
Vacancy/Loss (10%)	(\$149,220)
Potential Gross Income	<u>\$845,580</u>
Expenses	<u>(\$380,511)</u>
Net Operating Income	\$465,069
Cap Rate of 13%	\$3,577,454
SEV/TV	<u>1,788,727</u>
Potential Taxes	\$121,962



PAYMENT IN LIEU OF TAXES (PILOT) APPLICATION
CITY OF FLINT

APPLICANT INFORMATION

ENTITY NAME	MACH 1 Limited Dividend Housing Association, LLC	
REPRESENTATIVES NAME	Jason Borrer and Van Fox	
ADDRESS	3820 Richfield Rd, Flint, MI 48506	
TELEPHONE NUMBER	810 736-3134	
E-MAIL ADDRESS	jborrer@flinthc.org	vanfox@mhthousing.net

GUARANTORS INFORMATION

ENTITY NAME	Flint Housing Commission
ENTITY PRINCIPAL	Harold Ince, Jr, Executive Director
ADDRESS	3820 Richfield Rd., Flint, MI 48506
TELEPHONE NUMBER	810-736-3134
E-MAIL ADDRESS	Hince@flinthc.org

ENTITY NAME	MHT Housing, Inc.
ENTITY PRINCIPAL	T. Van Fox, President
ADDRESS	32500 Telegraph Rd, Suite 100, Bingham Farms, MI 48025
TELEPHONE NUMBER	248-833-0550
E-MAIL ADDRESS	vanfox@mhthousing.net

Have you submitted an application for this same project to the City of Flint previously and been denied? No

Do you owe the city funds for delinquent taxes or utility bills? No

Did you include the names of all officers and/or directors as it relates to this application? Yes

PROJECT INFORMATION

PROJECT NAME	Mince Manor
ADDRESS OF PROJECT	3800 Richfield Rd., Flint, MI 48506
PARCEL ID	47-33-476-095 and a portion of 47-33-476-010 (application submitted for lot combo)
LEGAL DESCRIPTION	The East 62.5 feet of the West 570.70 feet of the North 600 feet of the Southeast Quarter of the Southeast Quarter of Section 33, Town 8 North, Range 7 East, Except the Northerly 50 Feet. And Unplatted Ely 213.2 Ft of Wly 815 90 Ft of Nly 250 Ft of SE ¼ of SE ¼, Sec 33, T8N, R7E, Exc Nly 50 Ft.
NAME OF OWNERSHIP ENTITY	Flint Housing Commission

DEVELOPMENT TEAM

APPLICANT PRIMARY POINT OF CONTACT	Jason Borror
ARCHITECTURAL FIRM	Jeffrey Graham, KEM_TEC, 586-772-2222
CONSTRUCTION PROJECT MANAGER	Tony Martin, MHT Construction Management, 248-833-0550
GENERAL CONTRACTOR FOR PROJECT	MHT Construction Management, 248-833-0550

Number of Years	40 years	Beginning Year	2024
Percent of PILOT	3%	Ending Year	2064

Applicant or applicant's representatives must execute the following statement and provide it as a part of the application.

The person's completing this application hereby declares that:

- 1. They will not violate any of the laws of the State of Michigan or the United States of America or any ordinance of the City of Flint.**
- 2. Should any of the information provided in this application or any attachment thereto change in the term of the license or any renewal thereof, they will notify the City in writing within thirty (30) days of such change.**
- 3. They have contacted MSHDA to ensure eligibility.**

Date 3/7/2022

Harold S. Ince Jr. (FHC)

T. Van Fox (MHT)

Authorized Applicant Representative (PRINT)

Authorized Applicant Representative (SIGN)

PILOT APPLICATION CHECKLIST

CHECK ALL THAT HAVE BEEN INCLUDED WITH THIS APPLICATION; IF NOT INCLUDED, PLEASE PROVIDE A BRIEF DESCRIPTION OF WHY.	
Legal description of project real property	Ex. 4
Complete list of the owner/ownership interest in the project	Ex. 1
Background information of applicant/guarantors, including development experience, if any, and all relevant information pertaining to the PILOT project	Ex.1
Site Plan	Ex. 2
Detailed narrative describing the PILOT that details the following: a) Intended usage/target market b) Economic impact c) Environmental impact including any measures taken to mitigate negative impacts d) Impact on City infrastructure, including transportation and utilities e) Impact on City services, such as police, fire, EMS, code enforcement f) Square footage of the building and land to be renovated g) Architectural renderings, including number and types of units h) Any other information needed to fully explain the project	Ex. 2
Will the project be located in an existing facility?	Yes
a) If an existing facility, when was it constructed?	1978
If new construction, please complete the following: a) Estimated date of commencement of construction of the project covered in this application b) Description of project to be constructed including size, type, quality of construction c) Approximate date of commencement of this project's operation	Not New Construction
Describe the marketing plan for the project, identifying the intended market.	
a) List the types of lessees anticipated b) How long is full occupancy expected to take? c) Who will serve as the manager of this project?	Ex. 3
Provide Housing Market Data to show demand.	
If a Market Study was completed, provide a copy of this.	Ex. 8
Briefly describe the ownership and tax information for this project. Include in this section the following:	Ex. 4
a) State the location of the proposed project by street address and legal description b) Name the property owner at the time of the application submittal c) If the applicant does not presently own the property, attach a valid option to purchase the property d) Describe any and all existing financing, options, and liens on the property	

<p>e) State the tax parcel number for all property involved with the Project and the current assessed value of the property</p> <p>f) Are any assessments presently under appeal? If yes, discuss status.</p> <p>g) Will the project result in a subdivision of any present tax parcel?</p>	
<p>Provide a detailed development prop forma outlining proposed hard, soft, and financing costs associated with proposed development. Proforma MUST identify all sources of financing and terms including applicant equity, construction and permanent financing, and any government assistance. Proposals will contain detailed breakdowns.</p>	Ex. 5
<p>Provide a detailed operating pro forma that will include all anticipated Major Revenues and Expenses for the full term of the requested PILOT.</p>	Ex. 6
<p>Are changes proposed to the public space around the Project (ie: sidewalks, lighting, landscaping)?</p>	
<p>State the proposed time schedule for the project including anticipated dates and the following:</p> <p>a) Closing the loan or contributing financing availability</p> <p>b) First expenditure of funds with regard to the project</p> <p>c) Anticipated date construction will begin</p> <p>d) Anticipated completion date</p>	Ex. 9
<p>Development team:</p> <p>a) Applicant primary point of contact</p> <p>b) Architect and engineers</p> <p>c) Construction Project Manager</p> <p>d) General Contractor for project</p> <p>e) Other professionals</p>	Application
<p>Please describe any potential conflicts of interest that the applicant or any guarantor may have with any City Personnel or City Council members</p>	Ex. 10
<p>Include a copy of the completed MSHDA application for Low Income Housing Tax Credits within thirty (30) days of submittal to MSHDA</p>	Ex. 12
<p>Bonus Points:</p> <p>a) Identify Target Area from Master Plan and/or Consolidated Plan</p> <p>b) Neighborhood outreach with fill list of outreach provided</p> <p>c) Document the target level of energy efficiency standard for the project</p> <p>d) Identify and report on the external amenities (ie: Walk Score, transit, schools, etc.)</p>	Ex. 11

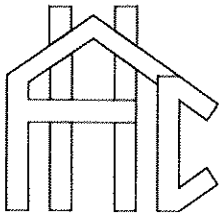
PILOT Scoring Matrix

Point Scoring: N/A, 0, 1, 2, or 3. N/A= not applicable, 0= No answer provided or info omitted, 1= poor or below expectation, 2= average or meets minimum standard 3= exceeds minimum standards

General Points	Points Possible	Points Scored
Application is complete with all attachments submitted.	3	
Project Team has prior successful affordable housing experience	3	1 project/1year 2 projects/5 years 3/projects 10 years
Project is considered Mixed Income (both Market and Affordable Units)	3	20%, 30%, 40%
Project incorporates a mix of units (studio, 1-, 2-, 3-bedrooms) *definitions in app	3	25%, 50%, 75%
Quality of Site Improvements, Place Making	3	
Bonus points (one point per documented line item)		
Priority	Points Possible	Points Scored
Project is in Local Target Area as outlined in the Consolidated Plan/Master Plan	1	
Neighborhood/Block Club Engagement (Include full list of outreach)	1	
Energy Efficiency Standard Incorporated	1/level (max of 3)	
External Amenities (Walkability, proximity to transit, etc.)	70-89- 1 pt. 90 or above- 2 pts.	
General Points Possible/Received	15	
Bonus Points Possible/Received	7	
Total Points for Evaluation	22	

Interpretation	Total Score	Total Points
Poor	< 8	
Acceptable	8-15	
Excellent	16-22	

Disqualifying factors (Mark any present and return to agency if existing)	
Less than 51% of the property is Affordable Units	
Applicant does not own, nor do they have consent from owner to proceed	
Construction has begun prior to application for PILOT	
Applicant is not an eligible entity as outlined in Application Eligibility	
Not in Good Standing with the City of Flint on other properties	



FLINT HOUSING COMMISSION



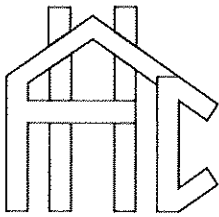
PILOT Request Background Narrative

The Flint Housing Commission (FHC) is a Michigan public body corporate organized as a housing agency and operating under the Michigan Housing Facilities Act, MCL 125.653 et seq. FHC mission is to provide quality affordable housing for low- to moderate-income families, and to make affordable housing in Flint a “housing of choice.” FHC is currently comprised of approximately 1,144 units of public housing. FHC also administers approximately 900 Housing Choice Vouchers (HCV) through the Section 8 Program. FHC intends to complete Rental Assistance Demonstration (RAD) conversions of the Public Housing properties. Each property will execute a 20-year Housing Assistance Payment (HAP) contract with HUD. At the time of conversion, each property is expected to receive substantial renovations utilizing LIHTC and other funding resources to finance the project conversion plans. To assist with these RAD conversions, FHC has hired MHT Housing, Inc. (MHT) to provide additional technical assistance based on their extensive background in affordable housing.

MHT is a non-profit affordable housing developer in Michigan with over 30 years of experience. MHT owns over 6,500 units of housing and has experience in all types of multi-family housing development. MHT specializes in building attractive units while respecting the tenants and neighbors surrounding the housing communities. MHT is partnering with FHC to rehabilitate the Mince Manor property and care for the property for the long term.

FHC and MHT are working in partnership to complete project planning, securing financial commitments, providing guarantees, construction oversight, property management and compliance. FHC and MHT will satisfy requirements of investors, the Michigan State Housing Development Authority (MSHDA) and the Department of Housing and Urban Development (HUD) using LIHTC and RAD to preserve a critical affordable housing community in the City of Flint.

MHT Management, LLC will be the property manager on behalf of FHC. MHT Management is well established and has been staffed with a group of high caliber real estate industry professionals, with a vast majority of their tenure being in affordable housing. MHT Management currently manages over 9,500 units throughout Michigan and Indiana.



FLINT HOUSING COMMISSION



Mince Manor, located at 3800 Richfield Road, is a 110-unit apartment community built in 1978. The entity created to own the property is MACH 1 Limited Dividend Housing Association, LLC and will be jointly managed by FHC and MHT.

General Partner/Member Experience
This page must be included in Exhibit 12a

General Partner/Member Name:	MHT Housing, Inc.	
Is the General Partner/Member shown in Section C.1 of the LIHTC Program Application?		yes
If you answered "No," please explain the relationship between the owner shown here to the owner in the application:		

Complete the chart below including ALL affordable developments the GP/Member has experience in owning and developing. Failure to fully complete this chart or clearly define the relationship between the entity(ies) shown above to the information presented in the LIHTC Program Application may result in a loss of points when applying to LIHTC.

Name and Project Number of Project Owned	City and State	Number of Units	Construction type	Date of Ownership (mm/dd/yy)		Date Project Last Placed in Service	Type of Financing as defined by Tier 1 in Scoring Criteria Section D, #1	LIHTC Project?	8609 issue date (mm/dd/yy)	Has the project materially defaulted on any obligation?*	Does the Project have any uncorrected 8623s that have been outstanding longer than 6 months?*	Included in Point Total for Owner/GP Experience Points?
				Begin	End							
Example: ABC Apts A12345	Lansing, MI	23	Acq./Rehab	3/1/2001	10/14/2008	5/1/2003	HUD 221 (d)(4)	Yes	5/5/2004	No	No	2/3
9100 on Grand	Detroit, MI	36	New Construction	11/25/2018		4/8/2019	LIHTC	Yes	9/14/2020	No	No	1
Adams Senior Village II	Westland, MI	120	Acq./Rehab	11/1/2003		2/24/2016	LIHTC/HUD 223f	Yes	7/23/2018	No	No	1/2
Ambrose Ridge II	Plainfield Twp, MI	84	Acq./Rehab	6/15/1996		1/31/2018	LIHTC/MSHDA	Yes	8/12/2020	No	No	1/2
Apple Ridge II	Kalamazoo, MI	56	Acquisition	1/8/2010		2/24/2005, Rehab in Progress	LIHTC/HUD 223f	Yes	Pending	No	No	2/3
Aspen Hills II	Garfield Township, MI	70	Acq./Rehab	8/6/2002		8/29/2019	LIHTC/HUD 223f	Yes	9/10/2020	No	No	1/2
Benjamin Manor	Highland Park, MI	81	Acq./Rehab	1/31/2012		NA	NSP/MSHDA	No	NA	No	No	No
Brentwood II	Belding, MI	48	Acq./Rehab	7/11/2003	6/17/2019	12/30/2003	LIHTC/CONV	Yes	10/11/2004	No	No	No
Calumet II	Detroit, MI	104	Acq./Rehab	12/30/1991		12/27/2007	LIHTC/MSHDA	Yes	10/8/2009	No	No	2/3
Camelot Hills II	Lansing, MI	102	Acq./Rehab	6/20/2003		10/23/2019	CONV/LIHTC	Yes	Pending	No	No	2/3
Cass Apartments aka Arthur Antisldei	Detroit, MI	41	Adaptive Re-use	11/1/2012		11/22/2013	LIHTC/MSHDA	Yes	3/4/2016	No	No	2/3
Centerline Park Towers II	Center Line, MI	300	Acq./Rehab	4/21/2005		1/1/2006, Rehab in Process	221D4/LIHTC	Yes	10/10/2006	No	No	2/3
Center Ridge Arms	Essexville, MI	100	Acq./Rehab	3/30/2021		Rehab in Process	LIHTC/MSHDA	Yes	Pending	No	No	No
Chase Run III	Mt. Pleasant, MI	160	Acq./Rehab	7/12/1997		12/31/2017	CONV/LIHTC/MSHDA	Yes	Pending	No	No	2/3
Clay Apartments	Detroit, MI	42	New Construction	3/12/2019		9/25/2020	CONV	Yes	Pending	No	No	No
Colonial Meadows II	Pontiac, MI	82	Acquisition	6/1/2011		12/31/2020	MSHDA	Yes	Pending	No	No	No
Dauner Haus II	Fenton, MI	41	New Construction	12/21/1995		2/26/1997	LIHTC/CONV	Yes	3/9/1998	No	No	No
Dauner Haus III	Fenton, MI	151	Acq./Rehab	6/27/1995		9/30/2008	LIHTC/CONV	Yes	10/8/2009	No	No	2/3

* A material default on any obligation includes, but is not limited to the following: project foreclosure, filing a bankruptcy petition, or providing a deed in lieu of foreclosure. If answered yes, the project cannot be counted towards the general partner/member experience total. However, explanation can be provided on tab C of this workbook.

** If the project has any uncorrected 8623s that have been outstanding longer than 6 months, then that project cannot be counted towards the general partner/member experience total. However, explanation can be provided on tab C of this workbook.

Name and Project Number of Project Owned	City and State	Number of Units	Construction type	Date of Ownership (mm/dd/yy)		Date Project Last Placed in Service	Type of Financing as defined by Tier 1 in Scoring Criteria Section D, #1	LIHTC Project?	8609 issue date (mm/dd/yy)	Has the project materially defaulted on any obligation?*	Does the Project have any uncorrected 8623s that have been outstanding longer than 6 months?***	Included in Point Total for Owner/SP Experience Points?
				Begin	End							
Example: ABC Apts A12345	Lansing, MI	23	Acq./Rehab	3/1/2003	10/14/2008	5/1/2003	HUD 221 (d)(4)	Yes	5/5/2004	No	No	2/3
Deurborn Town Center Senior	Dearborn, MI	77	New Construction	12/8/2017		12/5/2018	MSHDA/LIHTC	Yes	8/12/2020	No	No	1
Delhi Stratford Place	Holt, MI	96	Acquisition	12/28/2010		1/13/2006	MSHDA/LIHTC	Yes	12/9/2010	No	No	2/3
Dickerson Manor	Detroit, MI	66	New Construction	9/1/2010		11/9/2011	CONV/LIHTC	Yes	3/1/2013	No	No	2/3
Gabriele	Highland Park, MI	336	Acq./Rehab	6/24/1994		12/1/1994	MSHDA/LIHTC	Yes	12/27/1994	No	No	No
Glendale Buena Vista	Highland Park, MI	93	Acq./Rehab	11/31/1991		12/30/1991	MSHDA/RAA/LIHTC	Yes	12/29/1993	No	No	No
Harbor Pointe	Benton Twp, MI	84	New Construction	8/28/1998	2/5/2018	1/1/2000	LIHTC	Yes	2/12/2001	No	No	No
Harbor Pointe II	Benton Twp, MI	72	New Construction	8/25/2001	2/5/2018	1/1/2003	CONV/LIHTC	Yes	9/15/2003	No	No	No
Highland Manor	Highland Park, MI	48	New Construction	9/10/2009		3/16/2010	LIHTC/221 D4	Yes	1/30/2012	No	No	2/3
Hope Senior	Oxford, MI	50	New Construction	3/15/1993		12/17/1993	TAXABLE BOND/MSHDA/LIHTC	Yes	12/29/1993	No	No	No
Jefferson Meadows	Detroit, MI	83	Acquisition	11/1/2011		NA	MSHDA/HOME/LIHTC	Yes	NA	No	No	No
Jefferson Square II	Detroit, MI	180	Acq./Rehab	12/30/1991		12/17/2007	HUD/221 D4	Yes	10/26/2009	No	No	2/3
Jennings Senior Living	Detroit, MI	46	Adaptive Re-use	7/10/2014		8/28/2015	LIHTC/HOME	Yes	2/27/2017	No	No	2/3
Maplewood Manor	Bay City, MI	158	Acq./Rehab	2/27/2015		12/30/2015	LIHTC/ HUD 221D4	Yes	11/9/2017	No	No	2/3
McDonald Square II	Detroit, MI	180	Acq./Rehab	12/30/1991		9/26/2007	MSHDA/LIHTC	Yes	3/18/2009	No	No	2/3
Mill Pond Manor II	Brighton, MI	58	Acq./Rehab	3/22/2013		6/1/2016	LIHTC/ HUD 221D4	Yes	5/7/2018	No	No	1/2/4
Milwaukee Junction	Detroit, MI	25	New Construction	5/7/2020		NA, Under Construction	CONV	Yes	Pending	No	No	No
Newman Court Apartments	Pontiac, MI	172	Acq./Rehab	11/8/2017		10/25/2018	LIHTC/HUD 223F/BOND	Yes	6/18/2020	No	No	1
Oakwood Manor	Eastpointe, MI	44	New Construction	6/27/2012		7/1/2013	NSP/HOME	No	NA	No	No	2
Pablo Davis II	Detroit, MI	75	Acq./Rehab	11/28/2018		12/31/2019	CONV/LIHTC	Yes	Pending	No	No	No
Palmer Court Townhomes	Detroit, MI	173	Acq./Rehab	10/20/2010		10/13/2011	MSHDA/LIHTC	Yes	12/6/2012	No	No	2/3
Parkview Place II	Detroit, MI	199	Acq./Rehab	5/1/2002		12/31/2020	LIHTC/Pass Thru	Yes	Pending	No	No	2/3
Prince Hall Place	Detroit, MI	156	Acq./Rehab	11/1/2009		1992	CONV/MSHDA	Yes	7/11/2013	No	No	No
Renaissance	Pontiac, MI	56	Acq./Rehab	10/10/2017		NA	LIHTC/HUD	Yes	NA	No	No	No
Ridgewood Vista	Jackson, MI	150	Acq./Rehab	6/27/1993		9/23/2008	LIHTC/MSHDA	Yes	10/20/2009	No	No	2/3
River Terrace	Benton Harbor, MI	270	Acq./Rehab	6/23/2006		1/1/2007	LIHTC/MSHDA	Yes	3/11/2008	No	No	2/3
Royal Oak Tower	Ferndale, MI	200	Acq./Rehab	6/15/2003	12/27/2019	12/30/2003	MSHDA/LIHTC/Pass Thru	Yes	12/29/2004	No	No	No
Sacred Heart	St. Francis, MI	68	Adaptive Re-use	10/1/2011		12/7/2011	LIHTC/WHEDA	Yes	11/10/2012	No	No	2/3
Shiloh Commons II	Flint, MI	125	Acq./Rehab	3/19/2020		12/31/2020	LIHTC/MSHDA	Yes	Pending	No	No	No
Silver Creek II	Flat Rock, MI	111	Acq./Rehab	1/12/1997		12/31/2017	CONV/LIHTC/MSHDA	Yes	Pending	No	No	2/3
South Hill II	Millford, MI	120	Acq./Rehab	8/10/2007		10/1/2007	MSHDA/LIHTC	Yes	3/28/2009	No	No	2/3
Tri City Village	Watervliet, MI	56	Acq./Rehab	4/19/2006		4/19/2006	HUD 221D4/LIHTC	Yes	6/28/2007	No	No	2/3
University Club	Detroit, MI	120	Acq./Rehab	1/1/2010		NA	MSHDA/HOME	No	NA	No	No	No
Uptown Towers	Portland, OR	71	Acq./Rehab	1/20/2011		2/1/2011	LIHTC/CONV	Yes	3/15/2012	No	No	2/3
Van Dyke Center II	Detroit, MI	200	Acq./Rehab	8/16/2007		11/8/2007	MSHDA/LIHTC	Yes	3/13/2009	No	No	2/3
Village at Bloomfield	Pontiac, MI	150	New Construction	11/24/2020		NA, Under Construction	Tax Exempt Bond/HOME/MR	No	Pending	No	No	No
Village of Royal Oak	Royal Oak, MI	147	New Construction	2/1/2010		10/24/2011	LIHTC/MSHDA	Yes	9/17/2012	No	No	2/3

Name and Project Number of Project Owned	City and State	Number of Units	Construction type	Date of Ownership (mm/dd/yy)		Date Project Last Placed in Service	Type of Financing as defined by Tier 1 in Scoring Criteria Section D, #1	LIHTC Project?	8609 issue date (mm/dd/yy)	Has the project materially defaulted on any obligation?*	Does the project have any uncorrected 862A's that have been outstanding longer than 6 months?*	Included in Point Total for Owner/GP Experience Points?
				Begin	End							
Example: ABC Apts A12345	Lansing, MI	23	Acq./Rehab	3/1/2001	10/14/2008	5/1/2003	HUD 221 (d)(4)	Yes	5/5/2004	No	No	2/3
Village East	Springfield, OR	42	Acq./Rehab	12/19/2014		1/1/2015	LIHTC/CONV	Yes	2/12/2016	No	No	2/3
Village Park	Detroit, MI	57	Acq./Rehab	2/1/2012		2/1/2012	NSP/HOME/MSHDA	Yes	NA	No	No	2/3
Vista Villa	Saginaw, MI	100	Acq./Rehab	6/14/1993		6/1/1994	MSHDA/LIHTC	Yes	12/27/1994	No	No	No
Walnut Grove II	Grand Rapids, MI	80	Acq./Rehab	6/20/2003		12/12/2018	CONV/LIHTC	Yes	Pending	No	No	2/3
Westchester Towers	Wayne, MI	223	Acq./Rehab	5/17/2001	5/31/2018	1/4/2002	LIHTC/HUD 223F	Yes	11/26/2002	No	No	No
Wildwood	Westland, MI	229	Acq./Rehab	4/28/2011		12/1/2011	LIHTC/222D4	Yes	9/12/2013	No	No	2/3

Management Experience
This page must be included as Exhibit 12b

Management Entity:	MHT Management, LLC		
Is the management entity identified above the same as shown in Section C.4 of the LIHTC Program Application?			yes
If you answered "No," please explain the relationship between the management entity shown here and the management entity in the application:			

Complete the chart below. Failure to fully complete this chart or clearly define the relationship between the management entity identified here and in the LIHTC Program Application may result in a loss of points when applying for LIHTC.

Name of Project Managed	City and State	Number of Units	Date of Management (mm/dd/yy)*		Type of Financing	LIHTC Project? **	Does the Project have any uncorrected 8823s that have been outstanding longer than 6 months?***	Included in Point Total for Management Experience Points?
			Begin	End				
Example: XYZ Project	Ann Arbor, MI	33	4/15/2002	5/3/2009	LIHTC	Yes	No	Yes
9100 on Gratiot	Detroit, MI	36	4/8/2019		LIHTC	Yes	No	No
Adams Senior Village II	Westland, MI	120	7/31/2007		HUD 223(f)	Yes	No	Yes
Ambrose Ridge II	Grand Rapids, MI	84	10/1/2017		LIHTC	Yes	No	Yes
Apple Ridge II	Kalamazoo, MI	56	11/1/2008		CONV	Yes	No	Yes
Arthur Antisdel (a.k.a. Cass Community)	Detroit, MI	41	11/1/2013		PBV	Yes	No	Yes
Aspen Hills II	Traverse City, MI	70	10/1/2017		LIHTC/HUD 223F	Yes	No	Yes
Benjamin Manor	Highland Park, MI	81	8/1/2009		NSP/MSHDA	Yes	No	Yes
Brentwood II	Belding, MI	48	10/1/2017	6/17/2019	CONV/LIHTC	Yes	No	No
Calumet II	Detroit, MI	104	2/1/2010		MSHDA	Yes	No	Yes
Camelot Hills II	Lansing, MI	102	3/1/2008		CONV	Yes	No	Yes
Centerline Park Towers II	Center Line, MI	300	4/1/2007		HUD221(D)4	Yes	No	Yes
Center Ridge Arms	Essexville, MI	100	3/30/2021		MSHDA	Yes	No	No
Chase Run III	Mt. Pleasant, MI	160	1/1/2005		CONV	Yes	No	Yes
Clay Apartments	Detroit, MI	42	3/12/2019		CONV	Yes	No	No
Colonial Meadows	Pontiac, MI	83	6/1/2011		MSHDA	Yes	No	Yes
Dauner Haus III	Fenton, MI	151	2/1/2010		MSHDA	Yes	No	Yes
Dauner Haus II	Fenton, MI	43	2/1/2010		CONV	Yes	No	Yes
Dearborn Town Center Senior	Dearborn, MI	77	12/5/2018		CONV	Yes	No	No
Delhi Stratford Place	Holt, MI	96	6/1/2010		MSHDA	Yes	No	Yes
Dickerson Manor	Detroit, MI	66	9/1/2010		CONV	Yes	No	Yes
Gabrielle	Highland Park, MI	336	2/1/2010		MSHDA	Yes	No	Yes
Glendale Buena Vista	Highland Park, MI	93	2/1/2010		MSHDA	Yes	No	Yes

* Must be the date rent-up began if managing the property at that time, otherwise the date the company started managing the project, not the date of the start of construction.

** Points will only be given to management of LIHTC projects

Name of Project Managed	City and State	Number of Units	Date of Management (mm/dd/yy)*		Type of Financing	LIHTC Project? **	Does the Project have any uncorrected 8823s that have been outstanding longer than 6 months?***	Included in Point Total for Management Experience Points?
			Begin	End				
Example: XYZ Project	Ann Arbor, MI	33	4/5/2002	5/3/2009	LIHTC	Yes	No	Yes
Harbor Pointe	Benton Harbor, MI	84	4/1/2017	2/8/2018	LIHTC	Yes	No	No
Harbor Pointe II	Benton Harbor, MI	72	4/1/2017	2/8/2018	CONV/LIHTC	Yes	No	No
Highland Manor	Highland Park, MI	48	11/1/2010		HUD 223(f)	Yes	No	Yes
Hope Senior	Oxford, MI	50	2/1/2010		MSHDA/HOME	Yes	No	Yes
Jefferson Meadows	Detroit, MI	83	11/1/2011		MSHDA	Yes	No	Yes
Jefferson Square II	Detroit, MI	180	10/1/2007		HUD 221(D)4	Yes	No	Yes
Jennings Senior Living	Detroit, MI	46	8/28/2015		CONV	Yes	No	Yes
McDonald Square II	Detroit, MI	180	2/1/2010		MSHDA	Yes	No	Yes
Mill Pond Manor II	Brighton, MI	58	1/1/2013		HUD 221(D)4	Yes	No	Yes
Milwaukee Junction	Detroit, MI	25	Under Construction		CONV	Yes	No	No
Newman Court II	Pontiac, MI	172	6/1/2016		HUD	Yes	No	Yes
Oakwood Manor	Eastpointe, MI	44	7/1/2013		NSP/HOME	No	No	No
Pablo Davis II	Detroit, MI	75	2/1/2014		CONV	Yes	No	Yes
Palmer Court Townhomes	Detroit, MI	173	5/1/2009		MSHDA	Yes	No	Yes
Parkview Place II	Detroit, MI	199	12/1/2004		PASS THRU	Yes	No	Yes
Prince Hall Place	Detroit, MI	156	10/30/2008		MSHDA	Yes	No	Yes
Renaissance	Pontiac, MI	56	1/1/2016		CONV	Yes	No	Yes
Ridgewood Vista	Jackson, MI	150	2/1/2010		MSHDA	Yes	No	Yes
River Terrace	Benton Harbor, MI	270	2/1/2010		MSHDA	Yes	No	Yes
Royal Oak Tower	Ferndale, MI	200	2/1/2010	12/27/2019	MSHDA/ SEC 236	Yes	No	No
Shiloh Commons II	Flint, MI	125	2/1/2018		MSHDA	Yes	No	Yes
Silver Creek II	Fiat Rock, MI	111	11/1/2003		MSHDA	Yes	No	Yes
South Hill	Millford, MI	120	2/1/2010		MSHDA	Yes	No	Yes
University Club	Detroit, MI	120	1/1/2010		MSHDA	No	No	No
Van Dyke Center II	Detroit, MI	200	2/1/2010		MSHDA	Yes	No	Yes
Village Park	Detroit, MI	56	10/1/2010		MSHDA	Yes	No	Yes
Village of Royal Oak	Royal Oak, MI	147	2/15/2011		MSHDA	Yes	No	Yes
Vista Villa	Saginaw, MI	100	1/1/2009		MSHDA	Yes	No	Yes
Walnut Grove II	Grand Rapids, MI	80	4/1/2017		CONV/LIHTC	Yes	No	Yes
Westchester Towers	Wayne, MI	223	10/1/2004	5/31/2018	HUD 223(f)	Yes	No	No
Wildwood Apartments	Westland, MI	229	4/28/2011		HUD 221(D)4	Yes	No	Yes

General Partner/Member & Management Entity - Explanation Page
This page must be included as part of Exhibits 12a and 12b

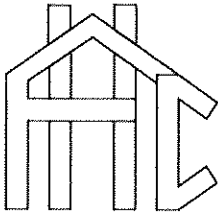
If you answered yes for any project under the column titled "Has the project materially defaulted on any obligation?" from tab A of this workbook, please provide written explanation.

Project Name	Explanation
NA	

If you answered yes for any project under the column titled "Does the project have any uncorrected 8823s that have been outstanding longer than 6 months?" from tab A or B of this workbook, please provide written explanation.

☐ General Partner/Member ☐ Management Entity

Project Name	Explanation
NA	



FLINT HOUSING COMMISSION



PILOT Proposed Project Narrative

Background

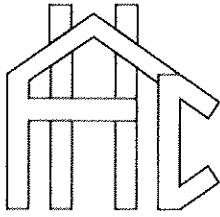
The Flint Housing Commission (FHC) and MHT Housing, Inc. (MHT) intend to submit an application for Low-Income Housing Tax Credits (LIHTC) and Tax-Exempt Bond Financing from the Michigan State Housing Development Authority (MSHDA) in order to reposition the financing and leverage debt to perform around \$6.5 million in rehabilitation at Mince Manor located at 3800 Richfield Rd., Flint Michigan 48506. The repositioning of the property will include converting the US Department of Housing and Urban Development (HUD) subsidy to the property from the Public Housing Section 9 program to the Housing Choice Voucher (HCV) Section 8 program. The change will allow FHC to stabilize income for the property by signing a 20-year Housing Assistance Payment (HAP) contract and mandatory 20-year renewal with HUD. **This transaction is only feasible if the City of Flint is willing to reissue a Payment in Lieu of Taxes (PILOT) agreement to continue for the term of the new (40 year) MSHDA and HUD financing.**

Intended Usage / Target Market

Mince Manor is a 3-story 110 unit apartment building with two (2) elevators. Completing the RAD conversion will allow FHC to preserve affordable housing. All 110 apartments will continue to serve the low- and very low income community. The property will provide housing for residents who are at or below the 60% Area Median Income (AMI). Similar to the existing Public Housing program, residents will only pay 30% of their income towards rent and the property will receive subsidies through vouchers on each apartment.

Economic Impact

Flint Housing Commission currently has a PILOT of 10% on rental income minus utility expenses at Mince Manor. In the current PILOT, HUD subsidy is not included as rental income to the property. Based on this formula, FHC has paid **\$6,564** in fiscal year 2019 and **\$11,760** in fiscal year 2020. The requested PILOT is for 3% of rental income minus utility expenses. In the new requested PILOT, ALL tenant paid rent and HUD (Section 8) subsidy will be considered rental income and will result in a net increase in tax paid by the property. The PILOT to be paid after conversion and renovations is projected at approximately **\$23,000** in the first year and will continue to increase as shown in the projections provided.



FLINT HOUSING COMMISSION



Environmental Impact

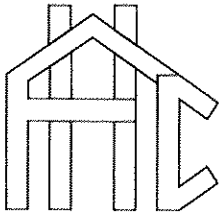
Mince Manor will receive significant upgrades immediately after closing. The renovations will have several beneficial environmental impacts to the property and the residents. Inside the apartments, residents will receive clean new living spaces where floors have been restored or replaced throughout and walls have fresh paint. This will have a tremendous impact to remove dust, mold, or other allergens which may not be addressed when families occupy a dwelling for long periods of time. The building will receive new make-up air (MUA) rooftop units which are currently not in operation. This will help improve comfort as well as the overall indoor air-quality for residents. The property will receive numerous energy efficient upgrades which are designed to improve the quality of living and reduce operating expenses. Upgrades will include low-flow water fixtures and LED interior and exterior lighting throughout. Through the course of construction, any discovery of lead-based paint or asbestos containing materials (ACM) will be addressed responsibly. The residents have a large garden on the property which is enjoyed by many. Outdoor green spaces are a significant feature which will be maintained. The rehabilitation of the property is expected to meet the Enterprise Green Standards for moderate rehab.

Impact on City Infrastructure

FHC and MHT have established energy efficient upgrades as a major goal to be accomplished. Upgrades will be performed to reduce demand on the electrical, natural gas and water systems. The property will see significant reductions in water usage through the use of low-flow (0.8 gallon per flush) toilets and other fixtures. The property already has modern boilers so there is not expected to be significant reductions in natural gas usage. A new roof system will be installed which will include added insulation and the use of reflective (white) materials to reduce thermal gain. There are expected to be minor reductions to electric usage after new LED interior and exterior lighting upgrades are completed. No other changes are expected to have an impact on the City infrastructure.

Impact on City Services

New LED site lighting will improve the safety and security for the residents. This will also improve the ability for police, fire and EMS to respond. Parking lot and sidewalk repairs have recently been upgraded and will be maintained to provide for safe ingress and egress to the property for all visitors. All work requiring a permit will be properly inspected.



FLINT HOUSING COMMISSION



Square Footage of the Buildings and Land

Mince Manor was built in 1978 and has been owned and operated by the Flint Housing Commission since it was first occupied. Mince Manor contains 2 parcels. Parcel 1 is located at 3800 Richfield Road and is identified as parcel number 47-33-476-095. This parcel includes the Mince Manor apartment building and is 92,220 SF or 2.12 acres. Mince Manor purchased an adjacent single-family home a couple of years ago. This property is a 34,375 SF or 0.79 acre parcel identified as 3746 Richfield or parcel number 47-33-476-010. In the next year, FHC intends to complete renovations on this building and use it as the office for their Housing Choice Voucher program. The back half of the house parcel will continue to be used to provide adequate parking for Mince Manor. A lot split and combination has been requested by ownership and the documentation has been delivered to the City for review in order to combine the back portion of the formerly single family home lot with the Mince Manor.

Mince Manor is a 5-story slab foundation building with 3 wings. There are 110 apartments totaling 84,690 SF of gross building area. There are 109 one-bedroom 528 SF apartments and 1 two-bedroom 1,008 SF apartment. There is an abundant amount of common areas including a community room, laundry facilities and a lounge/sitting area on each floor. The parking lot and sidewalks recently received significant improvements. There is an outdoor patio and behind the building there is a large patio where residents use outdoor grills and have a large garden. Gardening is a major hobby enjoyed by many residents.

Architectural Renderings

See attachments

Other Information

Each apartment has heating and cooling controlled by individual thermostats. There are on-site community laundry facilities and two elevators, including a sizable freight elevator to assist with moving larger items. Each floor has a sitting area overlooking the new parking lot. Residents have a patio off the community room which is used frequently for grilling. Residents have a large garden on the property to allow for an added outdoor activity. There is public transportation at the property edge. Immediately to the east is a Kroger supermarket. There is a dedicated sidewalk for this incredible amenity. The property is located far back from the road and is in a quiet setting surrounded by residential homes. Significant upgrades have been recently completed to the parking area which included accessibility upgrades.

EXHIBIT A

PROPERTY DESCRIPTION:

THE LAND SITUATED IN THE CITY OF FLINT, COUNTY OF GENESEE, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

PARCEL A

THE EAST 245.20 FEET OF THE WEST 815.90 FEET OF THE NORTH 600 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 8 NORTH, RANGE 7 EAST, CITY OF FLINT, GENESEE COUNTY, MICHIGAN, EXCEPTING THEREFROM THE PART DESCRIBED AS: THE EAST 213.20 FEET OF THE WEST 815.00 FEET OF THE NORTH 250 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, ALSO EXCEPTING THE NORTHERLY 50 FEET OF THE WESTERLY 32 FEET, SECTION 33, TOWNSHIP 8 NORTH, RANGE 7 EAST, CITY OF FLINT, GENESEE COUNTY, MICHIGAN.

ALSO

THE EAST 62.5 FEET OF THE WEST 570.70 FEET OF THE NORTH 600 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 8 NORTH, RANGE 7 EAST, EXCEPT THE NORTHERLY 340.00 FEET.

PARCEL B

THE NORTH 340.00 FEET OF THE EAST 62.5 FEET OF THE WEST 570.70 FEET OF THE NORTH 600 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 8 NORTH, RANGE 7 EAST, EXCEPT THE NORTHERLY 50 FEET.



KEM-TEC

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A GROUP OF COMPANIES

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FAX: (586) 772.4048 FAX: (586) 772.4048 FAX: (734) 994.0667 FAX: (810) 694.9955

www.kemtecagroupofcompanies.com

PREPARED FOR: MHT HOUSING

FIELD SURVEY: N/A

DATE: JANUARY 26, 2022

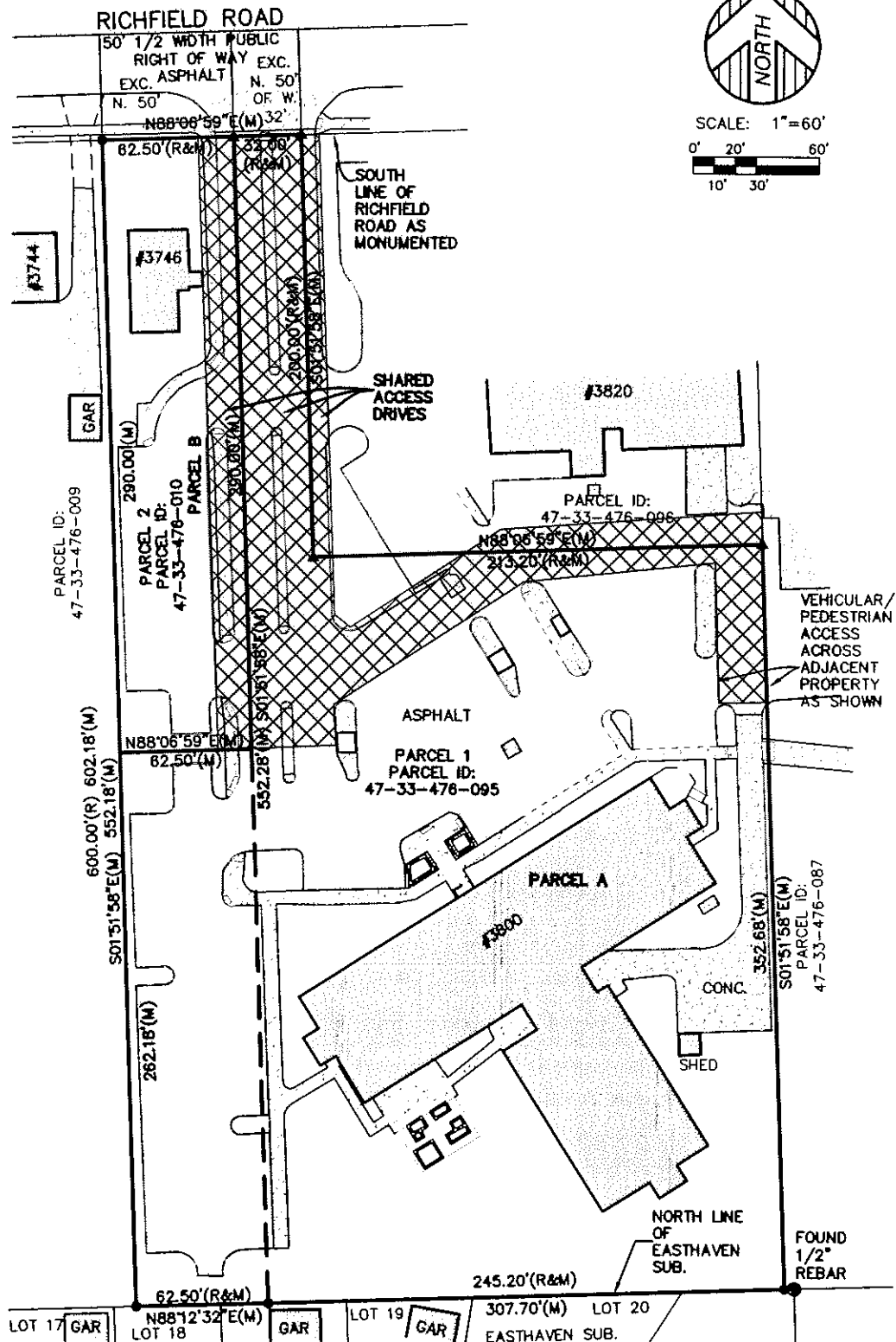
DRAWN BY: MRJ

SHEET: 1 OF 2

SCALE: N/A

JOB NO.: 21-01242

EXHIBIT B



LEGEND

- SET 1/2" REBAR WITH CAP, #47976
- ▲ SET MAGNAIL
- ▲ FOUND MONUMENT (AS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION



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PREPARED FOR: MHT HOUSING

FIELD SURVEY: N/A

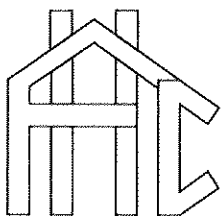
DATE: JANUARY 26, 2022

DRAWN BY: MRJ

SHEET: 2 OF 2

SCALE: 1" = 60'

JOB NO.: 21-01242



FLINT HOUSING COMMISSION

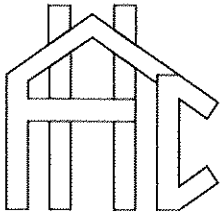


Marketing

MHT Management, LLC will be the property manager for the Mince Manor Apartments property upon conversion. A list of experience for MHT Management, LLC is found with the background narrative as exhibit 1. MHT Management, LLC is very familiar with managing affordable housing properties including Shiloh Commons in Flint.

Mince Manor Apartments will be targeted towards families or individuals at or below 60% Area Median Income (AMI). All apartments at Mince Manor will have rental assistance which will allow all apartments to provide affordable housing. The section 8 Project Based Rental Assistance will be linked to the apartments at this housing community and will assist residents in paying rent. With this Section 8 program, residents will typically only pay 30% of their income and the subsidy will cover the rest of the rent. This will help ensure those Flint families most in need are able to have a nice place to call "Home."

Since Mince Manor Apartments is an occupied housing community now, and as part of the RAD program with HUD, all residents will have the right to return to a unit in the community once the construction is complete full occupancy should be achieved shortly after construction. A few units will remain vacant until construction is complete to ensure a place for residents to stay while their unit is under construction.



FLINT HOUSING COMMISSION



Ownership and Tax Information

Mince Manor is located at 3800 Richfield Rd, Flint, MI 48506. The current parcel identification number is 47-33-476-095 . Mince Manor also owns the adjacent parcel 47-33-476-010. FHC has submitted a lot split/combination request to the City to formally add the back portion of the adjacent lot to the Mince Manor legal description allowing additional parking for the property. The front portion of the adjacent site will be transferred to FHC with the intention on turning the vacant house into the Section 8 office.

Current Legal Description: 47-33-476-095

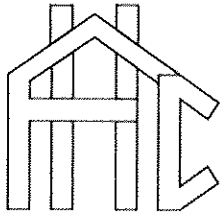
The East 245.20 feet of the West 815.90 feet of the North 600 feet of the Southeast 1/4 of the Southeast 1/4 of Section 33, Township 8 North, Range 7 East, City of Flint, Genesee County, Michigan-; EXCEPTING therefrom that part described as: The East 213.2 feet of the West 815.00 feet of the North 250 feet of the Southeast 1/4 of the Southeast 1/4, Section 33, Township 8 North, Range 7 East, City of Flint, Genesee County, Michigan. Reserving therefrom that part used, taken or deeded for Richfield Road.

And 47-33-476-010

The East 62.5 feet of the West 570.70 feet of the North 600 feet of the Southeast Quarter of the Southeast Quarter of Section 33, Town 8 North, Range 7 East; Except the Northerly 50 Feet.

Proposed Legal Description:

THE EAST 245.20 FEET OF THE WEST 815.90 FEET OF THE NORTH 600 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 8 NORTH, RANGE 7 EAST, CITY OF FLINT, GENESEE COUNTY, MICHIGAN, EXCEPTING THEREFROM THE PART DESCRIBED AS: THE EAST 213.20 FEET OF



FLINT HOUSING COMMISSION

THE WEST 815.00 FEET OF THE NORTH 250 FEET OF THE SOUTHEAST 1 /4 OF THE SOUTHEAST 1 /4 , ALSO EXCEPTING THE NORTHERLY 50 FEET OF THE WESTERLY 32 FEET, SECTION 33, TOWNSHIP 8 NORTH, RANGE 7 EAST, CITY OF FLINT, GENESEE COUNTY, MICHIGAN. ALSO THE EAST 62.5 FEET OF THE WEST 570.70 FEET OF THE NORTH 600 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 8 NORTH, RANGE 7 EAST, EXCEPT THE NORTHERLY 340.00 FEET.

The property is currently owned by the Flint Housing Commission (FHC). Once all funding has been secured, the property will be transferred to MACH 1 Limited Dividend Housing Association, LLC, where the Managing Member will be controlled by FHC and MHT.

There is a Declaration of Trust and Restrictive Covenant recorded on the property requiring it to be used for affordable housing and requiring HUD approval to change funding programs. No liens exist on this site.

The current assessed value is \$0 as the property is owned by a public entity and as such, there are not any assessments under appeal.



FLINT HOUSING COMMISSION

Harold Ince, Jr.
Executive Director
3820 Richfield Road
Flint, Michigan 48506
Phone: (810) 736-3050
(810) 736-0158

Board of Commissioners.
President Geraldine Redmond, Resident Commissioner
Vice President Philip Schmitter
Commissioner Chia Morgan
Commissioner De Waun Robinson

March 7, 2022

Department of Planning and Development
City of Flint
1101 S. Saginaw St.
Flint, MI 48502
Attn: Suzanne Wilcox

RE: PILOT Application Option to Purchase Real Property

This letter is to inform you that the Flint Housing Commission intends to execute an Option to Ground Lease and Acquire Improvements like the attached draft for the purposes of Low-Income Housing Tax Credit (LIHTC) redevelopment with an entity, MACH 1 Limited Dividend Housing Association, LLC., established by the Flint Housing Commission.

Sincerely,

Harold S. Ince, Jr.
Executive Director



OPTION TO GROUND LEASE AND ACQUIRE IMPROVEMENTS

This option to ground lease and acquire improvements agreement (the "Option") is made this _____ day of _____, 2022 (the "Effective Date"), between the **FLINT HOUSING COMMISSION**, a Michigan public body corporate (the "Ground Lessor" or "Optionor") and **MACH 1 LIMITED DIVIDEND HOUSING ASSOCIATION, LLC**, a Michigan limited liability company (the "Optionee"). The Optionor and Optionee are at times collectively referred to hereinafter as the "Parties" or individually as the "Party."

RECITALS

- A. WHEREAS, Optionor is the owner of those certain four parcels of land located in the City of Flint, County of Genesee, State of Michigan (collectively, the "Parcels") and the improvements thereon, commonly known as Mince Manor, Aldridge Place, Centerview and Howard Estates, respectively (collectively, the "Improvements").
- B. WHEREAS, Optionor and MHT Housing, Inc., an affiliate of Optionee, entered into or will enter into that certain Business Term Sheet governing plans for redevelopment of the Improvements (the "**Business Term Sheet**").
- C. WHEREAS, Optionor desires to provide Optionee with an Option to ground lease the Parcels, and an Option to acquire the Improvements, which are more particularly described in Exhibit A attached hereto and incorporated herein.
- D. WHEREAS, Optionee desires to enter into this Option to lease the Parcels and acquire the Improvements from Optionor for the redevelopment and operation of four multi-family rental developments located therein (together, the "Project"), which contain _____ (_____) rental units, [all] of which will receive Section 8 rental assistance pursuant to the Rental Assistance Demonstration ("RAD") program.
- E. WHEREAS, this Option is being provided to Optionee in order to provide evidence of site control sufficient to satisfy the Michigan State Housing Development Authority's Low Income Housing Tax Credit ("LIHTC") Qualified Allocation Plan requirements in anticipation of Optionee's upcoming LIHTC application.

NOW THEREFORE, in consideration of the sum of One Hundred and 00/100 (\$100.00) Dollars, to be paid by Optionee to Optionor, which payment Optionee shall provide upon its execution of this Option, Optionor hereby grants to Optionee the right and option to lease said Parcel and acquire said Improvements, for the term and in accordance with the covenants and conditions set forth herein, as follows:

- 1. Period: This Option may be exercised at any time within the twelve (12) month period following the Effective Date of the Option (the "Option Period").
- 2. Ground Lease Terms: The Option shall be subject to the terms, covenants

and provisions of the ground lease ultimately entered into between the Parties (the "Ground Lease"). The term of the Ground Lease will be agreed to by the Parties, but in no event shall it be less than 50 years. The rent for the Ground Lease is subject to negotiation.

3. Limited Warranty Deed Terms: The Option shall be subject to the terms, covenants and provisions of the limited warranty deed conveying the Improvements to the Optionee (the "Deed"). The acquisition cost for the Improvements is \$ _____. Upon termination of the Ground Lease, all of Optionee's right to title and interest in the Improvements shall revert to Optionor.
4. HUD and Other Approvals: The Option, Ground Lease and Deed shall be subject to any and all applicable United States Department of Housing and Urban Development ("HUD") approvals required for disposition of the property and development of the Project, as well as any approvals required from Optionor's Board of Commissioners.
5. Conflict of Interest: The Optionee has no conflict of interest, and shall inform Optionor of any subsequent potential conflict of interest that would cause Optionee to violate its obligations under applicable regulations, including 2 CFR Part 200.
6. Assignment or Transfer. This Option may not be sold, assigned or transferred by Optionee without the approval or consent of Optionor, which approval or consent shall be granted or denied in Optionor's sole discretion.
7. Extension of Term. In the event that Optionee fails to exercise this Option within the Option Period, Optionee may, upon written notice to Optionor no later than fifteen (15) days prior to the expiration of the Option Period, request an extension of the Option Period, for the period of six (6) months (the "Extended Option Period"), which extension Optionor shall be granted or denied in Optionor's sole discretion. Such extension request shall be accompanied with an additional Ten 00/100 Dollar (\$10.00) payment.
8. Termination of Rights. In the event that Optionee fails to exercise this Option during either of the Option Period or Extended Option Period, all rights and privileges granted hereunder shall be deemed completely surrendered, this Option terminated, and Optionor shall retain all money paid for the Option, and no additional money shall be payable by either Party to the other.
9. Access. Optionor shall permit Optionee, during the Option Period, free ingress and egress to the Parcel and Improvements for the sole purpose of conducting any survey, inspection, and other activities of a similar nature as Optionee may deem necessary, at the sole cost of Optionee. Further, following any access, inspection or testing, Optionee shall make every

effort to restore the Parcel to the condition it was immediately prior to the access and in all instances shall address or eliminate any health and safety hazards caused as a result of the access.

10. Indemnification. Optionee hereby shall indemnify and hold harmless Optionor, and its elected or appointed officials, directors, officers, agents or employees, successors and assigns, against any claim of liability or loss from personal injury or property damage resulting from or arising out of the access, use, and entry upon the Parcel or Improvements by the Optionee, its employees, affiliates, servants, contractors or agents, excepting, however, such claims or damages as may be due to or caused by the gross negligence or omissions of Optionor, or its elected or appointed officials, directors, officers, agents or employees, successors and assigns.
11. Insurance. In addition, before Optionee, its employees, affiliates, servants, contractors or agents enters onto the property for the purposes stated in this Section 8, Optionee shall deliver to Optionor a certificate of insurance naming Optionor as additional insured under a commercial general liability policy of insurance maintained by Optionee, which policy shall include contractual indemnity coverage.
12. Notice. Notice of the exercise of this Option shall be given by Optionee to Optionor in writing by certified mail, return receipt requested to the address provided in the Business Term Sheet. Notice shall be deemed effective on the date it is posted. On the date of such notice, the Parties agree that the mutually acceptable finalized version of the Ground Lease shall take effect and said Deed may be recorded.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties have executed this Option as of the Effective Date.

OPTIONOR:

FLINT HOUSING COMMISSION, a Michigan
public body corporate

By: _____
Name: Harold. S. Ince, Jr.
Its: Executive Director

OPTIONEE:

MACH 1 Limited Dividend Housing Association,
LLC, a Michigan limited liability company

By: _____
Its: Manager

By: _____
Its: _____

By: _____
Name: _____
Its: _____

EXHIBIT A

LEGAL DESCRIPTION

[to be confirmed]

Aldridge Place

5838 Edgar Holt Dr., Flint, MI 48505
47-30-301-003

*Land situation in the City of Flint, County of Genesee, State of Michigan, described as:
Beginning at the intersection of the North line of Mott Avenue and the West line of Selby Street
from said point of beginning, North 89°06' West, 744.50 feet along a line, said line also being
the Northerly right-of-way line of Mott Avenue (60 feet wide) (not developed); thence North
01°04'17" East, 834.40 feet; thence South 89°06' East, 744.50 feet to the Westerly right-of-way
line of said Selby Street; thence continuing along said right-of-way line, South 01°04'17" West,
834.40 feet to the point of beginning.*

Centerview Apartments

2001 N. Center Rd, Flint, MI 48506
41-04-478-019

*The North 400 feet of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 4,
Township 7 North, Range 7 East, City of Flint, Genesee County Records.*

Howard Estates

1802 Lapeer Rd., Flint, MI 48503
41-17-309-032

*Lots 97 through 103 including, also Lots 107 through 110 including. Also part of Lot 111, Floral
Park Plat, described as: Beginning at a Point on the southerly line of Lapeer Road, 63.4 feet north
82°15'10" west, from the northwesterly corner of Lot 104 of said Plat; Thence north 08°15'10"
west, along said southerly line to a Point 236.86 feet from the northeasterly corner of lot 106 of
said Plat; thence north 77°00'40" west along said southerly line 145.94 Feet; thence north
68°43'40" west 272.70 feet; thence north 60°33'30" West 82.70 feet; thence south 46°24'50" east
508.72 feet; thence North 60°18' east 45 feet; thence south 30°52'50" east 80 feet to the
Northwesterly corner of said Lot 97; thence north 60°18' east 429.5 Feet to the northeasterly
corner of said lot 103; thence north 00°22'30" east along the westerly line of said Lot 108, 11.15
feet to The northwesterly corner of said lot; thence north 77°17'30" West 66.4 feet; thence
northerly 203.15 feet to the point of beginning.*

Mince Manor (Please note, parcel ID subject to change as a result of a land combination.
The proposed legal description included with the land combination request is reflected
below.)

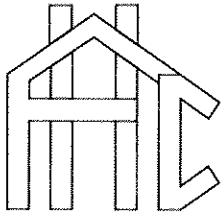
3800 Richfield Rd., Flint, MI 48506

47-33-476-095

THE EAST 245.20 FEET OF THE WEST 815.90 FEET OF THE NORTH 600 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 8 NORTH, RANGE 7 EAST, CITY OF FLINT, GENESEE COUNTY, MICHIGAN, EXCEPTING THEREFROM THE PART DESCRIBED AS: THE EAST 213.20 FEET OF THE WEST 815.00 FEET OF THE NORTH 250 FEET OF THE SOUTHEAST 1 /4 OF THE SOUTHEAST 1 /4 , ALSO EXCEPTING THE NORTHERLY 50 FEET OF THE WESTERLY 32 FEET, SECTION 33, TOWNSHIP 8 NORTH, RANGE 7 EAST, CITY OF FLINT, GENESEE COUNTY, MICHIGAN.

ALSO

THE EAST 62.5 FEET OF THE WEST 570.70 FEET OF THE NORTH 600 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 8 NORTH, RANGE 7 EAST, EXCEPT THE NORTHERLY 340.00 FEET.



FLINT HOUSING COMMISSION



Development Pro Forma

Attached is the projected redevelopment proforma for Mince Manor along with a trade payment breakdown detailing the scope of the proposed renovation. The proforma uses standard formulas and assumptions by MSHDA as part of their LIHTC direct lending programs.

This preservation transaction incorporates a number of funding sources. A description of the permanent sources includes the following:

- First Mortgage loan provided by MSHDA of \$1,347,145. This anticipated loan included tax-exempt bonds at an interest rate of 4.10% with a 40-year term.
- A seller note from the proceeds of the ground lease will also be included in the sources of this rehabilitation in the amount of \$4,500,000.
- Income from operations during the construction period of \$188,800 will be used as a source.
- LIHTC equity in the amount of \$6,414,322 based on \$0.91/LIHTC is also anticipated.
- A Developer Note in the amount of \$3,003,990 will help support the project.
- Finally, deferred developer fee of \$1,260,000 round out the sources for Mince Manor.

Mince Manor

2/10/2022

Permanent Financing- MSHDA Tax-Exempt Bond Financing - Monthly Debt Service 4.10% for 40 years
 Construction Financing - MSHDA Tax-Exempt Bond Financing - 4.10%, interest only

Uses

Acquisition		
	Land	\$ 101,000
	Buildings	\$ 4,399,000
	Subtotal	\$ 4,500,000
Construction		
	Structures and on-site improvements	\$ 5,750,000
	General Requirements, Overhead, Builder Profit	\$ 839,914
	Permits, Bond Premium, Tap Fees, Cost Certification	\$ 146,142
	Construction Contingency (10% of est. Const Costs)	\$ 673,606
	Subtotal	\$ 7,409,662
Professional Fees		
	Architect, Engineer, Legal, and other Professional Fees	\$ 223,000
	Subtotal	\$ 223,000
Financing Costs		
	Construction Financing	\$ 465,943
	Permanent Financing	\$ 173,828
	Investor and LIHTC related costs	\$ 2,370,769
	Subtotal	\$ 3,010,540
Project Reserves		
	Tax & Insurance and other project reserves	\$ 1,571,055
	Subtotal	\$ 1,571,055
	Total Development Costs	\$ 16,714,257

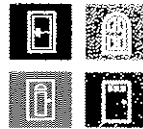
Sources

MSHDA Permanent Mortgage	\$ 1,347,145
LIHTC Equity	\$ 6,414,322
Income from Operations	\$ 188,800
Seller Note	\$ 4,500,000
Developer Note	\$ 3,003,990
Deferred Developer Fee	\$ 1,260,000
Total Permanent Sources	\$ 16,714,257
MSHDA Construction Loan	\$ 8,691,414

All numbers are preliminary and are subject to change based on lender and investor requirements

CONSTRUCTION COST TRADE PAYMENT BREAKDOWN

Date:	02/10/22
Development No:	
Project Name:	Mince Manor Apartments
City / County:	Flint / Genesee
Mortgagor:	MACH 1 LDHA, LLC
Contractor:	MHT Construction Management, LLC



MSHDA
MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

Structures			
Line	AIA/CSI #	Trade Item	Cost
1	020000	Architectural Environmental Mitigation	\$ -
2	030000	Building Concrete	\$ -
3	040000	Masonry	\$ -
4	050000	Metals	\$ -
5	061000	Rough Carpentry	\$ -
6	062000	Finish Carpentry	\$ -
7	072000	Insulation	\$ -
8	073000	Roofing	\$ 190,000
9	074000	Siding	\$ -
10	079000	Caulking and Exterior Sealants	\$ -
11	081000	Doors / Hardware	\$ 625,000
12	085000	Windows	\$ -
13	088000	Glazing	\$ -
14	092000	Gypsum Board	\$ -
15	093000	Tiling	\$ -
16	095000	Acoustical Ceilings	\$ -
17	096500	Resilient Flooring	\$ 275,200
18	096800	Carpeting	\$ 276,000
19	099000	Painting	\$ 544,838
20	100000	Specialties	\$ 293,961
21	110000	Special Equipment	\$ -
22	113000	Appliances	\$ 278,500
23	122000	Window Treatments	\$ -
24	123000	Cabinets and Casework	\$ 780,000
25	130000	Special Construction	\$ -
26	142000	Elevators	\$ 825,000
27	210000	Fire Protection	\$ -
28	220000	Plumbing / Domestic Hot Water	\$ 270,350
29	230000	HVAC	\$ 997,062
30	260000	Electrical	\$ 196,089
31	262000	Low Voltage Electrical	\$ 3,000
32	280000	Electronic Safety and Security	\$ -
Total Structures			\$ 5,555,000

Site Work			
Line	AIA/CSI #	Trade Item	Cost
33	020000	Site Environmental Mitigation	\$ -
34	310000	Earth Work	\$ -
35	321000	Roads / Walks	\$ 186,000
36	323000	Site Improvements	\$ 9,000
37	328000	Site Irrigation	\$ -
38	329000	Landscaping	\$ -
39	330000	Site Utilities	\$ -
Total Site Work			\$ 195,000

Misc. Structures and Sitework			
40		Community Building	
41		Accessory Buildings	
42		Off-Site Improvements	
43		Temporary Site Security	
Total Misc. Structures and Sitework			\$ -

Total Structures, Sitework and Misc. Structures and Sitework			\$ 5,750,000
---	--	--	---------------------

44		General Requirements @ 6%	\$ 345,000
45		Builder's Overhead @ 2%	\$ 121,900
46		Builder's Profit @ 6%	\$ 373,014
47		Building Permits	\$ 75,000
48		Bond Premium	\$ 64,642
49		Tap Fees	\$ -
50		Cost Certification Expense	\$ 6,500
Total Construction			\$ 6,736,056

Comments:

MHT Construction, LLC

MACH 1 Limited Dividend Housing Association, LLC

Michigan State Housing Development Authority

Contractor (please print)

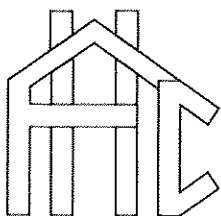
Sponsor / Mortgagor (please print)

MSHDA Representative (please print)

Signature

Signature

Signature



FLINT HOUSING COMMISSION



Projected Operating Pro Forma

Attached is the projected operating proforma for Mince Manor along with the cash flow projections using the standard formulas and inflation factors used by MSHDA as part of their LIHTC direct lending programs. Operating projections are based on previous expenses and expenses at comparable units and the income is based on the RAD rents published by HUD for this specific project.

Development MACH 1 - Mince
 Financing Tax Exempt
 MSHDA No.
 Step Application
 Date
 Type Acquisition/Rehab

Mortgage Assumptions:
 Debt Coverage Ratio 3.75
 Mortgage Interest Rate 4.100%
 Pay Rate 4.100%
 Mortgage Term 40 years
 Income from Operations Yes
 PBV and/or Existing Section 8 Assistance

Instructions

Total Development Income Potential

	Per Unit	Total
Annual Rental Income	9,143	1,005,744
Annual Non-Rental Income	0	0
Total Project Revenue	9,143	1,005,744

Total Development Expenses

Vacancy Loss	5.00% of annual rent potential	457	50,287
Management Fee	562 per unit per year	562	61,820
Administration		1,330	146,300
Project-paid Fuel		95	10,450
Common Electricity		563	61,930
Water and Sewer		1,018	111,980
Operating and Maintenance		1,683	185,130
Real Estate Taxes		0	
Payment in Lieu of Taxes (PILOT)	3.00% Applied to: All Units	210	23,133
Insurance		571	62,810
Replacement Reserve	300 per unit per year	300	33,000
Other: Permit and inspection fees		16	1,760
Other:		0	

Initial Inflation Factor	Beginning in Year	Future Inflation Factor
1.0%	6	2.0%
1.0%	6	2.0%
Future Vacancy		
	6	8.0%
3.0%	1	3.0%
3.0%	1	3.0%
3.0%	6	3.0%
4.0%	6	3.0%
5.0%	6	5.0%
3.0%	1	3.0%
5.0%	1	5.0%
3.0%	1	3.0%
3.0%	1	3.0%
3.0%	1	3.0%
3.0%	1	3.0%

	% of Revenue		
Total Expenses	74.43%	6,805	748,600
Base Net Operating Income		2,338	257,144
Part A Mortgage Payment	6.82%	623	68,572
Part A Mortgage		12,247	1,347,145
Non MSHDA Financing Mortgage Payment		0	
Non MSHDA Financing Type:		0	
Base Project Cash Flow (excludes ODR)	18.75%	1,714	188,572

Override

Cash Flow Projections

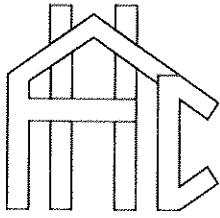
Development MACH 1 - Mince
Financing Tax Exempt
MSHDA No. 0
Step Application
Date 01/00/1900
Type Acquisition/Rehab

	1	2	3	4	5	6	7	8	9	10
Income										
Annual Rental Income	1,005,744	1,015,801	1,025,959	1,036,219	1,046,581	1,057,513	1,068,863	1,110,640	1,132,853	1,155,510
Annual Non-Rental Income	0	0	0	0	0	0	0	0	0	0
Total Project Revenue	1,005,744	1,015,801	1,025,959	1,036,219	1,046,581	1,057,513	1,068,863	1,110,640	1,132,853	1,155,510
Expenses										
Vacancy Loss	50,287	50,790	51,298	51,811	52,329	52,847	53,365	53,883	54,401	54,919
Management Fee	61,820	63,675	65,585	67,552	69,579	71,666	73,816	76,031	78,312	80,661
Administration	146,300	150,689	155,210	159,866	164,662	169,602	174,690	179,931	185,328	190,888
Project-paid Fuel	10,450	10,764	11,086	11,419	11,752	12,114	12,478	12,852	13,238	13,635
Common Electricity	61,930	64,407	66,983	69,663	72,449	74,623	76,862	79,167	81,542	83,989
Water and Sewer	111,980	117,579	123,458	129,631	136,112	142,918	150,064	157,567	165,445	173,718
Operating and Maintenance	185,130	190,684	196,404	202,297	208,365	214,616	221,055	227,687	234,517	241,553
Real Estate Taxes	0	0	0	0	0	0	0	0	0	0
Payment in Lieu of Taxes (PILOT)	23,133	23,168	23,194	23,211	23,218	23,218	23,218	23,218	23,218	23,218
Insurance	62,810	64,694	66,635	68,634	70,683	72,814	74,998	77,248	79,566	81,953
Replacement Reserve	33,000	33,990	35,010	36,060	37,142	38,256	39,404	40,586	41,803	43,058
Other: Permit and inspection fees	1,760	1,813	1,867	1,923	1,981	2,040	2,102	2,165	2,230	2,296
Other:	0	0	0	0	0	0	0	0	0	0
Subtotal: Operating Expenses	748,600	772,252	796,731	822,067	848,232	875,197	902,948	931,521	960,970	991,343
Debt Service										
Debt Service Part A	68,572	68,572	68,572	68,572	68,572	68,572	68,572	68,572	68,572	68,572
Debt Service Conventional/Other Financing	0	0	0	0	0	0	0	0	0	0
Total Expenses	817,172	840,824	865,302	890,638	916,864	943,769	971,520	1,000,091	1,029,542	1,059,885
Cash Flow/(Deficit)	188,572	174,978	160,657	145,581	129,717	114,746	97,315	81,549	66,212	51,625
Cash Flow Per Unit	1,714	1,591	1,461	1,323	1,179	1,036	893	750	606	463
Debt Coverage Ratio on Part A Loan	3.75	3.55	3.34	3.12	2.89	2.65	2.42	2.19	1.96	1.73
Debt Coverage Ratio on Conventional/Other Financing	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Interest Rate on Reserves	3%									
Operating Deficit Reserve (ODR) Analysis										
Maintained Debt Coverage Ratio (Hard Debt)	1.00									
Maintained Operating Reserve (No Hard Debt)	250									
Initial Balance	119,205									
Total Annual Draw to achieve 1.0 DCR	0	0	0	0	0	0	0	0	0	0
Total Annual Deposit to achieve Maintained DCR	0	0	0	0	0	0	0	0	0	0
Total 1.0 DCR and Maintained DCR	0	0	0	0	0	0	0	0	0	0
Interest	3,576	3,683	3,794	3,908	4,025	4,146	4,270	4,398	4,530	4,666
Ending Balance at Maintained DCR	122,781	126,465	130,259	134,166	138,191	142,337	146,607	151,005	155,536	160,202
Maintained Cash Flow Per Unit	1,714	1,591	1,461	1,323	1,179	1,036	893	750	606	463
Maintained Debt Coverage Ratio on Part A Loan	3.75	3.55	3.34	3.12	2.89	2.65	2.42	2.19	1.96	1.73
Maintained Debt Coverage Ratio on Conventional/Other Standard ODR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Non-standard ODR	0									
Operating Assurance Reserve Analysis										
Required in Year	1									
Initial Balance	272,391									
Initial Deposit	272,391									
Initial Balance	272,391									
Interest Income	8,172	8,417	8,669	8,929	9,197	9,473	9,757	10,050	10,352	10,662
Ending Balance	280,562	288,979	297,649	306,578	315,775	325,249	335,006	345,056	355,408	366,070
Deferred Developer Fee Analysis										
Initial Balance	1,260,000	1,071,428	896,450	735,783	590,213	460,496	368,179	283,336	206,517	138,306
Dev Fee Paid	188,572	174,978	160,657	145,581	129,717	114,746	97,315	81,549	66,212	51,625
Ending Balance	1,071,428	896,450	735,783	590,213	460,496	368,179	283,336	206,517	138,306	79,310
Mortgage Resource Fund Loan										
Interest Rate on Subordinate Financing	3%									
Principal Amount of all MSHDA Soft Funds	0									
Current Yr Int	0	0	0	0	0	0	0	0	0	0
Accrued Int	0	0	0	0	0	0	0	0	0	0
Subtotal	0	0	0	0	0	0	0	0	0	0
Annual Payment Due	0	0	0	0	0	0	0	0	0	0
Year End Balance	0	0	0	0	0	0	0	0	0	0

Average Cash Flow as % of Net Income

Cash Flow Projections

					11	12	13	14	15	16	17	18	19	20
	Initial Inflation	Starting in Yr	Future Inflation											
Income														
Annual Rental Income	1.0%	6	2.0%		1,178,620	1,202,193	1,226,237	1,250,761	1,275,777	1,301,292	1,327,318	1,353,864	1,380,942	1,408,561
Annual Non-Rental Income	1.0%	6	2.0%		0	0	0	0	0	0	0	0	0	0
Total Project Revenue					1,178,620	1,202,193	1,226,237	1,250,761	1,275,777	1,301,292	1,327,318	1,353,864	1,380,942	1,408,561
Expenses														
Vacancy Loss	5.0%	6	8.0%		94,290	96,175	98,059	100,061	102,062	104,103	106,185	108,309	110,475	112,685
Management Fee	3.0%	1	3.0%		83,981	85,573	88,141	90,785	93,508	96,314	99,203	102,179	105,244	108,402
Administration	3.0%	1	3.0%		196,615	202,513	208,589	214,846	221,292	227,931	234,769	241,812	249,065	256,538
Project-paid Fuel	3.0%	6	3.0%		14,944	14,465	14,899	15,346	15,807	16,281	16,769	17,272	17,790	18,324
Common Electricity	4.0%	6	3.0%		86,508	89,104	91,777	94,530	97,366	100,287	103,295	106,394	109,586	112,874
Water and Sewer	5.0%	6	5.0%		182,404	191,524	201,100	211,155	221,713	232,798	244,438	256,660	269,493	282,968
Operating and Maintenance	3.0%	1	3.0%		248,799	256,263	263,951	271,870	280,026	288,427	297,079	305,982	315,171	324,628
Real Estate Taxes	5.0%	1	5.0%		0	0	0	0	0	0	0	0	0	0
Payment in Lieu of Taxes (PILOT)					24,041	24,328	24,611	24,890	25,165	25,435	25,699	25,957	26,208	26,451
Insurance	3.0%	1	3.0%		84,411	86,844	89,552	92,239	95,006	97,856	100,792	103,815	106,930	110,138
Replacement Reserve	3.0%	1	3.0%		44,349	45,680	47,050	48,462	49,915	51,413	52,955	54,544	56,180	57,866
Other: Permit and inspection fees	3.0%	1	3.0%		2,365	2,436	2,509	2,585	2,662	2,742	2,824	2,909	2,996	3,086
Other:	3.0%	1	3.0%		0	0	0	0	0	0	0	0	0	0
Subtotal: Operating Expenses					1,060,908	1,095,005	1,130,278	1,166,768	1,204,521	1,243,586	1,284,009	1,325,843	1,369,141	1,413,958
Debt Service														
Debt Service Part A					68,572	68,572	68,572	68,572	68,572	68,572	68,572	68,572	68,572	68,572
Debt Service Conventional/Other Financing					0	0	0	0	0	0	0	0	0	0
Total Expenses					1,129,479	1,163,577	1,198,849	1,235,340	1,273,093	1,312,157	1,352,581	1,394,415	1,437,713	1,482,529
Cash Flow/(Deficit)					49,141	38,616	27,387	15,422	2,684	(10,865)	(25,263)	(40,551)	(56,771)	(73,969)
Cash Flow Per Unit					447	351	249	140	24	(99)	(236)	(366)	(516)	(672)
Maintained Debt Coverage Ratio on Part A Loan					1.72	1.56	1.40	1.22	1.04	0.84	0.63	0.41	0.17	(0.08)
Debt Coverage Ratio on Conventional/Other Financing					N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Interest Rate on Reserves	3%													
Operating Deficit Reserve (ODR) Analysis														
Maintained Debt Coverage Ratio (Hard Debt)	1.00													
Maintained Operating Reserve (No Hard Debt)	.250													
Initial Balance					160,202	165,008	169,958	175,057	180,308	185,718	190,424	195,574	201,184	207,251
Total Annual Draw to achieve 1.0 DCR					0	0	0	0	0	(10,865)	(25,263)	(40,551)	(56,771)	(73,969)
Total Annual Deposit to achieve Maintained DCR					0	0	0	0	0	0	0	0	0	0
Total 1.0 DCR and Maintained DCR					0	0	0	0	0	0	0	0	0	0
Interest					4,806	4,950	5,099	5,252	5,409	5,572	5,743	5,914	6,085	6,256
Ending Balance at Maintained DCR					165,008	169,958	175,057	180,308	185,718	190,424	195,574	201,184	207,251	213,317
Maintained Cash Flow Per Unit					447	351	249	140	24	0	0	0	0	0
Maintained Debt Coverage Ratio on Part A Loan					1.72	1.56	1.40	1.22	1.04	1.00	1.00	1.00	1.00	1.00
Maintained Debt Coverage Ratio on Conventional/Other Standard ODR					N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Non-standard ODR					0									
					119,205									
Operating Assurance Reserve Analysis														
Required in Year:	1				272,351									
Initial Balance					272,351									
Interest Income					0									
Ending Balance					272,351									
Deferred Developer Fee Analysis														
Initial Balance					79,310	30,169	0	0	0	0	0	0	0	0
Dev Fee Paid					49,141	30,169	0	0	0	0	0	0	0	0
Ending Balance					30,169	0	0	0	0	0	0	0	0	0
Repaid in yr	0													
Mortgage Resource Fund Loan														
Interest Rate on Subordinate Financing	3%													
Principal Amount of all MSHDA Soft Funds					0									
Current Yr Int					0	0	0	0	0	0	0	0	0	0
Accrued Int					0	0	0	0	0	0	0	0	0	0
Subtotal					0	0	0	0	0	0	0	0	0	0
Annual Payment Due					0	0	0	0	0	0	0	0	0	0
Year End Balance					0	0	0	0	0	0	0	0	0	0
% of Cash Flow					50%									



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Schedule of Rents and Income Limits

The proposed project includes all units restricted to families with incomes at or below 60% AMI. All units will be covered with a Section 8 Project Based Rental Assistance based on the RAD program requirements. Residents will be limited on their portion of rent to 30% of their income minus a utility allowance.

Development MACH 1 - Mince
Financing Tax Exempt
MSHDA No. 0
Step Application
Date #####
Type Acquisition/Rehab

INSTRUCTIONS

Income Limits for	Genesee County					(Effective April 1, 2021)		
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person		
30% of area median	13,800	15,750	17,730	19,680	21,270	22,830		
40% of area median	18,400	21,000	23,640	26,240	28,360	30,440		
50% of area median	23,000	26,250	29,550	32,800	35,450	38,050		
60% of area median	27,600	31,500	35,460	39,360	42,540	45,660		

Rental Income

Unit	No. of Units	Unit Type	Bedrooms	Baths	Net Sq. Ft.	Contract Rent	Utilities	Total Housing Expense	Total Gross Rent	Current Section 8 Contract Rent	% of Gross Rent	% of Total Units	Gross Square Feet	% of Total Square Feet	Unit Type	Max Allowed Housing Expense
60% Area Median Income Units																
60% Tenant AMI Restriction (if different from rent restriction)																
Yes MSHDA Project Based Voucher Units																
Family Occupancy																
A	108	Apartment	1	1.0	528	758	0	758	982,368		97.7%	98.2%	57,024	96.6%		738
B	2	Apartment	2	1.0	1,008	974	0	974	23,376		2.3%	1.8%	2,016	3.4%		886
Mgrs									1,005,744	0	100.0%	100.0%	59,040	100.0%		
Total Revenue Units	110								0	0	0.0%	0.0%	0	0.0%		
Manager Units	0												59,040		Within Range	
Income Average	60.00%															
Set Aside	100.00%															
HOME Units SF/Total Units SF																
# HOME Units/# Total Units																
Within Range																

Gross Rent Potential	1,005,744
Average Monthly Rent	762
Gross Square Footage	59,040

Utility Allowances

Owner-Paid	Owner-Paid	Owner-Paid	Owner-Paid	Owner-Paid
Electricity	A/C	Gas	Water/Sewer	Other

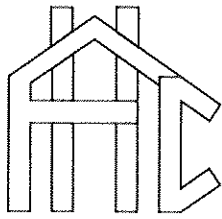
Total	0
0	0
0	0
0	0
0	0
0	0
0	0

Annual Non-Rental Income

Misc. and Interest
Laundry
Carports
Other:
Other:

0

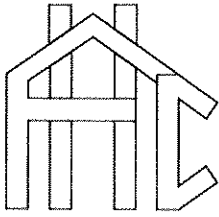
Total Income	Annual	Monthly
Rental Income	1,005,744	83,812
Non-Rental Income	0	0
Total Project Revenue	1,005,744	83,812



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Project Stage	Estimated/Actual Date
PRE-DEVELOPMENT	
Ownership Entity Formation	7/23/2021
Zoning Approval	4/1/2022
Site Plan Approval	4/1/2022
Site Control Established	3/15/2022
Tax Abatement Approval	4/1/2022
FINANCING COMMITMENT/APPROVALS	
Construction Financing	8/1/2022
Permanent Financing	8/1/2022
Secondary Financing	N/A
Grant/Subsidy Financing	N/A
Equity Financing	11/19/2021
CLOSING AND DISBURSEMENTS	
Initial Subsidy Layering Review	9/1/2022
Acquisition of Land/Building(s)*	10/1/2022
Construction Financing Disbursement	10/1/2022
Permanent Financing Disbursement	2/1/2024
Secondary Financing Disbursement	N/A
Grant/Subsidy Financing Disbursement	N/A
Initial Equity Disbursement	10/1/2022
CONSTRUCTION/REHABILITATION	
Building Permit Issued	9/15/2022
Final Plans and Specifications	9/1/2022
Construction Start	10/1/2022
50% Completion	6/1/2023
Construction Completion	1/1/2024
POST-CONSTRUCTION	
Temporary/Final Certificates of Occupancy Issued	12/1/2023
Placed in Service Date*	12/1/2023
Begin Lease-Up	10/1/2022
Substantial Rent-Up	3/1/2024
Completion of Cost Certification by CPA	4/1/2024
Final Subsidy Layering Review	5/1/2024
8609 Request Submitted	5/1/2024

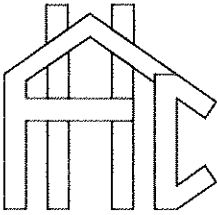


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Potential Conflicts of Interest- Mince Manor

There are no known potential conflicts of interest with any individual related to the applicant or the guarantor with any City of Flint Personnel or Members to Flint's City Council.



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Potenital Bonus Point Narrative

The quantitative and qualitative impact of this transaction will be huge for the residents, the surrounding neighborhood, and the City of Flint.

Preservation and Rehabilitation and Energy Efficiency Improvement

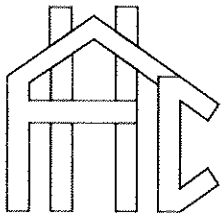
Low-Income Housing Tax Credits (LIHTC) and Tax Exempt Bond Financing from the Michigan State Housing Development Authority (MSHDA) will be used to perform a significant rehabilitation of the property. Hard construction costs are expected to exceed \$6,000,000 or over \$60,000 per unit. The proposed rehabilitation will focus on improving energy efficiency and replacing major physical components that have or are about to exhaust their useful life. Specifically, the transaction will result in the repair and/or replacement of certain building systems including HVAC, site signage, landscaping, common area LED lighting and flooring, and in-unit upgrades of Energy Star appliances, kitchen and bathroom cabinets, sink, faucet, countertops, flooring and new LED lighting throughout. Further, the development will upgrade community space and other amenities for the residents. The rehabilitation is expected to comply with Enterprise Green Community Standards for moderate rehab.

Transitioning to NEW Federal Funding Subsidy Model

A most unique and both qualitatively and quantitatively impactful characteristic of this transaction will be the transition of federal funding to Section 8 Project Based Rental Assistance. The transfer to this Section 8 budget authority changes how the property receives future funding increases and thereby ensures that property is able to maintain and reserve funds needed for the long-term financial stability of the development.

Increased PILOT Payment for the City of Flint

It is important to note that because of the transition from the public housing platform to an LIHTC property with Section 8 Project Based Rental Assistance the resulting, payment to the City of Flint is expected to increase from \$11,760.15 paid in 2020 to an estimated new amount of over \$23,0000 in the first-year post-rehabilitation.



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External Amenities

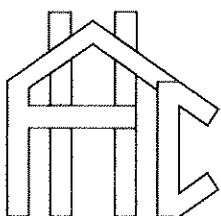
Mince Manor is adjacent to a Kroger which offers easy access to a full-service grocery and pharmacy. A public transportation bus stop at the street offers conveniences to downtown and other services for those without the benefit of personal transportation. Mince Manor is located in a Traditional Neighborhood and has a 38 WalkScore. Mince is also located in a Non-Eligible Block Group.

Jobs Created

Based on projects of similar size and scope, it is estimated that 75 temporary construction related jobs will be generated and two full time positions will be preserved. The funding sources also require Section 3 requirements to promote the hiring and training of low-income individuals. Both FHC and MHT have successfully implemented numerous effective Section 3 programs resulting in the creation of real jobs. It is expected that residents living at FHC properties will be employed by the jobs created.

FHC's Outreach Commitment to the Community

FHC has worked directly with their residents to discuss the rehab, their needs, and addressing any of the resident's concerns. Overall, the residents are very excited and hopeful for the changes as it will make a great impact and improvement on their lives and living space. FHC and MHT have also reached out and shared the rehabilitation plans with 4th Ward Council Person, Judy Priestley.

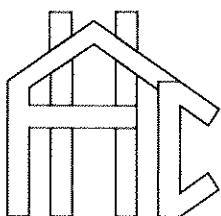


FLINT HOUSING COMMISSION



MSHDA Application for LIHTC- Mince Manor

The Application for Low Income Housing Tax Credits will be submitted to MSHDA as part of Flint Housing Commission and MHT's submission for MSHDA direct lending. FHC and MHT are in the process of preparing the application and will share within 30 days of submitting to MSHDA.



FLINT HOUSING COMMISSION



Mince Manor PILOT Request

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2. Proposed Project Narrative
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4. Ownership and Tax Information
5. Development Pro Forma and Trade Payment Breakdown
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7. Schedule of Rents and Income Limits
8. Status of the Market Study
9. Project Timeline
10. Conflict of Interests – Not Applicable
11. Potential Bonus Points Narrative
12. MSHDA LIHTC Application