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

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

Eva Worthing, Ward 9

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

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 "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 **STATE** MICHIGAN 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 FOR | M: |
| William Kim (Jun 15. 2022 13:07 EDT) | |

William Kim, Chief Legal Officer

ORDINANCE REVIEW FORM

| FROM: Planning | and Development | NO. 21- |
|--|---|--|
| | Department | Law Office Login # |
| ORDINANCE NAME | (FF) PILOT ORDINANCE RESOLUTION TO GRANT A THI TAXES (PILOT) TO PROJECT KNOWN AS HOWARD EST DEVELOPMENT OF 96 RESIDENTIAL UNITS. | |
| | 1. ORDINANCE REVIEW - DEPAR | TMENT DIRECTOR |
| The attached ORDIN approves this ordinar | IANCE is approved by the Director of the affected nce to be processed for signatures and fully exect | Department. By signing, the Director uted. |
| By: Director | Suzanna Wilcox Suzanna Wilcox | DATE: 6/13/22 |
| | 2. ORDINANCE REVIEW-FINANCE | DEPARTMENT |
| The attached ORDIN Department approves | IANCE is submitted to the Finance Department fo s this ordinance to be processed for signatures ar | r approval. By signing, the Finance nd fully executed. |
| By: | Robert G. F. Widigan Chief Financial Officer | DATE: 06/15/2022 |
| By: Clyde Edwards, | Clyde D. Edwards Clyde | DATE: 06/16/2022 |

Howard Estates, 801 Floral Park, tax comparison

1) Current taxable value:

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 valorum taxable value:

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

| \$97,500 | (\$117,000) | \$1,053,000 | (\$85,66\$) | \$953,415 | \$9,534,150 | 4,767,075 | \$325,037 |
|----------------|--------------------|------------------------|-------------|----------------------|-----------------|-----------|-----------------|
| Monthly Income | Vacancy/Loss (10%) | Potential Gross Income | Expenses | Net Operating Income | Cap Rate of 10% | SEV/TV | Potential Taxes |



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

APPLICANT INFORMATION

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

GUARANTORS INFORMATION

| Flint Housing Commission |
|-------------------------------------|
| Harold Ince, Jr, Executive Director |
| 3820 Richfield Rd., Flint, MI 48506 |
| 810-736-3134 |
| 010-730-3134 |
| 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

PILOT Application as of 10/1/2021. All other versions are obsolete

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 PARCTI OF LAND LOCATED BY THE STATE OF MIL COUNTY OF GENESSE, WITH A SITUS ADDRESS OF 1803 LAPESE ND, FLINT MY 48503-4077 COTE CURRENTLY OWNED BY CHY OF THAT HANDS A TAX ASSESSOR MARKER OF 41-17-509-012 AND BONG THE SAME PROMPRIY MORE THAT OF SCHOOL AS STORMED AND REAL THAT STATE OF THAT IS BONG THE THAT THE OFFICE THAT THAT OF THE THAT THAT OF THAT THAT OFFICE THAT OFFICE THAT THAT OFFICE THAT THAT OFFICE THAT THAT OFFICE THAT OFFICE THAT THAT OFFICE THAT |
| 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 γears | 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 (MHI) |
|---------------|--------------------------|-----------------------|
| | Authorized Applicant Re | epresentative (PRINT) |

Authorized Applicant Representative (SIGN)

1

PILOT APPLICATION CHECKLIST

| 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 Construct |
| 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 |

| e) State the tax parcel number for all property involved with the Project and | Manage and the second s |
|--|--|
| the current assessed value of the property | on the state of th |
| f) Are any assessments presently under appeal? If yes, discuss status. | Avadalismo |
| g) Will the project result in a subdivision of any present tax parcel? | ~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~ |
| 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. S |
| 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 |
| State the proposed time schedule for the project including anticipated dates and the following: | |
| a) Closing the loan or contributing financing availability | Ex. 9 |
| b) First expenditure of funds with regard to the project | |
| c) Anticipated date construction will begin | |
| d) Anticipated completion date | |
| Development team: | |
| a) Applicant primary point of contact | |
| b) Architect and engineers | Applicati |
| c) Construction Project Manager | |
| d) General Contractor for project e) Other professionals | FI - Calminos Harris War V Colombo |
| 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 | Ex. 12 |
| Credits within thirty (30) days of submittal to MSHDA | -//- |
| Bonus Points: | |
| a) Identify Target Area from Master Plan and/or Consolidated Plan | |
| b) Neighborhood outreach with fill list of outreach provided | Ex. 11 |
| c) Document the target level of energy efficiency standard for the project | D-000000000000000000000000000000000000 |
| d) Identify and report on the external amenities (ie: Walk Score, transit, | - Parameter Common |
| schools, etc.) | : |

PILOT Scoring Matrix

| 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 doc | umented line item | |
| Priority | Points Possible | Points Scored |
| Project is in Local Target Area as outlined in the Consolidated Plan/Master Plan | 1 | igen en gelegen gegen den det er en |
| Neighborhood/Block Club Engagement (Include full list of outreach) | 1 | * militario va militario del manda del m |
| Energy Efficiency Standard Incorporated | 1/level (max of 3) | 000-4-000001-2-2-2-2-2-2-2-2-2-2-2-2-2-2-2-2- |
| 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 | rrangum, n. |
| Total Points for Evaluation | 22 | anggapagggapaggapaggapaning sa sa |

| Interpretation | Total Score | Total Points |
|----------------|-------------|--|
| Poor | < 8 | |
| Acceptable | 8-15 | National Association (National Association (|
| 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 | * * Advision to the Advision of the Advision o |
| Construction has begun prior to application for PILOT | At 19 chaile page of the page |
| Applicant is not an eligible entity as outlined in Application Eligibility | The second secon |
| Not in Good Standing with the City of Flint on other properties | Sprodorpsy 2 company 2 com |





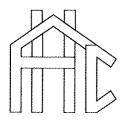
PILOT Request Background Narrative

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.





FLINT HOUSING COMMISSION

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.





Proposed Project Narrative

Background

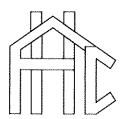
The Flint Housing Commission (FHC) and MHT Housing, Inc. (MHT) intend to submit an application for Low-Income Housing Tax Credits (LIHTC) and Tax Exempt Bond Financing from the Michigan State Housing Development Authority (MSHDA) in order to reposition the financing and leverage debt to perform around \$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





FLINT HOUSING COMMISSION

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.





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

Impact on City Services

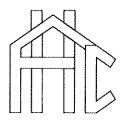
Howard Estates was built in 1968 and has been owned and operated by the Flint Housing Commission since it was first occupied. The total land area is 329,450 SF or 7.56 acres. The FHC has submitted a request to the City of Flint to lease the vacant lot neighboring Howard Estates, parcel 41-17-351-017. 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

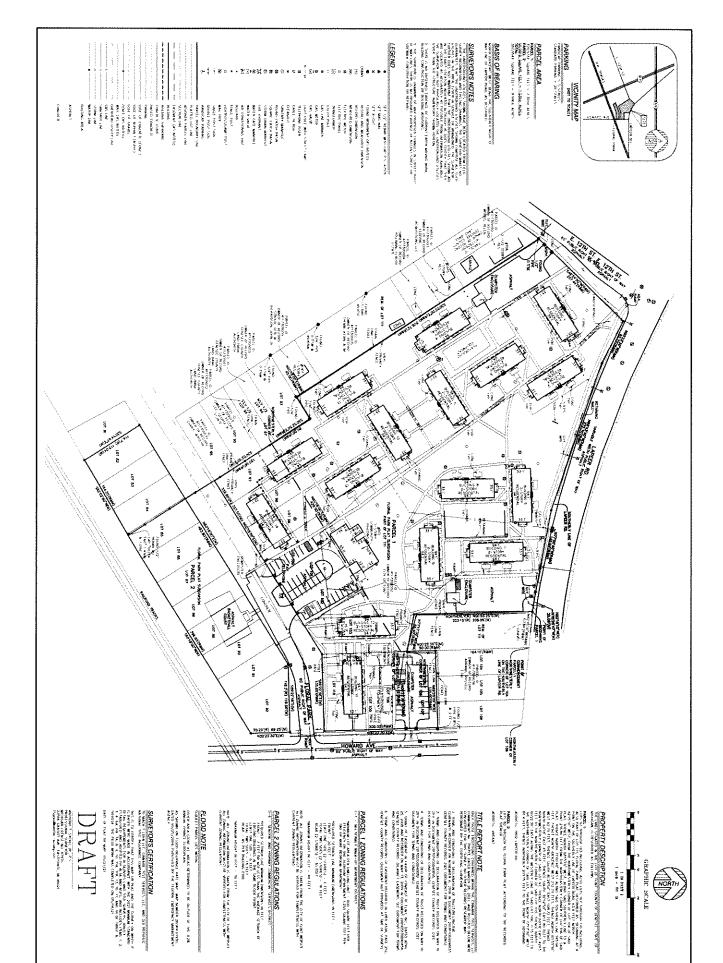
Each apartment has a basement with laundry connections. There are also community laundry facilities in the community building. The adjacent parcel has a basketball court and open areas for recreation. There is public transportation at the property edge with established employment centers to the east.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





FLINT HOUSING COMMISSION

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.



475

ALTA / MSPS LAND TITLE SURVEY
PREPARED FOR WHT HOUSING, INC
HOMAND ESTATES
901 FLORA PARK, EATH MICHIGAN,
TOWN 7 NORTH, RANGE 7 [AS]



NORTH





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 familes 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.





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

Hurold 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 Mosgan
Commissioner De Wann 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 gr | round lease and acquir | re improvements | agreement (the | "Option") is made |
|----------|--------------------|--------------------------|-------------------|-------------------|----------------------|
| this | day of | , 2022 (the "I | Effective Date"). | between the F | LINT HOUSING |
| COM | MISSION, a Mic | chigan public body co | orporate (the "G | round Lessor" (| or "Optionor") and |
| MACI | H 1 LIMITED | DIVIDEND HOUSI | NG ASSOCIA | ΓΙΟΝ, LLC, a | Michigan limited |
| liabilit | y company (the " | Optionee"). The Opti- | onor and Option | ee are at times c | ollectively referred |
| to here | inafter as the "Pa | rties" or individually a | 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 rededveopment 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 <u>Exhibit A</u> 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. <u>Period</u>: This Option may be exercised at any time within the twelve (12) month period following the Effective Date of the Option (the "<u>Option Period</u>").
- 2. <u>Ground Lease Terms</u>: 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. <u>Limited Warranty Deed Terms</u>: The Option shall be subject to the terms, covenants and provisions of the limited warranty deed conveying the Improvements to the Optionee (the "<u>Deed</u>"). 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. <u>HUD and Other Approvals</u>: The Option, Ground Lease and Deed shall be subject to any and all applicable United States Department of Housing and Urban Development ("<u>HUD</u>") 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. <u>Conflict of Interest:</u> 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. <u>Assignment or Transfer</u>. 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. <u>Termination of Rights</u>. 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. <u>Access.</u> 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. <u>Indemnification</u>. 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. <u>Insurance</u>. 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. <u>Notice</u>. 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.

| FLIN | | USING COMMISSION, a Michigan corporate |
|-------------|-------------|---|
| | | d. S. Ince, Jr. utive Director |
| MAC | | : mited Dividend Housing Association, iigan limited liability company |
| By: Its: | Mana | ger |
| | 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 145.94Feet; 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 429.5Feet to the northeasterly corner of said lot 103; thence north00°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.

<u>Mince Manor</u> (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.





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 taxexempt 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 | |
|---|------------|
| Acquisiton | |
| 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 |
| · · · · · · · · · · · · · · · · · · · | 8,523,902 |
| LIHTC Equity \$ Income from Operations \$ Seller Note \$ | 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 | | | |
|--------------------------|-----------------------------|---------------------|--|
| | | Cost | |
| Environmental Mitigation | \$ | | |
| rete | \$ | | |
| | \$ | 44,258 | |
| | \$ | 61,600 | |
| ntry | \$ | 62,450 | |
| try | \$ | 250,000 | |
| | \$ | 100,000 | |
| | 5 | 568,581 | |
| | \$ | 423,142 | |
| Exterior Sealants | \$ | 160,000 | |
| ⁄are | \$ | 348,860 | |
| | \$ | 576,000 | |
| | \$ | | |
| d | \$ | 23,000 | |
| | \$ | | |
| ilings | \$ | | |
| ring | \$ | 527,809 | |
| | \$ | 303,500 | |
| | \$ | 343,192 | |
| | \$ | 537,600 | |
| ment | \$ | 16,400 | |
| | \$ | 224,888 | |
| ments | \$ | 45,000 | |
| Casework | \$ | 111,750 | |
| ruction | \$ | | |
| | \$ | | |
| 1 | \$ | 50,000 | |
| mestic Hot Water | 8 | 115,866 | |
| | \$ | 921,203 | |
| | \$ | 463,900 | |
| Electrical | \$ | 21,000 | |
| ety and Security | \$ | | |
| | Electrical ety and Security | ety and Security \$ | |

| Site Work | | | |
|-----------|-----------|-------------------------------|------------|
| Line | ALA/CSI # | Trade item | Cost |
| 33 | 020000 | Site Environmental Mitigation | s - |
| 34 | 310000 | Earth Work | \$ - |
| 35 | 321000 | Roads / Walks | \$ 465,270 |
| 36 | 323000 | Site Improvements | \$ 175,730 |
| 37 | 328000 | Site Imigation | \$ - |
| 38 | 329000 | Landscaping | \$ 24,000 |
| 39 | 330000 | Site Utilities | \$ - |
| | 1 | Fotal Site Work | \$ 665,000 |

| 40 | Community Building | |
|----|-------------------------|--|
| 41 | Accessory Buildings | |
| 42 | Off-Site Improvements | |
| 43 | Temporary Site Security | |

| Total Structures, Sitework and Misc. Structures and Sitework | | | 6,964,991 |
|---|----------------------------|----|-----------|
| 44 | General Requirements @ 6% | \$ | 417,906 |
| 45 | Builder's Overhead @ 2% | \$ | 147,658 |
| 46 | Builder's Profit @ 6% | \$ | 451,83 |
| 47 | Building Permits | \$ | 75,000 |
| 48 | Bond Premium | \$ | 77,38 |
| 49 | Tap Fees | \$ | |
| 50 | Cost Certification Expense | \$ | 6,50 |
| | Total Construction | s | 8,141,27 |

Comments:

MHT Construction, LLC MACH 1 Limited Dividend Housing Association, LLC Michigan State Housing Development Authority

Contractor (please print) MSHDA Representative (please print)

Signature Signature Signature





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

Total Development Income Potential

Annual Rental Income

Vacancy Loss

Administration

Management Fee

Project-paid Fuel

Water and Sewer

Real Estate Taxes

Replacement Reserve

Insurance

Other:

Common Electricity

Operating and Maintenance

Payment in Lieu of Taxes (PILOT)

Other: Permit and inspection fees

Base Project Cash Flow (excludes ODR)

Annual Non-Rental Income Total Project Revenue

Total Development Expenses

Type Acquisition/Rehab

Mortgage Assumptions:

1.24

Yes

40 years

Per Unit

1.020

96,945

0

4.100%

4.100%

% of

8.28%

Debt Coverage Ratio Mortgage Interest Rate

Pay Rate Mortgage Term

Income from Operations

PBV and/or Existing Section 8 Assistance

5.00% of annual rent potential

562 per unit per year

300 per unit per year

3.00%

Instructions

| | | | ··· | ······································ | |
|----------|--------------|-----------|-----------|--|--|
| | | Initial | | Future | |
| | | Inflation | Beginning | Inflation | |
| Per Unit | <u>Total</u> | Factor | in Year | Factor | |
| | | | | | |
| 12,328 | 1,171,152 | 1.0% | 6 | 2.0% | |
| 0 | 0 | 1.0% | 6 | 2.0% | |
| 12,328 | 1,171,152 | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | Future \ | /acancy | |
| 616 | 58,558 | | 6 | 8.0% | |
| 562 | 53,390 | 3.0% | 1 | 3.0% | |
| 1,330 | 126,350 | 3.0% | 1 | 3.0% | |
| 95 | 9,025 | 3.0% | 6 | 3.0% | |
| 563 | 53,485 | 4.0% | 6 | 3.0% | |
| 1,018 | 96,710 | 5.0% | 6 | 5.0% | |
| 1.683 | 159.885 | 3.0% | 1 | 3.0% | |
| 0 | , | 5.0% | | 5.0% | |
| 301 | 28,601 | | | J.070 | |
| 571 | 54.245 | 3.0% | 1 1 | 3.0% | |
| 300 | 28,500 | 3.0% | | 3.0% | |
| 16 | 1,520 | 3.0% | | | |
| 10 | 1,520 | J.U/0 | 1 1 | 3.0% | |

3.0%

3.0%

Revenue Total Expenses 57.23% 7,055 670,269 Base Net Operating Income 5.272 500,883 Override 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

Applied to: All Units

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| Cash Flow Projections | | | Development MACH 1 - Hi | MACH 1 - Howard | ward | | | | | | | |
|---|----------------------|----------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|-----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|
| | | | MSHDA No. Step Date | Application 0.1/00/1900 | | | | | | | | |
| | iotellni led | Y ni gnihe Helini atuli | Туре | Acquisition/Rehab | ehab | | | | | | | |
| | | | • | 2 | т | 4 | ĸ | w | 7 | ю | 6 | 10 |
| income Annual Rental Income Annual Non-Rental Income | 1.0% | 6 2.0% 6 2.0% | 1,171,152 | | 1,194,692 | 1,206,639 | 1,218,705 | 1,243,080 | 1,267,941 | 1,293,300 | 1,319.166 | 1,345,549 |
| Total Project Revenue | | | 1,171,152 | 1,182,864 | 1,194,692 | 1,206,639 | 1,218,705 | 1,243,080 | | 1,293,300 | | 1,345,549 |
| Expenses | | | 1 | | ; | | ; | | | | | |
| Management Fee | | | 53,390 | 54,992 | 59,735 56,641 | 50,332 58,341 | 60,935 60,091 | 99,446 61,894 | 101 435 63 750 | 103,464 65,563 | 105,533 67,633 | 107,644 |
| Administration Project-paid Fuel | %0.6 %0.6 %0.6 | 1 3.0% 6 3.0% | 126,350 | 130,141 | 134,045 | 138,066 9,862 | 142,208 | 146,474 | 150,869 | 155,395 | 160,056 | 164.858 |
| Vater and Sewer | | | 53,485 96,710 | 55,624 101,546 | 57,849 106,623 | 60,163 111,954 | 62,570 117,552 | 64,447 | 66,380 129,601 | 68.372 136,081 | 70,423 | 72,536 |
| Operating and Maintenance Real Estate Taxes | 3.0% 5.0% | 3.0% 5.0% | 159,885 | 164,682 0 | 169,622 0 | 174,711 | 179.952 0 | 185,351 0 | 190,911 | 196.638 | 202,538 | 208.614 |
| Payment in Lieu of Taxes (PILOT) Insurance | 3.0% | 3.0% | 28,601 | 28,718 55,872 | 28.827 | 28,930 59,275 | 29 025 61 053 | 28,359 62,885 | 28 792 64 771 | 29.229 | 29.667 | 30,107 |
| Replacement Reserve Other: Permit and inspection fees | % 00 % 00 % | 3.0% | 28,500 1,520 | 29,355 1,566 | 30,236 1,613 | 31,143 | 32,077 | 33,039 1,762 | 34,030 | 35,051 1.869 | 2 5 | 37,186 1,983 |
| Subtotal: Operating Expenses | 8 | 2.0% | 670.269 | 690,933 | 712.314 | 734,437 | 757.331 | 817.549 | 843,132 | 0 869,576 | 896.911 | 925,171 |
| Debt Service Debt Service Part A Debt Service Conventional/Other Financing | | | 403,938 | 403.938 | 403.938 0 | 403,938 | 403,938 | 403,938 | 403,938 | 403.938 | 403,938 | 403.938 |
| Total Expenses | | | 1,074,207 | 1,094,871 | 1,116,252 | 1,138,375 | 1,161,269 | 1,221,487 | 1,247,070 | 1,273,514 | 1,300,850 | 1,329,109 |
| Cash Flow(Deficit) | | | 96,945 | 87,992 | 78,441 | 68,264 | 57,436 | 21,593 | 20,871 | 19,786 | | 16,440 |
| Casn Flow Per Unit Debt Coverage Ratio on Part A Loan Debt Coverage Ratio on Conventional/Other Financing | ancing | | 1,020 1,24 N/A | 926 1.22 N/A | 826 1.19 N/A | 719 7.1 AN | 605 41.1 NA | 1.05 1.05 N/A | 220 1.05 N/A | 208 1.05 N/A | 193 1.05 A/A | 173 1.04 N/A |
| Interest Rate on Reserves | 3% | | Average Cash | Flow as % | of Net Income | | | | | | | |
| : | | | | | | | | | | | | |
| Maintained Debt Coverage Ratio (Hard Debt) Maintained Operating Reserve (No Hard Debt) Initial Balance | 250 | Initial Deposit | 48 808 | 40 150 | 24 65 4 | 770 63 | 5 | 4 | 3 | | | |
| Total Annual Draw to achieve 1.0 DCR Total Annual Deposit to achieve Maintained DCR Total 10 DCR and Maintained DCR | BCR | | 0 0 0 0 | | 000 | 000 | 200 | 4 0 0 1 | 00 - 00 00 | 7 0 0 80 80 80 | 988 0 0 | 63,940 0 |
| Interest Coding Balance of Maintenance COD | | | 1,461 | 1,505 | 1.550 | 1.596 | 1,644 | 1,694 | 1,744 | 1,797 | 1,851 | 1,906 |
| Criming balance at maintained OCK Maintained Cash Flow Port Unit Maintained Debt Couerage Bain on Part & Loan | | | 1,020 | 51.664 926 | 53.214 826 | 54,810 719 | 56,454 605 | 58,148 | 59.892 220 | 61,689 | 63,540 193 | 65,446 173 |
| Maintained Debt Coverage Ratio on Conventions Standard OBS Non-standard OBS | VOther | 0 | *7.N | N/A | e A/N | N/A | N.A | 1,05 N/A | 1.05 N/A | 1.05 N/A | 1,05 N/A | 1.04 N/A |
| Operating Assurance Reserve Analysis | | 358,069 | | | | | | | | | | |
| Required in Year. Initial Balance Interest Income | 4 | Initial Deposit 358,969 | 358,069 | 368,811 | 379.875 | 391,272 11,738 | 403.010 | 415.100 | 427,553 | 440,380 | 453,591 13,608 | 467,199 14,016 |
| Chung barance Deferred Developer Fee Analysis | | | 368.811 | 379,875 | 391.272 | 403,010 | 415.100 | 427,553 | 440,380 | 453,591 | 467.199 | 481,215 |
| Initial Balance Dev Fee Paid Ending Balance Repaid in ye | 0 | VVII. | 510,000 96,945 413,055 | 413,055 87,992 325,063 | 325.063 78,441 246,622 | 246,622 68,264 178,358 | 178.358 57.436 120.922 | 120,922 21,593 99,329 | 99,329 20,871 78,457 | 78,457 19,786 58,671 | 58.671 18,316 40,355 | 40.355 16,440 23.915 |
| ľ | | | | | | | | | | | | : |
| e on Subordinate Financing mount of all MSHDA Soft Funds nt | 3% | Initial Balance 0 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 |
| Accrued Int Subtotal Annual Payment Due | | % of Cash Flow | <u> </u> | 000 | 000 | 000 | 000 | 000 | 000 | 00 | 00 | 00 |
| Year End Balance | | | | 9 0 | 00 | 3 0 | 00 | 30 | 00 | 00 | 00 | 00 |

| | 217 0 217 | 227 620 620 625 655 6482 359 0 0 0 119 975 665 | 938 | (30,460) (321) 0.92 N/A | 29,573 (30,466) (30,466) (40,67) (887 (9) (1,06 N/A | 876 836 712 0 0 | 000000 |
|------------------|---|---|--|---|--|---|---|
| 20 | 1,640,217 0 1,640,217 | 131,217 93,620 221,555 15,825 97,812 244,381 280,359 95,119 95,119 95,119 | 1,266,739 403,938 0 1,670,677 | 0 (38) | 29.7 (30.) (30.) | 627.8 18.6 646.7 | |
| ά | 1,608,056 0 1,608,056 | 128 644 90,893 215,102 15,364 94,643 232,744 272,194 272,194 92,346 92,346 2,588 | 1,227,140 403,938 0 1,631,078 | (23,022) (242) 0.94 N/A | 51.063 (23.022) 0 (23.022) 1.532 29.573 0 1.00 | 609.588 18.288 627.876 0 | |
| 85 | 1,576,525 0 1,576,525 | 126,122 88,246 208,837 14,917 91,886 221,661 264,266 0 33,658 89,659 47,106 2,512 | 403.938 403.938 0 1,592,808 | (16,282) (171) 0,96 N/A | 65.384 (16.282) 0 (16.282) 1.962 51.063 0 0 1.00 | 591,833 17,755 609,588 0 0 | 000000 |
| * | 1,545,613 0 1,545,613 | 123,549 85,675 202,755 14,482 89,11,106 256,568 33,215 87,047 45,734 2,439 | 1,151,881 403,938 0 1,555,819 | (16.206) (197) 0.97 N/A | 73.388 (10.206) (10.206) 2.202 65.384 0 1.00 | 574,596 17,238 591,833 0 | 000000 |
| 91 | 1,515,307 | 121,225 83,180 196,849 196,849 86,611 201,053 249,096 0 32,77 84,512 44,402 2,368 | 403.938 0 1,520,065 | (4.758) (50) 0.99 N/A | 75.870 (4.758) 0 (4.758) 2.276 73.388 0 1.00 | 557,860 16,736 574,596 0 | 000000 |
| ź. | 1,485,595 0 1,485,595 | 118.848 80.757 191.116 191.479 191.479 241.840 32.326 82.050 43.109 2.299 | 1,081,564 403,938 0 0 1,485,502 | 60.1 1.00.1 A/N | 73.660 0 0 0 2.210 75.870 1.00 | 541.611 16.248 557.860 0 | 00000 |
| 4 | 1,456,466 0 1,456,468 | 116.517 78.405 185,549 13.54 81.640 182.361 234,797 79.661 79.661 79.661 | | _ | 71.515 0 0 2.145 73.660 746 1.01 | 525,836 15,775 541,611 0 | 00000 |
| £. | 1,427,908 0 1,427,908 | 114.233 76,121 180,145 12.867 79.267 173,677 227,958 77,340 40,634 2,167 | 1,015,841 403.938 0 0,419,779 | 8,129 86 1.02 N/A | 69,432 0 0 2,083 77,515 66 1,02 N/A | 510,521 15,316 525,836 0 0 | 000000 |
| 42 | 1,399,910 0 1,399,910 | 73,904 174,898 124,93 76,953 165,407 221,318 30,992 75,088 75,088 2,104 | 984,600 403,938 0 1,388,538 | 11,371 120 1.03 N/A | 67,409 0 0 2,022 199,432 120 1,03 N/A | 495,651 14,870 510,521 9,782 9,782 0,782 | 000000 |
| ger. ger | 1,372,460 0 1,372,460 | 109,797 71,752 169,804 12,129 74,712 157,530 214,872 30,549 72,901 2,901 2,043 | 954,389 403,938 0 1,358,327 | 14.133 1.03 1.03 N/A | 65,446 0 0 1,963 17,408 1,03 N/A | 481,215 14,436 495,651 23,915 14,133 9,782 | 000000 |
| Totalini etutu T | 2.0% 2.0% | 10 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 | • | | A8,696 | 358,069 Initial Deposit 358,069 | Initial Balance 0 % of Cash Flow 50% |
| 1Y ni gnihat2 | \$ % \$ | 0.0% 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 | | . <u>.</u> [2] | | | |
| Talsiful isiini | 1.0% 1.0% | %00.6 %00.6 %00.6 %00.6 %00.6 %00.6 %00.6 %00.6 %00.6 | | Financi | 1.00 250 ined DCF | - 0 × | 3% |
| | Income Annual Rental Income Annual Non-Rental Income Total Project Revenue | Expenses Management fee Management fee Administration Administration Common Electricity Common Electricity Operating and Manitehance Payment in Lieu of Taxes (PILOT) Insurance Replacement Reserve Replacement Reserve Commit and inspection fees Other. Permit and inspection fees Other. | Subtolal: Operating Expenses Debt Service Debt Service Part A Debt Service Conventional/Other Financing Total Expenses | Cash Flow/(Deficit) Cash Flow Per Unit Debt Coverage Ratio on Part A Loan Debt Coverage Ratio on Conventional/Other Financing | Operating Deficit Reserve (ODR) Analaysis Maintained Debl Coverage Ratio (Hard Debt) 1.00 Maintained Operating Reserve (No Hard Debt) 250 Initial Balance Total Annual Draw to achieve 1.0 DCR Total Annual Deposit to achieve Maintained DCR Interest Total Annual Deposit to achieve Maintained DCR Inding Balance at Maintained DCR Maintained Debt Coverage Ratio on Part A Loan Maintained Debt Coverage Ratio on Conventional/Other Standard DDR | Operating Assurance Reserve Analysis Required in Year. Initial Balance Ending Balance Deferred Developer Fee Analysis Initial Balance Developer Fee Analysis Folding Balance Developer Fee Paul | urce Fund Loan Subordinate Financin rt of all MSHDA Soft F t Oue |
| | ĒΑΑ | @>\$\$\$\$\$\$\$\$\$\$\$\$\$ | దీతిత | បីបីគិតិ 🏥 | N Star D T T T T T T T T T T T T T T T T T T | 와 로로판 <u>위</u> 표였다 | Year Sut |





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.

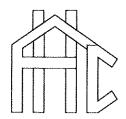
| | | Max Allowed | Housing | | 886 | 1,023 | 1,141 | | | | | | Monthly 97,596 | 97,596 | | |
|--|---|---------------|---------------------------------------|--|-----------------|------------|---------|------|---|--|--------------------|--------------------------|-------------------------------|--|--------|---|
| | | | Unit Type | | | | | | Within Range | Within Range | | | Annual 1,171,152 | 0 1,171,152 | | |
| | | TC Units | Square Feet | | 35,190 | 57,960 | 115 560 | 0 | 115,560 | | | | | | | |
| | | % of Total | Square Feet | | 30.5% | 50.2% | 19.4% | 0.0% | %0.0 | 0.0% | | | | ome evenue | | |
| ril 1,2021) 6 Person | 22,830 30,440 38,050 45,660 | | Gross Square Feet | | 35,190 | 57.960 | 115.560 | 0 | 115,560 HOME Units SF/Total Units SF | # HOME Units/# Total Units | | | Total Income Rental Income | Non-Rental Income Total Project Revenue | | |
| Effective April 1,2021) 5 Person 6 Per | 21,270 28,360 35,450 42,540 | | % of Total Units | | 35.8% | 48.4% | 15.8% | %0.0 | E Units SF/1 | HOME Units | | | | | | |
| (1 4 Person | 19,680 26,240 32,800 39,360 | | % of Gross Rent | | 30.0% | 52.0% | 18.0% | %0.0 | НОМ | # | | Overnde | 88.00 100.00 | 112.00 | | |
| Genesee County | 17,730 23,640 29,550 35,460 | Current | Section 8 Gross Rent Contract Rent | | | | Q | 0 | | | | Total | 00 | 00 | 000 | 0 |
| Genese 2 Person | 15,750 21,000 26,250 31,500 | | Gross Rent | | 351.696 | 608,856 | 210,600 | 0 | 1,171,152 | 1,027 115,560 | | Other | | | | |
| 1 Person | 13,800 18,400 23,000 27,600 | Total | . al es | | 920 | 1,203 | 1,282 | 1 | Gross Rent Potential | Average Monthly Rent Gross Square Footage | | Water/ Sewer | | | | |
| ne Limits for | 30% of area median 40% of area median 50% of area median 60% of area median | | Utilities | | 88 | 100 | 112 | | Gross R | Average I Gross Squ | | Sis | | | | |
| Income | 30% of 40% of 50% of 60% of | | Contract | | 862 | 1,103 | 1,1/0 | | | | sec | A. | | | | |
| | S. C. | | Net Sq. Ft. | estriction} | 1,035 | 1.260 | 1,494 | | | | Utility Allowances | Electricity | | | | |
| | Z. E. | | Baths | Lfrom rent r | 1,0 | 1.0 | 7.0 | | | | | | ∢ m ⋅ | 00 | யடு | I |
| | | | Unit Type Bedrooms | Jnits (if different Voucher U | 2 | ю· | 4 | | | | | | | | | |
| Howard pt | n t 'Rehab | | Unit Type | Area Median Income Units Tenant AMI Restriction (if different from rent restriction) MSHDA Project Based Voucher Units | ⊻ Townhome | Townhome | ownnome | | | | | | | | 0 | |
| velopment MACH 1 - H Financing Tax Exempt ISHDA No. 0 | Step Application Date ####### Type Acquisition/Rehab | | No. of Units | Area Medi Tenant Alv MSHDA P | Occupancy 34 | | ք | | 8 0 | 60.00% 100.00% | | Income | | | | |
| Development MACH 1 - Howard Financing Tax Exempt MSHDA No. 0 | Stei Datt Type | Rental Income | Unit | 60% 60% Yes | Family A | m (| | Mgrs | Total Revenue Units | Mariager Offics Income Average Set Aside | | Annual Non-Rental Income | Misc, and Interest Laundry | Carports Other: | Other: | |





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 | WA | | | |
| 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 | WA | | | |
| Grant/Subsidy Financing Disbursement | WA | | | |
| 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 ""2024 | | | | |
| 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 | | | |





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.





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.





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.





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.





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

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 "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 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 THIS HOUSING** OF 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. ANNUAL SERVICE CHARGE FOR THE CLASS OF PERSONS OF LOW AND MODERATE INCOME SHALL BE EQUAL TO THREE PERCENT (3%) OF ANNUAL **SHELTER** RENTS, OF CHARGES FOR GAS. EXCLUSIVE 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 **TAXES** VALOREM PROPERTY 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 FOR | M: |
| Nittam Kim (Jun 15, 2022 13:82 EDT) | |
| William Kim, Chief Legal | Officer |

ORDINANCE REVIEW FORM

| FROM: Plannin | g and Development | NO. 21- | | | | |
|--|--|---|--|--|--|--|
| | Department | Law Office Login # | | | | |
| ORDINANCE NAM | (FF) PILOT ORDINANCE RESOLUTION TO TAXES (PILOT) TO PROJECT KNOWN AS INCOME DEVELOPMENT OF 90 RESIDEN | | | | | |
| | 1. ORDINANCE REVIEV | V - DEPARTMENT DIRECTOR | | | | |
| The attached ORDI approves this ordina | NANCE is approved by the Director of the ance to be processed for signatures and | ne affected Department. By signing, the Director fully executed. | | | | |
| By: Director | Suzanna Wilcox Suzanny Wilcox, Director, P&D | DATE: 6/13/22 | | | | |
| 2. ORDINANCE REVIEW-FINANCE DEPARTMENT | | | | | | |
| | | | | | | |
| The attached ORDII Department approve | NANCE is submitted to the Finance Dependence of the submitted to the processed for significant control of the submitted to the Finance of the submitted to the Finance Dependence of the Finance Office | partment for approval. By signing, the Finance gnatures and fully executed. | | | | |
| By: | Robert G. F. Widigan | DATE: 06/15/2022 | | | | |
| Nobelt J.F. Widigan | i, Chier Financial Officer | | | | | |
| By: Clyde Edwards, | Clyde D. Edwards Clyde D. Edwards 13 un 16, 2022 13:44 EDT1 City Administrator | DATE: 06/16/2022 | | | | |
| | The state of the s | | | | | |

Centerview Apartments, 2001 N Center Rd tax comparisons

\$0.00 1) Current taxable value:

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 AMI, the total annual rent potential for the 93 units is \$731,160

3) Estimated project ad valorum taxable value:

| | One Bedroom Two Bedroom | Two Bedroom | |
|-----------------|-------------------------|-------------|--|
| Market Rent | \$750 | \$950 | |
| Number of Units | 89 | | |
| | \$66,750 | 056\$ | |

| Monthly Income | \$67,700 |
|------------------------|-------------|
| Yearly Income | \$812,400 |
| Vacancy/Loss (10%) | (\$81,240) |
| Potential Gross Income | \$731,160 |
| Expenses | (\$85,66\$) |
| 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 | Jason Borror and Van Fox |
| NAME | |
| ADDRESS | 3820 Richfield Rd, Flint, MI 48506 |
| TELEPHONE | 810-736-3134 |
| NUMBER | 020 100 0207 |
| E-MAIL ADDRESS | jborror@flinthc.org vanfox@mhthousing.net |

GUARANTORS INFORMATION

| Flint Housing Commission |
|-------------------------------------|
| Harold Ince, Jr, Executive Director |
| 3820 Richfield Rd., Flint, MI 48506 |
| 810-736-3134 |
| 810-750-5154 |
| 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

PILOT Application as of 10/1/2021 - All other versions are obsolete

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 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)

. Van Føx (MHT

Authorized Applicant Representative (PRINT)

Authorized Applicant Representative (SIGN)

PILOT APPLICATION CHECKLIST

| CHECK ALL THAT HAVE BEEN INCLUDED WITH THIS APPLICATION; IF NOT INCLUDED, PROVIDE A BRIEF DESCRIPTION OF WHY. | PLEASI |
|---|--|
| 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 | and the second of the second o |
| c) Environmental impact including any measures taken to mitigate negative impacts | Ex. 2 |
| 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 | |
| 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 | Not New Construc |
| b) Description of project to be constructed including size, type, quality of construction | Occupant department of hands on Administra |
| c) Approximate date of commencement of this project's operation | |
| 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? | Ex. 3 |
| c) Who will serve as the manager of this project? | |
| 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 | Ex. 4 |
| 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 | . Parameter . |
| d) Describe any and all existing financing, options, and liens on the property | *************************************** |

| e) State the tax parcel number for all property involved with the Project and | |
|---|--|
| the current assessed value of the property | |
| f) Are any assessments presently under appeal? If yes, discuss status. | |
| g) Will the project result in a subdivision of any present tax parcel? | |
| Provide a detailed development prop forma outlining proposed hard, soft, and | |
| financing costs associated with proposed development. Proforma MUST identify all | Ex. 5 |
| sources of financing and terms including applicant equity, construction and | |
| permanent financing, and any government assistance. Proposals will contain detailed | 5 |
| breakdowns. | |
| Provide a detailed operating pro forma that will include all anticipated Major | Ex. 6 |
| Revenues and Expenses for the full term of the requested PILOT. | |
| Are changes proposed to the public space around the Project (ie: sidewalks, lighting, landscaping)? | Ex. 2 |
| State the proposed time schedule for the project including anticipated dates and the | |
| following: | - |
| a) Closing the loan or contributing financing availability | |
| b) First expenditure of funds with regard to the project | Ex. 9 |
| c) Anticipated date construction will begin | |
| d) Anticipated completion date | |
| Development team: | 11,014 10 10 10 10 10 10 10 10 10 10 10 10 10 |
| a) Applicant primary point of contact | |
| b) Architect and engineers | Applicati |
| c) Construction Project Manager | - |
| d) General Contractor for project | |
| e) Other professionals | |
| Please describe any potential conflicts of interest that the applicant or any guarantor | Ex. 10 |
| may have with any City Personnel or City Council members | EX. 10 |
| nclude a copy of the completed MSHDA application for Low Income Housing Tax | Ex. 12 |
| Credits within thirty (30) days of submittal to MSHDA | |
| Bonus Points: | *************************************** |
| a) Identify Target Area from Master Plan and/or Consolidated Plan | ALVA VALLE AND ALVA V |
| b) Neighborhood outreach with fill list of outreach provided | Ex. 11 |
| c) Document the target level of energy efficiency standard for the project | |
| d) Identify and report on the external amenities (ie: Walk Score, transit, | 1 |
| schools, etc.) | |

PILOT Scoring Matrix

| 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 | - ABSALDANOPIAGADAS COMPANION |
| Bonus points (one point per doc | umented 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) | The state of the s |
| External Amenities (Walkability, proximity | 70-89- 1 pt. | And the second s |
| to transit, etc.) | 90 or above- 2 pts. | |
| General Points Possible/Received | 15 | |
| Bonus Points Possible/Received | TA ANTE E Million (SA A Antion in the single in the male and control or v | mentining desirate pagagang and an analysis and desirate and desirate and desirate and desirate and desirate a |
| Total Points for Evaluation | 22 | a Annual Springer Springer Springer Springer |

| interpretation | Total Score | Total Points |
|----------------|-------------|--------------|
| Poor | < 8 | *** |
| Acceptable | 8-15 | |
| Excellent | 16-22 | |

| Disqualifying factors (Mark any present and return to | gency if existing) |
|--|--|
| Less than 51% of the property is Affordable Units | The state of the s |
| Applicant does not own, nor do they have consent from owner to proceed | |
| Construction has begun prior to application for PILOT | ann a sea an Aireann a |
| Applicant is not an eligible entity as outlined in Application Eligibility | art vienne mennemen verge allege de de statistische de statistische vergen vero |
| Not in Good Standing with the City of Flint on other properties | Balleters |

City of Flint PILOT Scoring Matrix as of 10/2021- all other versions obsolete





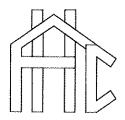
PILOT Request Background Narrative

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

| Partner/ r Name: MHT Housing, Inc. | s the General Partner/Member shown in Section C.1 of the LIHTC Program Application? | If you answered "No," please explain the relationship between the owner shown here to the owner in the application: | |
|--|---|---|--|
| General Partner/ Member Name: MHT Housing, Inc. | eneral Partner/Member shown in Section C.1 of the LIHTC Progra | iswered "No," please explain the relationship between the owne | |

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 entitie(s) shown above to the information presented in the UHTC Program Application may result in a loss of points when applying to LHTC.

| | | | - | | | | 1000 | • | | | | |
|---|-----------------------|--------------------|------------------|----------------|---------------------------------|---|--|-------------------|----------------------------------|--|--|--|
| | | | | Date o: (mn | Date of Ownership (mm/dd/γγ) | | | | | | Daes the Project Bave any | |
| Name and Project Number of Project Owned | City and State | Number of Units | Construction | Begin | End | Type of Financing as defined by Date Project Last Placed in Tier 1 in Scorng Cnteria Section D. Service | Type of Financing as defined by Tier 1 in Scoring Criteria Section D. #1 | LIHTC Project? | 8609 issue date (mm/dd/yy) | nes the project materially defaulted on any obligation?* | uncorrected 8823s that have been putstanding longer than 6 months*** | included in Point Total for Owner/GP Expereience Points? |
| 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 | Νo | 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 | ON | SN SN | 1/2 |
| Ambrose Ridge II | Plainfield Twp, MI | 84 | Acq./Rehab | 6/15/1996 | | 1/31/2018 | LIHTC/MSHDA | Yes | 8/12/2020 | οN | cN | 1/2 |
| Apple Ridge II | Kalamazoo, MI | 99 | Acquisition | 1/8/2010 | | 2/24/2005, Rehab in Progress | UHTC/HUD 223F | Yes | Pending | S | ON | 2/3 |
| Aspen Hills II | Garfield Township, MI | 8 | Acq./Rehab | 8/6/2002 | | 8/29/2019 | LHTC/HUD 223F | Yes | 9/10/2020 | 0} | No. | 1/2 |
| Benjamin Manor | Highland Park, MI | 81 | Acq./Rehab | 1/31/2012 | | NA | NSP/MSHDA | ON | AN | Νο | ςΝ | ON. |
| Brentwood it | Belding, MI | 48 | Acq./Rehab | 7/11/2003 | 6/17/2019 | 12/30/2003 | LIHTC/CONV | Yes | 10/11/2004 | No | o. | oN o |
| Calumet II | Detroit, MI | 104 | Acq./Rehab | 12/30/1991 | | 12/27/2007 | UHTC/MSHDA | Yes | 10/8/2009 | No | °N. | 2/3 |
| Camelot Hills II | Lansing, MI | 102 | Acq./Rehab | 6/20/2003 | | 10/23/2019 | CONV/LIHTC | Yes | Pending | ž | N _o | 2/3 |
| Cass Apartments aka Arthur Antisdel | Detroit, MI | 41 | Adaptive Re-use | 11/1/2012 | | 11/22/2013 | LIMTC/MSHDA | Yes | 3/4/2016 | S | No | 2/3 |
| Centerline Park Towers II | Center Line, MI | 300 | Acq./Rehab | 4/21/2005 | | 1/1/2006, Rehab in Process | 22104/UHTC | Хes | 10/10/2006 | οN | Š | 2/3 |
| Center Ridge Arms | Essexvile, MI | 100 | Acq./Rehab | 3/30/2021 | | Rehab in Process | LIHTC/MSHDA | Yes | Pending | No | ON | oN _o |
| Chase Run III | Mt. Pleasant, MI | 160 | Acq./Rehab | 7/12/1997 | | 12/31/2017 | CONV/LIHTC/MSHDA | Yes | Pending | Νο | No | 2/3 |
| Clay Apartments | Detroit, MI | 42 | New Canstruction | 3/12/2019 | | 9/25/2020 | CONV | Yes | Pending | No | οN | Š |
| Colonial Meadows II | Pontiac, MI | 82 | Acquisition | 6/1/2011 | | 12/31/2020 | MSHDA | Yes | Pending | No | oN | οN |
| 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 | UHTC/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 portition, or providing a deed in lieu of foreclosure. If answered yes, the project cannot be counted towards the general parter/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

| | | | | Date o (mr | Date of Ownership (mm/dd/yy) | | | | | | Does the Project | |
|---|-------------------|--------------------|----------------------|---------------|---------------------------------|--|---|-------------------|----------------------------------|--|--|---|
| Name and Project Number of Project Owned | City and State | Number of Units | Construction type | Begin | End | Date Project Last Placed in Service | Type of Financing as defined by Trer 1 in Scoring Criteria Section D. Service | LIHTC Project? | 8609 issue date (mm/dd/yy) | Has the project materially defaulted on any obligation?* | have any uncorrected 8823s that have been outstanding longer than 6 months?** | Included in Point Total for Owner/GP Expereience Points? |
| 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 | n | New Construction | 12/8/2017 | | 12/5/2018 | CHIC | Yes | 8/12/2020 | No | No | 1 |
| Delhi Stratford Place | Holt, MI | 96 | Acquisition | 12/28/2010 | | 1/13/2006 | MSHDA/LIHTC | Sek | 12/9/2010 | No | No | 5/3 |
| Dickerson Manor | Detroit, MI | 99 | New Construction | 9/1/2010 | | 11/9/2011 | CONV/LIHTC | Yes | 3/1/2013 | No | Ñ | 2/3 |
| Gabrielle | Highland Park, MI | 336 | qeyay/boy | 6/24/1994 | | 12/1/1994 | MSHDA/UHTC | Yes | 12/27/1994 | No | oN _o | Ν̈́ |
| Glendale Buena Vista | Highland Park, Mi | 93 | Acq./Rehab | 12/31/1991 | | 12/30/1991 | MSHDA/RAP/LIHTC | Yes | 12/29/1993 | No | Š | οN |
| Harbor Pointe | Benton Twp, MI | 84 | New Construction | 8/28/1998 | 2/5/2018 | 1/1/2000 | интс | Yes | 2/12/2001 | NG | No | ON |
| Harbor Pointe II | Benton Twp, MI | 22 | New Construction | 8/25/2001 | 2/5/2018 | 1/1/2003 | CONV/LIHTC | Yes | 9/15/2003 | N _O | o _N | No |
| Highland Manor | Highland Park, MI | 48 | New Construction | 9/10/2009 | | 3/16/2010 | LIHTC/221 D4 | Yes | 1/30/2012 | No | °N. | 2/3 |
| Hope Senior | Oxford, MI | 80 | New Construction | 3/15/1993 | | 12/17/1993 | TAXABLE BOND/MSHDA/LIHTC | Yes | 12/29/1993 | No | ş | N _C |
| Jefferson Meadows | Detroit, Mi | 83 | Acquisition | 11/1/5011 | | NA | MSHDA HOME//UHTC | Yes | NA | No | Νο | No |
| Jefferson Square II | Detroit, MI | 180 | Acq./Rehab | 12/30/1991 | | 12/17/2007 | HUD/221 D4 | Yes | 10/26/2009 | No | o _N | 2/3 |
| Jennings Senior Living | Detroit, MI | 46 | Adaptive Re-use | 7/10/2014 | | 8/28/2015 | зисн/энп | Yes | 1,02/12/2 | o _N | o _N | 2/3 |
| Maplewood Manor | Bay City, MI | 158 | Acq./Rehab | 2/27/2015 | | 12/30/2015 | LIHTC/ HUB 22104 | Yes | 11/9/2017 | °N | oN o | 2/3 |
| McDonald Square II | Detroit, MI | 180 | Acq./Rehab | 12/30/1991 | | 9/26/2007 | MSHDA/LIHTC | Yes | 3/18/2009 | S. | ON | 2//3 |
| Mill Pond Manor II | Brighton, Mi | 5.8 | Acq./Rehab | 3/22/2013 | | 6/1/2016 | UHTC/ HUB 221D4 | Yes | 5/7/2018 | No | No | 1/2/4 |
| Milwaukee Junction | Detroit, Mi | 25 | New Construction | 5/7/2020 | | NA, Under Construction | ANOO | Yes | Pending | No | No | o _N |
| Newman Court Apartments | Pontiac, MI | 172 | Acq./Rehab | 11/8/2017 | | 10/25/2018 | UHTC/HU0 223F/BOND | Yes | 6/18/2020 | Νο | No | 1 |
| Oakwood Manor | Eastpointe, MI | 44 | New Construction | 5/27/2012 | | 7/1/2013 | NSP/HOME | No | NA | ON | Νο | 2 |
| Pablo Davis II | Detroit, MI | 7.5 | 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 | UHTC/Pass Thru | Yes | Pending | No | No | 2/3 |
| Prince Hall Place | Detroit, M | 156 | Acq./Rehab | 11/1/2009 | | 1992 | CONV/MSHDA | Yes | 7/11/2013 | No | No | No |
| Renaissance | Pontlac, MI | 56 | Acq./Rehab | 10/10/2017 | | NA | LIHTC/HUD | Yes | AN | Νο | No | No |
| Ridgewood Vista | Jackson, MI | 150 | Acq./Rehab | 6/27/1993 | | 9/23/2008 | LIHTC/MSHDA | Yes | 10/20/2009 | No | Να | 2/3 |
| River Terrace | Benton Harbor, MI | 270 | Acq./Rehab | 6/23/2006 | | 1/1/2007 | UHTC/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 | αN | No | No |
| Sacred Heart | St. Francis, WI | 89 | Adaptive Re-use | 10/1/2011 | | 12/7/2011 | UHTC/WHEDA | Yes | 2102/01/11 | No | No | 2/3 |
| Shiloh Commons II | Flint, MI | 125 | Acq./Rehab | 3/19/2020 | | 12/31/2020 | UHTC/MSHDA | Yes | Pending | αN | No | No |
| Silver Creek II | Flat Rock, Mil | 111 | Acq./Rehab | 1/12/1997 | | 12/31/2017 | CONV/LIHTC/MSHDA | Yes | Periding | No | No | 2/3 |
| South Hill II | Milford, Mi | 120 | Acq./Rehab | 8/10/2007 | | 10/11/2007 | мѕнра/интс | Yes | 1/28/2009 | No | No | 2/3 |
| Tri City Village | Watervliet, MI | 56 | Acq./Rehab | 4/19/2006 | | 4/19/2006 | HUD 22104/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 |
| Uatown Towers | Portland, OR | 7.1 | Acq./Rehab | 1/20/2011 | | 2/1/2011 | LIHTC/CONV | Yes | 3/15/2012 | No | Νο | 2/3 |
| Van Dyke Center II | Detroit, MI | 200 | Acq./Rehab | 8/16/2007 | | 11/8/2007 | MSDHA/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 | δ | 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 | Š | e _N | 2/3 |

| | | | | Date of (mr | Date of Ownership (mm/dd/yy) | | | | | Has the project materially | Does the Project have any uncorrected | Included in Point |
|---|------------------|-----|--------------------------------------|----------------|---------------------------------|--|--|-------------------|-------------------------------------|-------------------------------------|---|---|
| Name and Project Number of Project Owned City and State | | | Number of Construction Units type | Begin | End | Date Project Last Placed in Service | Date Project Last Placed in Tive 1 in Scoring Criteria Section D. Service #1 | LIHTC Project? | LIHTC date date Project? (mm/dd/yy) | defaulted on any obligation?* | 88235 that have been outstanding longer than 6 months?** | defaulted on heer outstanding Total for Owner/GP any longer than 6 Experience obligation?** Points?** |
| Example: ABC Apts A12345 | Lansing, Mi | 23 | Acq./Rehab | 3/1/2001 | 10/14/2008 | 5/1/2003 | HUD 221 (d)(4) | səA | 5/5/2004 | Ν̈́ | No | 2/3 |
| Village East | Springfield, OR | 42 | Acq./Rehab | 12/19/2014 | | 1/1/2015 | UHTC/CONV | sax | 2/12/2016 | No | o _N | 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/LHTC | sək | 12/27/1994 | Š | No | Na |
| Walnut Grove II | Grand Rapids, MI | 980 | Acq./Rehab | 6/20/2003 | | 12/12/2018 | CONV/LIHTC | Yes | Pending | No | ON. | 2/3 |
| Westchester Towers | Wayne, Mi | 223 | Acq./Rehab | 5/17/2001 | 5/31/2018 | 1/4/2002 | LIMTC/HUD 223F | Yes | 11/26/2002 | No | No | No |
| Wildwood | Westland, Mi | 528 | Acq./Rehab | 4/28/2011 | | 12/1/2011 | LIHTC/221D4 | sək | 9/12/2013 | c Z | No | 2/3 |

This page must be included as Exhibit 12b Management Experience

| Management Entity: | MHT Management, LLC | |
|--|--|--|
| the management entity identified above tl | Is the management entity identified above the same as shown in Section C.4 of the LIHTC Program Application? | |
| f you answered "No," please explain the rela | lain 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 EIHTC Program Application may result in a loss of points when applying for LHTC.

| | | | | - | | | | |
|---|-------------------|--------------------|-----------------------------------|------------------|-------------------|----------------------|---|-------------------------------------|
| | | | Date of Management (mm/dd/γγ)* | agement /yy)* | | | Does the Project have any uncorrected | |
| Name of Project Managed | City and State | Number of Units | Begin | End | Type of Financing | LIMTC Project? ** | 8823s that have been outstanding longer than 6 months?*** | Management Experience Points? |
| Example: XYZ Project | Ann Arbor, M | 33 | 4/5/2002 | 5/3/2009 | THIC | Yes | No | Yes |
| 9100 on Gratiot | Detroit, MI | 36 | 4/8/2019 | | 21H1 | Yes | No | No |
| Adams Senior Village II | Westland, MI | 120 | 7/31/2007 | | (3)£ZZ GNH | Yes | No | Yes |
| Ambrose Ridge II | Grand Rapids, MI | 84 | 10/1/2017 | | THIL | Yes | ON | Yes |
| Apple Ridge !! | Kalamazoo, MI | 56 | 11/1/2008 | | CONV | Yes | No | Yes |
| Arthur Antisdel (a.k.a. Cass Community) | Detrait, MI | 41 | 11/1/2013 | | ∧8d | Yes | No | Yes |
| Aspen Hills II | Traverse City, MI | 70 | 10/1/2017 | | UHTC/HUO 223F | Yes | No | Yes |
| Benjamin Manor | Híghland Park, MI | 8.1 | 8/1/2009 | | NSP/MSHDA | Yes | No | Yes |
| Brentwood II | Belding, MI | 48 | 10/1/2017 | 6/17/2019 | CONV/LIHTC | sak | No | No |
| Calumet II | Detroit, IVI | 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[B]4 | sak | ON | Yes |
| Center Ridge Arms | Essexville, MI | 100 | 3/30/2021 | | MSHDA | səx | No | No |
| Chase Run III | Mt. Pleasant, MI | 160 | 1/1/2005 | | CONV | Say | ON | Yes |
| Clay Apartments | Detroit, MI | 42 | 3/12/2019 | | CONV | Yes | No | No |
| Colonia! Meadows | Pontiac, MI | 83 | 6/1/2011 | | МЅНБА | sak | No | Yes |
| Dauner Haus (II | Fenton, MI | 151 | 2/1/2010 | | MSHDA | sak | ON | Yes |
| Dauner Haus II | fenton, MI | 41 | 2/1/2010 | | CONV | Yes | No | Yes |
| Dearborn Town Center Senior | Dearborn, Mil | 7.7 | 12/5/2018 | | CONV | sak | No | No |
| Delhi Stratford Place | Holt, MI | 96 | 6/1/2010 | | MSHDA | Yes | No | Yes |
| Dickerson Manor | Detroit, MI | 99 | 9/1/2010 | | CONV | Yes | No | Yes |
| Gabrielle | Highland Park, MI | 336 | 2/1/2010 | | MSHDA | Yes | ON | Yes |
| Glendale Buena Vista | Highland Park, MI | 93 | 2/1/2010 | | MSHDA | sak | 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 LINTC projects

| | | | Date of Management (mm/dd/yy)* | agement 'yy)* | | | Does the Project have | Included in |
|-------------------------|-------------------|-----------|--------------------------------|------------------|-------------------|-------------|---|-------------------------------|
| | | Number of | | | | LIHTC | any uncorrected 8823s that have been | Point Total for Management |
| Name of Project Managed | City and State | Units | Begin | End | Type of Financing | Project? ** | butstanding longer than 6 months?"** | Experience Points? |
| 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 | J.HH1 | Yes | No | oN o |
| 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 | ON | Yes |
| Hope Senior | Oxford, MI | 20 | 2/1/2010 | | MSHDA/HOME | Yes | No | Yes |
| Jefferson Meadows | Detroit, MI | 83 | 11/1/2011 | | MSHDA | Yes | No | Yes |
| łefferson Square II | Detroit, Mil | 180 | 10/1/2007 | | HUD 22.1(D)4 | Yes | No | Yes |
| Jennings Senior Living | Detrait, MI | 46 | 8/28/2015 | | CONV | Yes | ON | Yes |
| McDonald Square II | Detroit, MI | 180 | 2/1/2010 | | MSHDA | Yes | No | Yes |
| Mill Pond Manor II | Brighton, MI | 85 | 1/1/2013 | | HUD 22.1(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 | ON |
| Pablo Davis II | Detroit, MI | 75 | 2/1/2014 | | COMV | Yes | CN | Yes |
| Palmer Court Townhornes | Detroit, MI | 173 | 5/1/2009 | | MSHDA | Yes | CN | Yes |
| Parkview Place II | Detroit, MI | 199 | 12/1/2004 | | PASS THRU | Yes | aN | Yes |
| Prince Hall Place | Detroit, MI | 156 | 10/30/2008 | | MSHDA | Yes | oN | Yes |
| Renaissance | Pontiac, MI | 56 | 1/1/2016 | | CONV | say | ON | Yes |
| Ridgewood Vista | Jackson, Mi | 150 | 2/1/2010 | | МЅНБА | 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 |
| Shilah Commons II | Flint, MI | 125 | 2/1/2018 | | МЅНDА | Yes | No | Yes |
| Silver Creek II | flat Rock, MI | 111 | 11/1/2003 | | MSHDA | Yes | ON | Yes |
| South Hill | Milford, MI | 120 | 2/1/2010 | | MSHDA | Yes | No | Yes |
| University Club | Detroit, Mi | 120 | 1/1/2010 | | MSHDA | No | No | ON |
| Van Dyke Center II | Detroit, MI | 300 | 2/1/2010 | | MSHDA | Yes | No | Yes |
| Village Park | Detroit, MI | 95 | 10/1/2010 | | MSHDA | Yes | No | Yes |
| Village of Royal Oak | Royal Oak, MI | 147 | 2/15/2011 | | MSHDA | Yes | ON | Yes |
| Vista Vilja | Saginaw, Mi | 100 | 1/2/2009 | | MSHDA | Yes | No | Yes |
| Wainut Grove II | Grand Rapids, MI | 80 | 4/1/2017 | | CONVIENTO | Yes | No | Yes |
| Westchester Towers | Wayne, MI | 223 | 10/1/2004 | 5/31/2018 | HUD 223(F) | Yes | No | ς¥ |
| Wildwood Apartments | Westland, Mi | 622 | 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.

| Explanation | | | |
|--------------|----|--|--|
| | NA | | |
| Project Name | 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,

| ☐ Management Entity | Explanation | | | |
|--------------------------|--------------|----|--|--|
| ☐ General Partner/Member | Project Name | NA | | |
| | P | NA | | |





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.





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

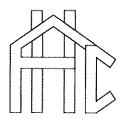
FHC and MHT have established energy efficient upgrades as a major goal to be accomplished. Upgrades will be performed to reduce demand on the electrical, natural gas and water systems. The property will see significant reductions in water usage through the use of low-flow (0.8 gallon per flush) toilets 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

Apartments 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.

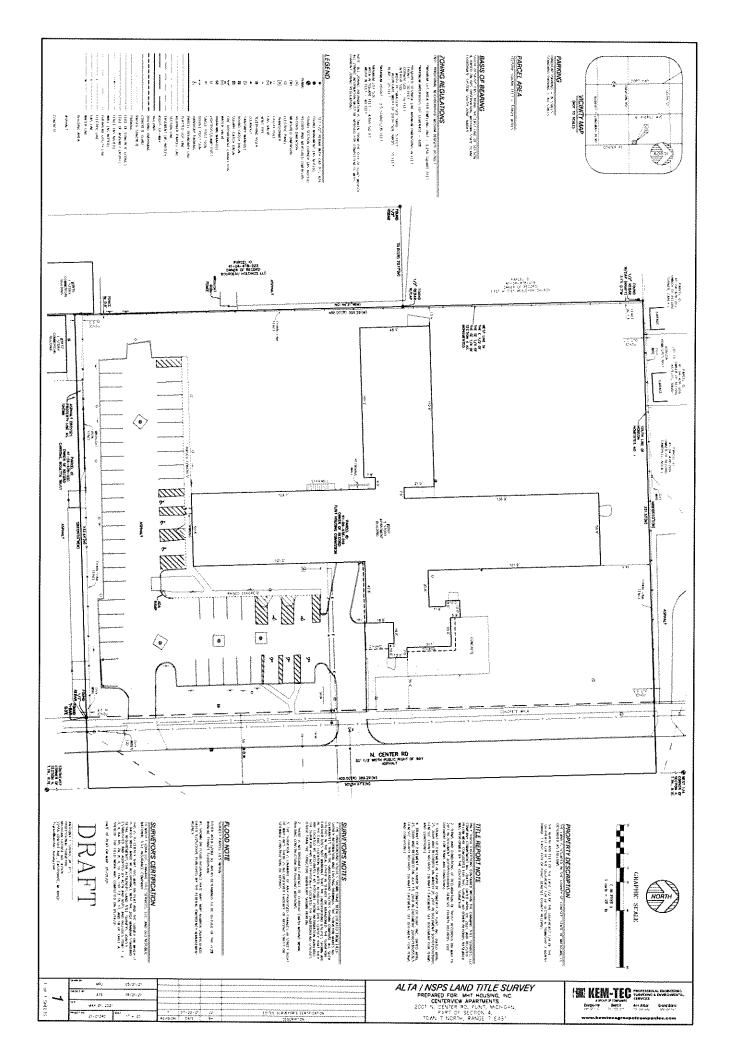
Architectural Renderings

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.







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 familes 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.





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 Plant, Michigan 48506 Phone (810) 736-3050 (810) 736-0158 Board of Commissioners.
President Geraldine Redmand. Resident Commissioner
Vice President Philip Schmitter
Commissioner Chia Mosgan
Commissioner De Wann 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 g | ground lease and | d acquire imp | provements | agreement (t | he " <u>Option</u> ") i | s made |
|----------|-------------------|------------------|---------------|-------------|-----------------|-------------------------|-----------------|
| this | day of | , 2022 | (the "Effect | ive Date"). | , between the | FLINT HOU | USING |
| COM | MISSION, a M | ichigan public | body corpora | ite (the "G | round Lessor' | or "Optiono | <u>r</u> ") and |
| | H 1 LIMITED | | | | | | |
| liabilit | y company (the | 'Optionee"). T | he Optionor a | and Option | ee are at times | s collectively r | eferred |
| | inafter as the "P | | | | | • | |

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 rededveopment 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 <u>Exhibit A</u> 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. <u>Period</u>: This Option may be exercised at any time within the twelve (12) month period following the Effective Date of the Option (the "<u>Option Period</u>").
- 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. <u>Limited Warranty Deed Terms</u>: The Option shall be subject to the terms, covenants and provisions of the limited warranty deed conveying the Improvements to the Optionee (the "<u>Deed</u>"). 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. <u>HUD and Other Approvals</u>: The Option, Ground Lease and Deed shall be subject to any and all applicable United States Department of Housing and Urban Development ("<u>HUD</u>") 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. <u>Conflict of Interest:</u> 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. <u>Assignment or Transfer.</u> 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. <u>Termination of Rights.</u> 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. <u>Access.</u> 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. <u>Indemnification</u>. 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.
- 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. <u>Notice</u>. 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.

| | T HOI | USING COMMISSION, a Michigan corporate |
|-------------------|-----------------------------|---|
| | | ld. S. Ince, Jr. utive Director |
| ОРТ | IONEE | •. |
| MAC | CH 1 Li | mited Dividend Housing Associationigan limited liability company |
| MAC LLC By: | CH 1 Li , a Mich | mited Dividend Housing Association igan limited liability company |
| MAC LLC | CH 1 Li , a Mich Mana | mited Dividend Housing Association igan limited liability company |
| MAC LLC By: | CH 1 Li , a Mich | mited Dividend Housing Association igan limited liability company |
| MAC LLC By: | CH 1 Li, a Mich Mana By: | mited Dividend Housing Association igan limited liability company |

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 145.94Feet; 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 429.5Feet to the northeasterly corner of said lot 103; thence north00°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.

<u>Mince Manor</u> (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.





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 taxexempt 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 | | |
|--|----------------|------------|
| Acquisiton | | |
| Lar | nd \$ | 73,000 |
| Buildin | gs_\$ | 3,427,000 |
| Subto | al \$ | 3,500,000 |
| Construction | | |
| Structures and on-site improvemen | ts \$ | 4,750,000 |
| General Requirements, Overhead, Builder Pro | fit \$ | 693,842 |
| Permits, Bond Premium, Tap Fees, Cost Certification | n \$ | 146,142 |
| Construction Contingency (10% of est. Const Cost | s) \$ | 558,998 |
| Subtot | al \$ | 6,148,982 |
| Professional Fees | | |
| Architect, Engineer, Legal, and other Professional Fe | es \$ | 223,000 |
| Subtot | al \$ | 223,000 |
| Financing Costs | | |
| Construction Financia | ng \$ | 400,486 |
| Permanent Financii | ng \$ | 141,099 |
| Investor and LIHTC related cos | ts \$ | 2,047,299 |
| Subtot | al \$ | 2,588,884 |
| Project Reserves | | |
| Tax & Insurance and other project reserv | es \$ | 1,106,330 |
| Subtot | al \$ | 1,106,330 |
| Total Development Cos | ts \$ | 13,567,196 |
| Sources | | |
| MSHDA Permanent Mortgage | \$ | 1,229,195 |
| LIHTC Equity | \$ | 5,301,635 |
| Income from Operations | Ś | 164,338 |
| Seller Note | \$ \$ \$ | 3,500,000 |
| Developer Note | \$ | 2,372,028 |
| Deferred Developer Fee | \$ | 1,000,000 |
| Total Permanent Source | | 13,567,196 |
| MSHDA Construction Loan | \$ | 7,054,942 |
| The state of the s | T | 7,004,34 |

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





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

Mortgage Interest Rate Pay Rate

4.100% 4.100% Mortgage Term Income from Operations

Yes

3.45

40 years

PBV and/or Existing Section 8 Assistance

Instructions

| Total Development Income Potential | | | <u>Per Unit</u> | <u>Total</u> | Initial Inflation Factor | Beginning in Year | Future Inflation Factor |
|------------------------------------|------------------------|-------------|-----------------|--------------|--------------------------------|----------------------|-------------------------------|
| Annual Rental Income | | | 9,209 | 828,816 | 1.0% | 6 | 2.0% |
| Annual Non-Rental Income | | | 0 | 0 | 1.0% | 6 | 2.0% |
| Total Project Revenue | | | 9,209 | 828,816 | | | |
| Total Development Expenses | | | | | | | |
| Manageria | | | | | | Future V | /acancy |
| Vacancy Loss | 5.00% of annual rent p | | 460 | 41,441 | | 6 | 8.0% |
| Management Fee Administration | 562 per unit per yea | ar . | 562 | 50,580 | 3.0% | 1 | 3.0% |
| | | | 1,330 | 119,700 | 3.0% | 1 | 3.0% |
| Project-paid Fuel | | | 95 | 8,550 | 3.0% | 6 | 3.0% |
| Common Electricity | | | 563 | 50,670 | 4.0% | 6 | 3.0% |
| Water and Sewer | | | 1,018 | 91,620 | 5.0% | 6 | 5.0% |
| Operating and Maintenance | | | 1,683 | 151,470 | 3.0% | 1 | 3.0% |
| Real Estate Taxes | | | 0 | | 5.0% | 1 | 5.0% |
| Payment in Lieu of Taxes (PILOT) | 3.00% Applied to: | : All Units | 212 | 19,096 | | | |
| Insurance | | | 571 | 51,390 | 3.0% | 1 | 3.0% |
| Replacement Reserve | 300 per unit per yea | ır | 300 | 27,000 | 3.0% | 1 1 | 3.0% |
| Other: Permit and inspection fees | | | 16 | 1,440 | 3.0% | 1 | 3.0% |
| Other: | | | 0 | | 3.0% | 1 1 | 3.0% |
| | | % of | | | | | |

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

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| Cash Flow Projections | | - | Development MACH 1 - C. Financino Tax Exempt | MACH 1 - Centerview Tax Exempt | iterview | | | | | | | |
|---|-------------|------------------------|---|---|-------------------------------|-------------------------------|-------------------------------|------------------------------|------------------------------|------------------------------|-----------------------------|----------------------------|
| | 101 | | MSHDA No. Step Date Type | JANO. 0 Step Application Date 01/00/1960 Type Acquistion/Rehab | r) ab | | | | | | | |
| | effni leiti | ni Qnihel Ani etutu | | | | | | | | | | |
| | uļ | | q m | 8 | ო | 4 | vo. | 9 | ٠ | œ | 8 | 10 |
| income Annual Rental Income Annual Non-Rental Income | 1.0% | 6 2.0% 6 2.0% | 828.816 | 837,104 | 845,475 | 853,930 | 862,469 | 879.719 | 897,313 | 915.259 | 933,564 | 952,236 |
| Total Project Revenue | 2 | Ą | 828,816 | 837,104 | 845,475 | 853,930 | 862,469 | 879,719 | 897,313 | 915,259 | 933,564 | 952,236 |
| Expenses | Š | | : | ; | : | 1 | ; | | | ; | | |
| Vacancy Loss Management Fee | 3.0% | | 50,580 | 41,855 52,097 | 42.274 53.660 | 42,696 55,270 | 43,123 56,928 | 70,377 58,636 | 71,785 | 73,221 62,207 | 74,685 64,073 | 76,179 65,995 |
| Administration Project-paid Fuel | 3.0% | | 119,700 | 123,291 8.807 | 126.990 9.071 | 130,799 | 134,723 | 138,765 9,912 | 142,928 | 10,515 | 151,632 | 156,181 |
| Common Electricity | 4.0% | | 50.670 | 52,697 | 54.805 | 56,997 | 59.277 | 61,055 | 62.887 | 64.773 | 66,716 | 68.718 |
| Water and Sewer Operating and Maintenance | % % 0.0. | 4 5.0% | 91,620 | 96,201 156,014 | 160,695 | 106,062 165,515 | 111.365 | 175,595 | 122,780 180,863 | 128.919 186.289 | 135,364 191.878 | 142,133 |
| Real Estate Taxes Payment in Lieu of Taxes (PtLOT) | 2.0% | | 19,096 | 19.126 | 19,149 | 19,165 | 19.172 | 18.643 | 0 18,890 | 19.135 | 19,379 | 0 19,622 |
| Insurance Replacement Reserve | 3.0% | 1 3.0% | 51,390 | 52,932 | 54,520 | 56,155 29,504 | 57,840 | 31,300 | 61,362 | 63,203 | 65,099 | 67,052 |
| Other: Permit and inspection fees Other: | 3.0% | 1 3.0% | 1.440 | 1.483 | 1,528 | 1,574 | 1,621 | 1,669 | 1,719 | 1,77.1 | 1.824 | 1.879 |
| Subtotal: Operating Expenses | | | 612,957 | 632,313 | 652,346 | 673,080 | 694.542 | 742,462 | 766.058 | 790,456 | 815,686 | 841,778 |
| Uebt Service Debt Service Part A Debt Service Conventional/Other Financing | | | 62,568 | 62,568 | 62.568 | 62.568 | 62.568 | 62,568 | 62,568 | 62,568 | 62,568 | 62,568 |
| 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 Debt Coverage Ratio on Part A Loan Debt Coverage Ratio on Conventional/Other Financing | ancing | | 1.703 3.45 N/A | 1,580 3.27 N/A | 3.09 N/A | 2.89 N/A | 2.68 N/A | 830 2.19 N/A | 763 2.10 N/A | 692 1.99 N/A | 615 1.88 NA | 532 7.77 NA |
| Interest Rate on Reserves | 3% | q | Average Cash F | Flow as % of N | of Net income | | | | | | | |
| Occupies Definit December (COD) Accelerate | | | | | | | | | | | | |
| Operating Detical Reserve (NDR) Artanaysis Maintained Debt Coverage Ratio (Hard Debt) Maintained Operating Reserve (No Hard Debt) Initial Balance | 1.00 | Initial Deposit | 95.592 | 98.460 | 101 413 | 104 456 | 107 590 | 110 817 | 114 142 | 117 566 | 121 093 | 124 726 |
| Total Annual Draw to achieve 1.0 DCR Total Annual Deposit to achieve Maintained Total 1.0 DCR and Maintained DCB | d DCR | | 000 | 000 | 000 | 000 | 000 | 000 | | 000 | 000 | 000 |
| Interest Ending Balance at Maintained DCR | | | 2.868 | 2,954 | 3.042 | 3,134 | 3,228 | 3,325 | 3,424 | 3.527 | 3,633 | 3,742 |
| Maintained Cash Flow Per Unit Maintained Debt Coverage Ratio on Part A Loan | | | 3.45 | 3.27 | 3.09 | 1.314 | 1,171 | 830 | 763 | 1.99 | 615 | 532 |
| Maintained Debt Coverage Ratio on Convention Standard ODR Non-standard ODR | al/Othe | 95,592 | A'N | ₹ Ż | ₹ Ž | ď Ž | ¥. | N/A | NA | N/A | N/A | NA |
| Operating Assurance Reserve Analysis | ļ | 225,175 | | | | | | | | | | |
| required in Year Interest Income | - | 225,175 | 225,175 6,755 | 231.930 6.958 | 7.167 | 246,055 | 253.436 | 7,831 | 268.871 | 276,937 | 285,245 | 293.802 8.814 |
| Chang paralle Deferred Daveloner Fee Anstroic | | | 008.167 | 989'967 | 746.033 | 200-4-200 | 800.102 | 10.002 | 756.93/ | 265.245 | 708.867 | 302.616 |
| Initial Balance Dev Fee Paid Ending Balance Repaid in yr | 0 | | 1,000,000 153,291 846,709 | 846,709 142,223 704,486 | 704.486 130.561 573.924 | 573,924 118.282 455,642 | 455,642 105,359 350,283 | 350,283 74,689 275,594 | 275,594 58,688 206,906 | 206.906 62.236 144.671 | 144,671 55,311 89,360 | 89.360 47,890 41,469 |
| Mortgage Resource Fund Loan | 706 | o serviced | | | | | | | | | | |
| Interest Rate on Supportuitate Financing Principal Amount of all MSHDA Soft Funds Current Yr Int Accused Int | 88 | nidal Salance 0 | 000 | 000 | 000 | 000 | 000 | 000 | 000 | 900 | 000 | 000 |
| Subtotal Annual Payment Due Year End Balance | | % of Cash Flow 50% | 000 | 000 | 000 | 000 | 000 | 000 | 000 | | 000 | 000 |
| | | | | | | | | | | | | |

| 19 20 | 1.115,696 1.138,010 1,160,770 0 0 0 0 0 0 0 0 1,165,710 1,165,710 1,165,710 1,165,710 1,165,710 1,165,710 1,165,710 1,165,710 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 | 91,041 92 86 103 88 203,713 209 14,596 14 18,596 14 220,494 231 257,898 265 21,668 21 67,488 90 21,668 21 67,489 20 21,668 21 67,489 20 21,452 2 | (1,085,641 1,121,083 1,157,769 62,568 62,568 62,568 0 0 0 1,148,208 1,183,651 1,220,337 | (32,513) (45,641) (59,567) (662) (662) (662) (662) (74 0.27 0.05 N/A N/A N/A | 129 099 100,459 57 832 (32,513) (45,641) (99,567) (0.2,513) (45,641) (59,567) (3.873 3.014 1.735 100,459 57,852 (0) 1.00 1.00 1.00 1.00 1.00 1.00 | 372,180 383,345 394,846 11,165 11,500 11,845 383,345 394,846 406,691 0 0 0 | 000000 |
|-------------------------------------|---|---|--|--|---|--|--|
| 21 | 1,093,820 1,115, 0 1,093,820 1,116, | | 1.051.396 1.0% 62.568 6 0 1,113,964 1,14 | (20,144) (224) 0.68 N/A | 144,886 (20,144) 0 (20,144) 4,347 129,089 1,00 | 361.340 37 10.840 1 372.180 38 | 00000 |
| 5 | 1,072,372 0 1,072,372 | 85.790 78.802 18.6489 13.53 19.471 235.985 21.022 80.064 42.065 2.03 | 1,018.305 62.568 0 1,080,873 | (8,501) (94) 0.86 N/A | 148,929 (8,501) 0 (8,501) 4,468 144,896 1,00 | 350,815 10,524 361,340 0 | 000000 |
| 8 | 1,051,345 0 1,051,345 | 84,108 76,507 181,657 12,933 79,663 181,401 229,112 20,797 77,732 40,840 2,178 | 986.328 62.568 0 1,048,895 | 2,450 27 1,04 N/A | 144.591 0 0 4.338 148.929 1 27 1 04 | 340.597 10.218 350.815 0 | 00000 |
| 4 | 1,030,731 0 1,030,731 | 82.458 82.458 175.783 12.556 77.343 222.439 20.568 75.468 39.650 2,115 | 955,422 62,568 0 1,017,990 | 12,740 142 1.20 N/A | 140.380 0 0 0 4.211 144.591 142 1,20 | 330,677 9,920 340,597 0 | 000000 |
| £1 | 1,010,520 0 1,010,520 | 80.842 72.115 17.0664 12.190 75.080 164.536 215.960 20.336 73.270 38.496 2.053 | 925.551 62.568 0 988,119 | 22,401 249 1.36 N/A | 136.291 0 0 4.089 140.380 1.36 1.36 | 321,046 9,631 330,677 0 | 000000 |
| 42 | 990,706 0 990,706 | 79.256 70.015 165.693 11.835 72.903 72.903 70.100 20.100 20.100 71.136 37.374 1.993 | 896,677 62,568 0 959,245 | 31,461 350 1,50 N/A | 132.322 0 0 3.970 136.291 350 1,50 | 311.695 9.351 321.046 1.521 1.521 | 00000 |
| Ę | 971,280 0 971,280 | 77.702 67.975 160,867 11,490 70,780 149,239 203,563 203,563 203,563 69,064 36,286 1,935 | 868,764 62,568 0 931,332 | 39,949 444 1,64 N/A | 128,468 0 0 3,854 132,322 1,54 NIA | 302,616 9,078 311,695 41,469 39,949 1,521 | 20000 |
| 1)Y ni gnihasi2 notallni enutu"l | 6 2.0% 6 2.0% | 6 3.0% 6 3.0% 6 3.0% 7 3.0% 1 3.0% 1 3.0% 1 3.0% 1 3.0% 1 3.0% 1 3.0% | | | 95,592 9,592 0 0 95,592 | 225.175 Infittial Deposit 225,175 | Initial Balance 0 0 % of Cash Flow 50% |
| notellal leitini | 1.0% | 20.00.00.4.4.00.00.00.00.00.00.00.00.00.0 | | nancing | 1.00 255 ed DCR nal/Other | - 0 | 3% |
| | Income Annual Rental Income Annual Non-Rental Income Total Project Revenue | Expenses Vacancy Loss Management Fee Administration Project-paid Fuel Common Electricity Water and Sewer Operating and Maintenance Real Estate Taxes Payment in Lieu of Taxes (PILCT) Insurance Replacement Reserve Replacement Reserve Other Permit and inspection fees Other Permit and inspection fees Other | Subtotal: Operating Expenses Debt Service Debt Service Part A Debt Service Conventional/Other Financing Total Expenses | Cash Flow(Deficit) Cash Flow Per Unit Debt Coverage Ratio on Part A Loan Debt Coverage Ratio on Conventional/Other Financing Interest Rate on Reserves | Operating Deficit Reserve (ODR) Analaysis Maintained Obbit Coverage Ratio (Hard Debt) 100 Maintained Operating Reserve (No Hard Debt) 250 Initial Balance Total Annual Draw to achieve 1,0 DCR Total Annual Deposit to achieve Maintained DCR Inform Salance at Maintained DCR Maintained Dath Flow Per Unit Maintained Debt Coverage Ratio on Part A Loan Maintained Debt Coverage Ratio on Conventional/Other Standard ODR Standard ODR | Operating Assurance Reserve Analysis Required in Year Initial Balance Ending Balance Deferred Developer Fee Analysis Initial Balance Ending Balance Ending Balance | Mortgage Resource Fund Loan [Interest Rate on Subordinate Financing Principal Amount of all MSHDA Soft Funds Current Yr Int Accrued Int Subbotal Annual Payment Due Annual Payment Cue |





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.

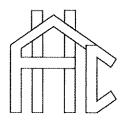
| | | Max Allowed Housing | | 738 | 886 | | | | | Monthly 69,068 0 69,068 | |
|--|---|------------------------|--|--|-------------|------|--|--|---|---|-------|
| | | F 7. | | | | | Within Range | Within Range | | Annual 828,816 0 828,816 | |
| | | Square Square | | 44,856 | 735 | 0 | 45,591 | - | | | |
| | | % of Total Square | | 98.4% | 1.6% | 0.0% | %0.0 | %0.0 | | ome | |
| ni 1,2021) 6 Person | 22,830 30,440 38,050 45,660 | Gross | | 44,856 | 735 | 0 | 45,591 HOME Units SF/Total Units SF | # HOME Units/# Total Units | | Total Income Rental Income Non-Rental Income Total Project Revenue | |
| (Effective April 1,2021) 5 Person 6 Pers | 21,270 28,360 35,450 42,540 | % of Total | | %6.86 | 1.1% | %0.0 | E Units SF/T | HOME Units | | | |
|) 4 Person | 19,680 26,240 32,800 39,360 | % of Gross | | %9.86 | 1.4% | %0.0 | HOM | ** | | Cverride | |
| Genesee County | 17,730 23,640 29,550 35,460 | Current Section 8 | | | 0 | 0 | | | | Total 0 0 | 0000 |
| Genese 2 Person | 15,750 21,000 26,250 31,500 | 0 0 0 0 | | 817,020 | 11,796 | o | 828,816 | 767 45,591 | Owner-Paid | Other | |
| 1 Person | 13,800 18,400 23,000 27,600 | Total Housing | | 765 | 983 | • | Gross Rent Potential | Average Monthly Rent Gross Square Footage | <u></u> | Sewer | |
| e Limits for | 30% of area median 40% of area median 50% of area median 60% of area median | 9 (1) (8) | · National Association of the Control of the Contro | 0 | o | | Gross | Average Gross Sq | Owner-Paid | Cas | |
| Income | 30% of a 40% of a 50% of a 60% of a | Contract | | 765 | 983 | | | | r-Paid | AVC | |
| | ES TECTIONS | ស ស 1 | -striction) | 504 | 735 | | | | Utility Allowances Owner-Paid Owner-Paid | Electricity | |
| | STATE | ת גר | from rent re | J <u>nits</u> 1.0 | 1.0 | | | | | ∢ @ O O I | ппОт |
| Centerview | n ¢ n/Rehab | Institute Redroms | Area Median Income Units Tenant AMI Restriction (if different from rent restriction) | MSHDA Project Based Voucher Units Occupancy 89 Apartment 1 | Apartment 2 | | | | | | 0 |
| velopment MACH 1 - C Financing Tax Exempt SHDA No. 0 | Step Application Date ######## Type Acquisition/Rehab | No. of Units | Area Med Tenant AN | MSHDA Pro Occupancy 89 | | | ور عاد | 60.00% 100.00% | | al Income | |
| Development MACH 1 - Centerview Financing Tax Exempt MSHDA No. 0 | Ste Ste Dad Typ | Rental Income | %09 %09 | Yes Family A | മ | Mgrs | Total Revenue Units Manager Units | Income Average Set Aside | | Annual Non-Rental Income Misc. and Interest Laundry Carports Other: | Ciae: |





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 | 11/19/2021 | | | | | |
| 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 | | | | | |





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.





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.





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.





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.





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

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 "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 OWNER HAS OFFERED TO PAY THE CITY **ACCOUNT** ON 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, OF CHARGES FOR GAS, **EXCLUSIVE** 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, May | or |
| APPROVED AS TO FO | RM: |
| William Kim (Jun 15, 2022 13:01 EDT) | |

William Kim, Chief Legal Officer

ORDINANCE REVIEW FORM

| FROM: Plannir | ng and Development | NO. 21- |
|------------------------------------|--|---|
| | Department | Law Office Login # |
| ORDINANCE NAM | (FF) PILOT ORDINANCE RESOLUTION TO GRAN | NT A THREE (3%) PAYMENT IN LIEU OF TAXES ACE APARTMENTS, WHICH IS A MIXED INCOME |
| | 1. ORDINANCE REVIEW - D | EPARTMENT DIRECTOR |
| | INANCE is approved by the Director of the af ance to be processed for signatures and fully | |
| By: Director | Suzanne Wilcox Suzanne Wilcox Suzanne Wilcox | DATE: 6/13/22 |
| | 2. ORDINANCE REVIEW-FIN | NANCE DEPARTMENT |
| The attached ORD Department approv | INANCE is submitted to the Finance Departmes this ordinance to be processed for signature. | nent for approval. By signing, the Finance ures and fully executed. |
| _ | Robert J. F. Widigan | DATE: 06/15/2022 |
| By: | Robert J.F. Widigan, Chief Financial Officer | |
| | | |
| By: | Clyde D. Edwards Clyde D. Edwards Clun 18, 2022 13:44 EDTI | DATE: 06/16/2022 |
| Clyde Edwards, | City Administrator | |

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 valorum 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 Borror and Van Fox |
| ADDRESS | 3820 Richfield Rd, Flint, MI 48506 |
| TELEPHONE NUMBER | 810-736-3134 |
| E-MAIL ADDRESS | Jborror@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 | 810-736-3134 |
| NUMBER | 810-730-3134 |
| 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

PILOT Application as of 10/1/2021. All other versions are obsolete

PROJECT INFORMATION

| PROJECT NAME | Aldridge Place |
|--------------------|---|
| ADDRESS OF PROJECT | 5838 Edgar Holt Or., Flint, MI 48505 |
| PARCEL ID | 47-30-301-003 |
| LEGAL DESCRIPTION | Land situation in the City of Filint, 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 | beginning. Section 30, Town 8 North, Range 7 East. |
| ENTITY | Flint Housing Commission |
| | |

DEVELOPMENT TEAM

| APPLICANT PRIMARY POINT OF CONTACT | Jason Borror |
|------------------------------------|--|
| 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. Vary Fox (MHT)

Authorized Applicant Representative (PRINT)

Authorized Applicant Representative (SIGN)

PILOT APPLICATION CHECKLIST

| PROVIDE A BRIEF DESCRIPTION OF WHY. | Application |
|---|--|
| Legal description of project real property | |
| 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 | £x. 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 | Ex. 2 |
| 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 | |
| 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 | Ex. 4 |
| 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 | THE T-CAME AND ADDRESS OF THE ADDRES |

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PILOT Scoring Matrix

| 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 doc | umented 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 | Petrol Back Birth methods de Latinus (Latinus Latinus |
| Energy Efficiency Standard Incorporated | 1/level (max of 3) | 3999999976666666776667111111111111111111 |
| External Amenities (Walkability, proximity | 70-89- 1 pt. | boooditristriitiitaatii eliikeaasiiikaasaaspappeevvarreerreerreerre |
| to transit, etc.) | 90 or above- 2 pts. | |
| General Points Possible/Received | 15 | |
| Bonus Points Possible/Received | ************************************** | - and the contract of the contract and an analysis of the contract of the cont |
| Total Points for Evaluation | 22 | magnesy or a second |

| Interpretation | Total Score | Total Points |
|----------------|-------------|---------------|
| Poor | < 8 | -2/4000450414 |
| 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 | Annual resource containment and an apply 1. |

City of Flint PILOT Scoring Matrix as of 10/2021- all other versions obsolete





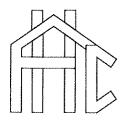
PILOT Request Background Narrative

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

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

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 entitie(s) shown above to the information presented in the LHTC Program Application may result in a loss of points when applying to LHTC.

| | | | | Date oi (mn | Date of Ownership (mm/dd/yy) | | | | | | Does the Project have any | |
|---|-----------------------|--------------------|-------------------|----------------|---------------------------------|---|--|------------------|----------------------------------|--|------------------------------|---|
| Name and Project Number of Project Owned | City and State | Number of Units | Construction type | Begín | End | Type of Financing as defined by Type of Financing as defined by Date Project Last Placed in Tier 1 in Scoring Criteria Section D. Service | Type of Financing as defined by Tier 1 in Scoring Criteria Section D, #1 | UHTC Project? | 8609 Issue date (mm/dd/yy) | materially defaulted on any obligation?* | 38 50 | Included in Point Total for Owner/GP Expereience Points? |
| 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 | 31HI1 | Yes | 9/14/2020 | No | No | 1 |
| Adams Senior Village II | Westland, Mi | 120 | Acq./Rehab | 11/1/2003 | | 2/24/2016 | UHTC/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 | sek | 8/12/2020 | NO. | ON | 1/2 |
| Apple Ridge II | Kalamazoo, MI | 36 | 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 | 20 | Acq./Rehab | 8/6/2002 | | 8/29/2019 | UHTC/HUD 223F | Yes | 9/10/2020 | No | No | 1/2 |
| Benjamin Manor | Highland Park, MI | 8.1 | Acq./Rehab | 1/31/2012 | | NA | NSP/MSHDA | αN | ΝΑ | οŅ | ON | No |
| Brentwood (i | Belding, Mt | 48 | Acq./Rehab | 7/11/2003 | 6/17/2019 | 12/30/2003 | LIMTC/CONV | Yes | 10/11/2004 | No | οN | No |
| Calumet II | Detroit, MI | 104 | Acq./Rehab | 12/30/1991 | | 12/27/2007 | UHTC/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 | ķes | Pending | S _S | N _o | 2/3 |
| Cass Apartments aka Arthur Antisdel | Detroit, MI | 41 | Adaptive Re-use | 11/1/2012 | | 11/22/2013 | LIHTC/MSHDA | Yes | 3/4/2016 | οŅ | 202 | 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 | οN | No | 2/3 |
| Center Ridge Arms | Essexvile, MI | 100 | Acq./Rehab | 3/30/2021 | | Rehab in Process | LIHTC/MSHDA | Yes | Pending | No | No | Na |
| 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 | ŝ | No | 02 |
| Colonial Meadows II | Pontiac, MI | 82 | Acquisition | 6/1/2011 | | 12/31/2020 | МЅНБА | Yes | Pending | ç | Š | a.N |
| Dauner Haus II | Fenton, MI | 43 | New Construction | 12/21/1995 | | 2/26/1997 | LIHTC/CONV | Yes | 3/9/1998 | No | No | oN |
| 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: propect foreclosure, filing a bankruptey petition, or providing a deced in lieu of foreclosure. If answered yes, the project cannot be counted towards the general parter/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

| | | | | Date of (mn | Date of Ownership (mm/dd/yy) | | | | | | Does the Project | |
|-----------------------------|-------------------|-----------|------------------|----------------|---------------------------------|-----------------------------|--|----------|------------|---|--|---|
| Name and Project | | Number of | Construction | | | Date Project Last Placed in | Type of Financing as defined by Tage Project Last Placed in Tage 1 in Securing Cateria Section D | LIHTC | 8609 issue | Has the project materially defaulted on | have any uncorrected 8823s that have been outstanding | Included in Point Total for Owner/GP |
| Number of Project Owned | City and State | Units | туре | Begin | End | Service | T# | Project? | (wm/qd/ky) | obligation?* | months 3** | Points? |
| 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 | - 11 | New Construction | 12/8/2017 | : | 12/5/2018 | UHIC | Yes | 8/12/2020 | No | οN | 1 |
| Delhi Stratford Place | Holt, Mil | 96 | Acquisition | 12/28/2010 | | 1/13/2006 | М5НDA/UHTC | Yes | 12/9/2010 | No | No | 2/3 |
| Dickerson Manor | Detroit, MI | 99 | New Construction | 9/1/2010 | | 11/9/2011 | CONV/LIHTC | Yes | 3/1/2013 | No | No | 2/3 |
| Gabrielle | Highland Park, Mt | 336 | Acq./Rehab | 6/24/1994 | | 12/1/1994 | MSHDA/UHTC | Yes | 12/27/1994 | 2 | N _O | N _O |
| Glendale Buena Vista | Highland Park, MI | 93 | Acq./Rehab | 12/31/1991 | | 12/30/1991 | MSHDA/RAP/LIHTC | Yes | 12/29/1993 | S. | Ň | ON O |
| Harbor Pointe | Benton Twp, MI | 84 | New Construction | 8/28/1998 | 2/5/2018 | 1/1/2000 | LIMTC | , Yes | 1/12/2001 | S. | No. | No |
| Harbor Pointe II | Benton Twp, Mi | 72 | New Construction | 8/25/2001 | 2/5/2018 | 1/1/2003 | CONV/UHTC | Yes | 9/15/2003 | S. | Š | No |
| Highland Manor | Highland Park, MI | 48 | New Construction | 9/10/2009 | | 3/16/2010 | LIHTC/221 D4 | Yes | 1/30/2012 | No | Ş | 2/3 |
| Hope Senior | Oxford, Mi | 80 | New Construction | 3/15/1993 | | 12/17/1993 | TAXABLE BOND/MSHDA/LIHTC | Yes | 12/29/1993 | NG | No | No |
| Jefferson Meadows | Detroit, MI | 83 | Acquisition | 11/1/2011 | | NA | MSHDA HOME//LIHTC | Yes | NA | No | No | No |
| Jefforson Square 88 | Detroit, MI | 180 | Acq./Rehab | 12/30/1991 | | 12/17/2007 | HUD/221 D4 | Yes | 10/26/2009 | ON | No | 2/3 |
| Jernings Senior Living | Detroit, MI | 46 | Adaptive Re-use | 7/10/2014 | | 8/28/2015 | UHTC/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 | Νo | No | 2/3 |
| McDonald Square II | Detroit, MI | 180 | Acq./Rehab | 12/30/1991 | | 9/26/2007 | MSHDA/LIHTC | Yes | 3/18/2009 | Νο | ON | 2/3 |
| Mill Pond Manor II | Brighton, MI | 85 | Acq./Rehab | 3/22/2013 | | 6/1/2016 | UHTC/ HUD 221D4 | Yes | 5/7/2018 | οN | No | 1/2/4 |
| Miwaukee Junction | Detroit, MI | 25 | New Construction | 5/7/2020 | | NA, Under Construction | CONV | Yes | Pending | No | No | No |
| Newman Court Apartments | Pontiac, Mi | 17.2 | Acq./Rehab | 11/8/2017 | | 10/25/2018 | LIHTC/HUD 223F/BOND | Yes | 6/18/2020 | No | NG | 1 |
| Dakwood Manor | Eastpointe, Mi | 44 | New Construction | 6/27/2012 | | 7/1/2013 | NSP/HOME | No | NA | No | No | 2 |
| Pablo Davis II | Detroit, MI | 7.5 | Acq./Rehab | 11/28/2018 | | 12/31/2019 | CONV/LIHTC | Yes | Pending | No | No | Νο |
| Palmer Court Townhomes | Detroit, MI | 173 | Acq./Rehab | 10/20/2010 | | 10/13/2011 | мѕноа/интс | 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 | Pantiac, 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 | UHTC/MSHDA | Yes | 10/20/2009 | No | No | 2/3 |
| River Terrace | Benton Harbor, MI | 27.0 | Acq./Rehab | 6/23/2006 | | 1/1/2007 | LIHTC/MSHDA | Yes | 3/11/2008 | Νο | 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 | Να | γo | No |
| Sacred Heart | St. Francis, WI | 89 | Adaptive Re-use | 10/1/2011 | | 12/7/2011 | UHTC/WHEDA | Yes | 11/10/2012 | No | No | 2/3 |
| Shilah Cammons 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 | 1/13/1997 | | 12/31/2017 | CONV/LHTC/MSHDA | Yes | Pending | σN | No | 2/3 |
| South Hill II | Milford, MI | 120 | Acq./Rehab | 8/10/2007 | | 10/11/2007 | MSHDA/UHTC | 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 | | AM | MSHDA/HOME | oN O | NA | No | No | No |
| Uptown Towers | Portland, OR | 1,1 | 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 | MSDHA/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 | οN | No | No |
| Village of Royal Oak | Royal Oak, Mi | 147 | New Construction | 2/1/2010 | | 10/24/2011 | UHTC/MSHDA | Yes | 9/17/2012 | No | No. | 2/3 |

| | | | | Date or (mn | Date of Ownership (mm/dd/yy) | | | | | Has the project materially | | Included in Point |
|--|------------------|--------------------|--------------------------------------|----------------|---------------------------------|---|--|-------------------|----------------------------------|-------------------------------------|--|---|
| Number of Project Owned City and State | City and State | Number of Units | Number of Construction Units type | Begin | End | Type of financing as defined by Ther 1 in Scoring Criteria Section D. Service | Type of financing as defined by Tier 1 in Scoring Criteria Section D, #1 | LIHTC Project? | 8609 issue date (mm/dd/yy) | defaulted on any obligation?" | REES that nave been outstanding longer than 6 monthy?** | bren outstanding total for Owner/GP forger than 6 Expereience months?** Points? |
| 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 | οN | N _o | 2/3 |
| Vista Villa | Saginaw, Mi | 100 | Acq./Rehab | 6/14/1993 | | 6/1/1994 | MSHDA/LIHTC | Yes | 12/27/1994 | Š | cN | No |
| Walnut Grove II | Grand Rapids, MI | 80 | Acq./Rehab | 6/20/2003 | | 12/12/2018 | CONV/UHTC | Yes | Pending | οŅ | ON O | 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 | ON. | No | 2/3 |

This page must be included as Exhibit 12b Management Experience

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

| | | | , | . a | | | | |
|---|-------------------|--------------------|-----------------------------------|-----------------|-------------------|----------------------|---|-------------------------------------|
| | | | Date of Management (mm/dd/yy)* | sgement yy)* | | | Does the Project have any uncorrected | |
| Name of Project Managed | City and State | Number of Units | Begin | End | Type of Financing | LIMTC Project? ** | 8823s that have been outstanding longer than 6 months?*** | Management Experience Points? |
| 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 | | LIMTC | 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 11 | Kalamazoo, Mi | 95 | 11/1/2008 | | CONV | sex. | 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 | 7.0 | 10/1/2017 | | UMTC/HUD 223# | Yes | No | Yes |
| Benjamin Manor | Highland Park, MI | 81 | 8/1/2009 | | NSP/MSMDA | Yes | No | Yes |
| Brentwood II | Belding, Mt | 48 | 10/1/2017 | 6/17/2019 | CONV/LIHTC | Yes | No | No |
| Calumet 8 | Detroit, MI | 104 | 2/1/2010 | | MSHDA | Yes | No | Yes |
| Cametot Hills iš | Lansing, Mi | 102 | 3/1/2008 | | CONV | хех | ON | 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 | ON | 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 | ON |
| 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 | ll. | 12/5/2018 | | CONV | Yes | No | No |
| Deihi Stratford Place | Holt, Mi | 96 | 6/1/2010 | | MSHDA | Yes | No | Yes |
| Dickerson Manor | Detroit, Mi | 99 | 9/1/2010 | | CONV | Yes | No | Yes |
| Gabrielle | Highland Park, MI | 336 | 2/1/2010 | | МЅНDА | 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

| | | | Date of Management (mm/dd/yy)* | gement yy)* | | | Does the Project have | included in |
|-------------------------|-------------------|--------------------|-----------------------------------|----------------|-------------------|---------------------|--|--|
| Name of Project Managed | City and State | Number of Units | Begin | End | Type of Financing | UHTC Project? ** | any uncorrected 88.23s that have been outstanding longer than 6 months?*** | Point lotal for Management Experience Points? |
| Example: XYZ Project | Ann Arbor, MI | 33 | 4/5/2002 | 5/3/2009 | UHTC | Yes | οN | Yes |
| Harbor Pointe | Benton Harbor, Mi | 84 | 4/1/2017 | 2/6/2018 | LIHTC | Yes | NO | °N |
| Harbor Pointe II | Benton Harbor, MI | 72 | 4/1/2017 | 2/6/2018 | CONV/LIHTC | Yes | No | NG |
| Highland Manor | Highland Park, MI | 48 | 11/1/2010 | | HUD 223(F) | Yes | ON | Yes |
| Hope Senior | Oxford, Mi | 5.0 | 2/1/2010 | | MSHDA/HOME | Yes | oN | Yes |
| Jefferson Meadows | Detroit, MI | 83 | 11/1/2011 | | МЅНЪА | Yes | ON | Yes |
| Jefferson Square 11 | Detroit, MI | 180 | 10/1/2007 | | HUD 221(D)4 | Yes | No | Yes |
| lennings Senior Living | Detroit, MI | 46 | 8/28/2015 | | CONV | Yes | ON | Yes |
| McDonald Square II | Detroit, Mi | 180 | 2/1/2010 | | MSHDA | Yes | No | Yes |
| Mill Pond Manor II | Brighton, MI | 85 | 1/1/2013 | | HUD 221(D)4 | Yes | No | Yes |
| Milwaukee Junction | Detroit, MI | 25 | Under Construction | | CONV | Yes | αN | No |
| Newman Court II | Pontiac, MI | 172 | 6/1/2016 | | длн | Yes | ON. | Yes |
| Oakwood Manor | Eastpointe, MI | 44 | 7/1/2013 | | NSP/HOME | ON. | No | No |
| Pablo Davis { | Detroit, Mi | 75 | 2/1/2014 | | CONV | Yes | No | Yes |
| Paimer Court Townhomes | Detroit, MI | 173 | 5/1/2009 | | MSHDA | səx | ON | 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 | 3.6 | 1/1/2016 | | CONV | yes | No | Yes |
| Ridgewood Vista | Jackson, Mt | 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 | ON. |
| Shiloh Commons II | Flint, MI | 125 | 2/1/2018 | | МЅНDА | Yes | No | Yes |
| Silver Creek II | Flat Rock, Mi | 111 | 11/1/2003 | | МЅНДА | Yes | No | Yes |
| South Hilf | 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 | 300 | 2/1/2010 | | МЅНДА | 5#A | 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, Mt | 223 | 10/1/2004 | \$/31/2018 | HUD 223(F) | Yes | ON | 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.

| Explanation | | | |
|--------------|----|--|--|
| Explanation | NA | | |
| Project Name | 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

| ☐ General Partner/Member ☐ Management Entity | Project Name Explanation | NA | | |
|--|--------------------------|----|--|--|
| | Project | NA | | |





PILOT Proposed Project Narative

Background

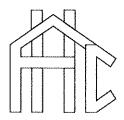
The Flint Housing Commission (FHC) and MHT Housing, Inc. (MHT) intend to submit an application for Low-Income Housing Tax Credits (LIHTC) and Tax Exempt Bond Financing from the Michigan State Housing Development Authority (MSHDA) in order to reposition the financing and leverage debt to perform over \$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

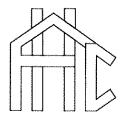
Aldridge Place will receive significant upgrades immediately after closing. The renovations will have several beneficial environmental impacts to the property and the residents. Inside the apartments, residents will receive clean new living spaces where floors have been restored or replaced throughout 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

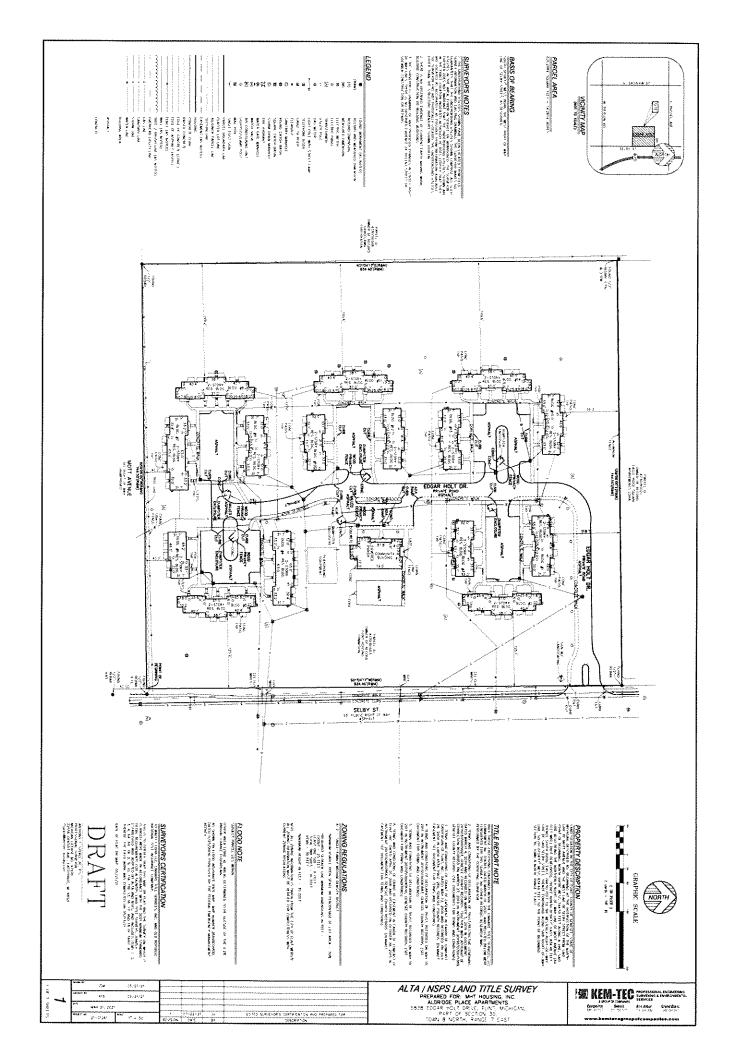
Aldridge Place was built in 1984 and has been owned and operated by the Flint Housing Commission since it was first occupied. The total land area is 621,166 SF or 14.26 acres. The parcel Identification number is 47-30-301-003 and the address is 5701 Edgar Holt Drive, Flint, MI 48505. There is a 3,800 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.







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 familes 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.





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 Plint, 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 Wann 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 gre | ound lease and acquire | e improvements | agreement (the | e "Option") is mad | le |
|------|--------------------|--------------------------|------------------|----------------|--------------------|----|
| this | day of | , 2022 (the " <u>E</u> | ffective Date"), | between the I | FLINT HOUSING | G |
| COM | MISSION, a Mic | higan public body cor | rporate (the "Gr | ound Lessor" | or "Optionor") an | d |
| MACI | H 1 LIMITED I | DIVIDEND HOUSIN | IG ASSOCIAT | TON, LLC, a | a Michigan limite | d |
| | | Optionee"). The Optio | | | | |
| | | ties" or individually as | - | | • | |

<u>RECITALS</u>

- 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 rededveopment 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 <u>Exhibit A</u> 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. <u>Period</u>: This Option may be exercised at any time within the twelve (12) month period following the Effective Date of the Option (the "<u>Option</u> 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. <u>Limited Warranty Deed Terms</u>: The Option shall be subject to the terms, covenants and provisions of the limited warranty deed conveying the Improvements to the Optionee (the "<u>Deed</u>"). 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. <u>HUD and Other Approvals</u>: The Option, Ground Lease and Deed shall be subject to any and all applicable United States Department of Housing and Urban Development ("<u>HUD</u>") 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. <u>Conflict of Interest:</u> 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.
- 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. <u>Termination of Rights</u>. 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. <u>Indemnification</u>. 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.
- 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. <u>Notice</u>. 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.

| OPT | IONO | R: |
|------------|-----------------------------|---|
| | | USING COMMISSION, a Michigan corporate |
| | | |
| By: | | |
| | | ld. S. Ince, Jr. |
| Its: | Exec | utive Director |
| | | |
| OPT | IONEF | €: |
| MAC LLC | C H 1 Li , a Micl | mited Dividend Housing Association, nigan limited liability company |
| By: | | |
| Its: | Mana | nger |
| | 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 145.94Feet; 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 429.5Feet to the northeasterly corner of said lot 103; thence north00°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.

<u>Mince Manor</u> (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.





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 taxexempt 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 | | |
|---|----------------------|------------|
| Acquisiton | | |
| 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 |
| | T | 10,000,014 |

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 |



| | | Structures | | |
|------|----------|--|----|---------------|
| Line | ALA/CSI# | Trade Item | Π | Cost |
| 1 | 020000 | Architectural Environmental Mitigation | \$ | |
| 2 | 030000 | Building Concrete | \$ | 8 6 8 9 |
| 3 | 040000 | Masonry | \$ | 33,600 |
| 4 | 050000 | Metals | s | |
| 5 | 061000 | Rough Carpentry | \$ | 8 8 8 . |
| 6 | 062000 | Finish Carpentry | \$ | |
| 7 | 072000 | Insulation | \$ | 150,000 |
| 8 | 073000 | Roofing | s | 411,130 |
| 9 | 074000 | Siding | \$ | 679,418 |
| 10 | 079000 | Caulking and Exterior Sealants | \$ | 72,300 |
| 11 | 081000 | Doors / Hardware | \$ | 541,620 |
| 12 | 085000 | Windows | 8 | 519,830 |
| 13 | 088000 | Glazing | \$ | |
| 14 | 092000 | Gypsum Board | 8 | 60 (S) (S) |
| 15 | 093000 | Tiling | \$ | |
| 16 | 095000 | Acoustical Ceilings | \$ | |
| 17 | 096500 | Resilient Flooring | 8 | 675,000 |
| 18 | 096800 | Carpeting | \$ | 29,298 |
| 19 | 099000 | Painting | s | 334,200 |
| 20 | 100000 | Specialties | \$ | 351,000 |
| 21 | 110000 | Special Equipment | | |
| 22 | 113000 | Appliances | 8 | 139,826 |
| 23 | 122000 | Window Treatments | \$ | 38,500 |
| 24 | 123000 | Cabinets and Casework | \$ | 713,442 |
| 25 | 130000 | Special Construction | \$ | 9.90.90 |
| 26 | 142000 | Elevators | \$ | Compression . |
| 27 | 210000 | Fire Protection | s | |
| 28 | 220000 | Plumbing / Domestic Hot Water | \$ | 109,850 |
| 29 | 230000 | HVAC | S | 677,378 |
| 30 | 260000 | Electrical | 8 | 520,000 |
| 31 | 262000 | Low Voltage Electrical | \$ | |
| 32 | 280000 | Electronic Safety and Security | s | 24,000 |

| | | Site Work | |
|------|----------|-------------------------------|------------|
| Line | ALA/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 | s - |
| | ٦ | Total Site Work | \$ 651,000 |

| 40 | Community Building | |
|----|-------------------------|--|
| 41 | Accessory Buildings | |
| 42 | Off-Site Improvements | |
| 43 | Temporary Site Security | |

| Mi | sc. Structures and Sitework | | -,-, ,, |
|----|-----------------------------|----|---------|
| 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 | S | 68,466 |
| 49 | Tap Fees | s | |

Cost Certification Expense

Total Construction

\$ 6,671,392

6,500

\$ 7,795,862

Total Structures, Sitework and

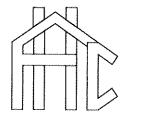
Comments:

MHT Construction, ELC MACH 1 Limited Dividend Housing Association, ELC Michigan State Housing Development Authority

Contractor (please print) MSHDA Representative (please print)

Signature Signature Signature

50





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 Mortgage Interest Rate 4.100% Pay Rate 4.100%

1.4

40 years Yes

Instructions

Mortgage Term
Income from Operations
PBV and/or Existing Section 8 Assistance

| Total Development Income Potential | | Per Unit | Tatal | Initial Inflation | Beginning | Future Inflation |
|------------------------------------|--------------------------------|----------|--------------|----------------------|-----------|---------------------|
| | | Let Oth | <u>Total</u> | Factor | in Year | Factor |
| Annual Rental Income | | 11,391 | 1,059,384 | 1.0% | 6 | 2.0% |
| Annual Non-Rental Income | | 0 | 0 | 1.0% | 6 | 2.0% |
| Total Project Revenue | | 11,391 | 1,059,384 | | | |
| Total Development Expenses | | | | | | : |
| Total Day of Street, Carpendes | | | | | | |
| | | | | | Future V | /acancv |
| Vacancy Loss | 5.00% of annual rent potential | 570 | 52,969 | | 6 | 8.0% |
| Management Fee | 562 per unit per year | 562 | 52,266 | 3.0% | 1 | 3.0% |
| Administration | | 1,330 | 123,690 | 3.0% | 1 1 | 3.0% |
| Project-paid Fuel | | 95 | 8,835 | 3.0% | 6 | 3.0% |
| Common Electricity | | 563 | 52,359 | 4.0% | 6 | 3.0% |
| Water and Sewer | | 1,018 | 94,674 | 5.0% | 6 | 5.0% |
| Operating and Maintenance | | 1,683 | 156,519 | 3.0% | 1 1 | 3.0% |
| Real Estate Taxes | | 0 | | 5.0% | 1 1 | 5.0% |
| Payment in Lieu of Taxes (PILOT) | 3.00% Applied to: All Units | 274 | 25,516 | | | |
| Insurance | | 571 | 53,103 | 3.0% | 1 1 | 3.0% |
| Replacement Reserve | 300 per unit per year | 300 | 27,900 | 3.0% | 1 | 3.0% |
| Other: Permit and inspection fees | | 16 | 1,488 | 3.0% | 1 | 3.0% |
| Other: | | 0 | | 3.0% | 1 1 | 3.0% |
| | | % of | | | | |

Revenue

| Total Expenses | 61.29% | 6,982 | 649,320 | |
|---------------------------------------|---------|--------|-----------|----------|
| Base Net Operating Income | | 4.409 | 410.064 | Override |
| Part A Mortgage Payment | 27.65% | 3.149 | 292,903 | Overnac |
| Part A Mortgage | 2110070 | 61.874 | 5.754.311 | |
| Non MSHDA Financing Mortgage Payment | | 01,0.4 | 0,704,011 | |
| Non MSHDA Financing Type: | | ñ | | |
| Base Project Cash Flow (excludes ODR) | 11.06% | 1,260 | 117,161 | |

| SE |
|-----------|
| .0 |
| ಶ |
| <u>~~</u> |
| Ę |
| Flow |
| Cash |
| |

| Cash Flow Projections | | u | Development MACH 1 - Aldridge Financing Tax Exempt | MACH 1 - Aldi Tax Exempt | ridge | | | | | | | |
|--|------------------|--|---|---|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|---|-----------------------------|----------------------------|
| | | | MSHDA No. 0 Step Application Date 01/00/1900 Type Acquisition/ | JA No. 0 Step Application Date 01/00/1900 Type Acquisition/Rehab | ahab | | | | | | | |
| | Int Isitint | Sisring Future in | ,,, | 7 | ო | 4 | νn | w | 7 | œ | თ | 01 |
| income Annual Renial Income Annual Non-Renial Income | 1.0% | 6 2.0% 6 2.0% | | 1,069,978 | 1,080,678 | 1,091,484 | 1,102,399 | | 1,146,936 | 1,169,875 | 1,193,272 | 1,217,138 |
| Total Project Revenue | | | 1,059,384 | 1,069,978 | 1,080,678 | 1,091,484 | 1,102,399 | 1,124,447 | | | | 1,217,138 |
| Expenses | | | 4 | | | į | 1 | | į | : | : | |
| Vacancy Loss Management Fee | | 3.0% | 52,266 | 53,834 | 55,449 | 57,112 | 55,120 58,826 | 89.956 60.591 | 91,755 62,408 | 93,590 64,281 | 95.462 66,209 | 97,371 68,195 |
| Administration Project-paid Fuel | | | 123,690 8,835 | 127,401 | 131,223 | 135,159 9,654 | 139.214 | 143,391 | 147,692 | 152,123 | 156,687 | 161,387 |
| Common Electricity | | | 52,359 | 54,453 | 56,631 | 58.897 | 61,253 | 63,090 | 64.983 | 66.932 | 68.940 | 71 009 |
| Water and Sewer Operating and Maintenance | 3.0% | a 5.0% | 94,6/4 156,519 | 99.408 161.215 | 166,051 | 109.597 | 115.077 | 120.831 | 126,872 186,892 | 133,216 192,499 | 139,877 198,274 | 146.870 204.222 |
| Real Estate Taxes Payment in Lieu of Taxes (PILOT) | 5.0% | | 0 25,516 | 25.606 | 25.688 | 25.763 | 25.830 | 25.210 | 25.583 | 25.958 | 0 26 334 | 0 26 711 |
| Insurance | 3.0% | 3,0% | 53,103 | 54,696 | 56,337 | 58.027 | 59,768 | 61,561 | 63.408 | 65,310 | 67,269 | 69.287 |
| Reproductive Reserve | 3.0% | 3.0% | 1,488 | 1,533 | 1,579 | 1.626 | 31,402 | 1,725 | 1,777 | 1,830 | 1,885 | 36,403 1,942 |
| Other: Subtotal: Operating Expenses | 3.0% | 3,0% | 649,320 | 669,481 | 690,342 | 711.930 | 734.271 | 790,388 | 815,234 | 840,918 | 867,471 | 894,925 |
| Debt Service Debt Service Part A Debt Service Conventional/Other Financing | | | 292,903 | 292,903 | 292.903 | 292,903 0 | 292.903 | 292.903 | 292,903 | 292,903 | 292,903 | 292.903 |
| Total Expenses | | | 942,223 | 962,384 | 983,245 | 1,004,833 | 1,027,175 | 1,083,291 | 1,108,137 | 1,133,821 | 1,160,374 | 1,187,828 |
| Cash Flow/(Deficit) | | | 117,161 | 107,594 | 97,433 | 86,652 | 75,225 | 41,156 | 38,799 | 36,054 | 32.898 | 29.310 |
| Cash Flow Per Unit Debt Coverage Ratio on Part A Loan Debt Coverage Ratio on Conventional/Other Financino | anejno anejno | | 1,260 1,40 N/A | 1,157 1,37 N/A | 1.048 1.33 | 932 1.30 | 809 1.26 N/A | 1.14 1.14 | 417 NA | 388 1.12 N/A | 354 1,11 | 3.15 2.10 3.15 |
| Interest Rate on Recentes | 3% | 4 | Average Cash Flow | 1 | % of Met Income | | | | | 2 | 2 | Ç |
| 200000000000000000000000000000000000000 | | • | Telegia egales | 5 | AGI INCOME | | | | | | | |
| Operating Deficit Reserve (ODR) Analaysis Maintained Debt Coverage Ratio (Hard Debt) Maintained Operating Reserve (No Hard Debt) Initial Balance | 1.00 | Initial Deposit 53.653 | 53.653 | 55 263 | 56 921 | 58 8528 | 60.387 | 62 199 | 54 065 | 65 987 | 6.7 98K | 20 005 |
| Total Annual Draw to achieve 1,0 DCR Total Annual Deposit to achieve Maintained DCR Total 1,0 DCR and Maintained DCR | P DCR | The state of the s | 000 | 000 | 000 | 000 | 000 | 996 | 000 | 000 | 000 | 000 |
| Interest Ending Balance at Maintained DCR | | | 1.610 | 1,658 | 1,708 | 1,759 | 1.812 62.199 | 1.866 | 1.922 | 1.980 | 2,039 | 2,100 |
| Maintained Cash Flow Per Unit Maintained Debt Coverage Ratio on Part A Loan Maintained Debt Coverage Ratio on Conventional/Other | aVOther | | 1,260 1,40 N/A | 1,157 1,37 N/A | 1.048 1.33 N/A | 932 1.30 N/A | 809 1.26 N/A | 443 1.14 N/A | 1.13 N/A | 388 1.12 N/A | 354 1.11 N/A | 315 1,10 N/A |
| Standard ODR Non-standard ODR | | 53,653 | | | | | | | | | | |
| Operating Assurance Reserve Analysis | - | 314,074 | | | | | | | | | | |
| Initiat Balance Interest Income Finding Balance | - | 314,074 | 314.074 9.422 | 323,496 | 333,201 9,996 | 343,197 | 353,493 10,605 | 364,098 | 375,021 | 386,272 | 397.860 | 409,796 12,294 |
| Deferred Developer Fee Analysis | | | | | | 1 | | 1000 | * 1.5 | 200 | 200 | 060,224 |
| Infial Balance Dev Fee Paid Ending Balance Repaid in yr | ۰ | | 708,000 117,161 590,839 | 590,839 107,594 483,245 | 483,245 97,433 385,812 | 385,812 86,652 299,160 | 299.160 75,225 223.935 | 223,935 41,156 182,779 | 182,779 38,799 143.980 | 143,980 36,054 107,927 | 107,927 32,898 75,029 | 75,029 29,310 45,719 |
| Mortgage Resource Fund Loan Interest Rate on Subordinate Financino | 3% | Initial Balance | | | | | | | | *************************************** | | |
| Interest rates on Supplication Principal Amount of all MSHDA Soft Funds Current Vr Int Accused Int | 2 | 0 0 | 000 | 000 | 000 | 000 | 000 | 000 | 666 | 000 | 000 | 000 |
| Subtotal Annual Payment Due Year End Balance | | % of Cash Flow 50% | | | | | | | | 9999 | | 0000 |
| | | | F | , | • | | , | , | > | , | > | , |

| Euture Inflator 11 12 13 14 15 16 11 | 2.0% 1,241,481 1,266,310 1,291,636 1,317,469 1,343,819 1,370,695 1,398,109 0 0 0 0 0 0 0 1,241,481 1,266,310 1,291,636 1,317,469 1,343,819 1,370,695 1,398,109 | 8.0% 99.318 101.305 103.331 105.398 107.505 109.656 111.849 | 166,229 171,216 176,352 181,643 187,092 192,705 | 11,874 12,230 12,597 12,974 13,364 13,765 | 73,139 75,333 77,593 79,921 82,318 84,788 | 216,659 223,159 229,853 236,749 243,852 | 0 0 0 0 0 0 0 | 71,366 73,507 75,712 77,984 80,323 82,733 | .0% 0.% | 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 | 903 292,903 292,903 292,903 292,903 0 0 0 0 0 | 1,216,216 1,245,571 1,275,930 1,307,329 1,339,808 1,373,405 1,408,164 | 25,265 20,739 15,707 10,140 4,011 (2,710) (10,056) 272 223 169 109 43 (23) (108) 1.09 1.07 1.05 1.03 1.01 0.99 0.97 NA | | T T T T T T T T T T T T T T T T T T T | 72,105 74,269 76,497 78,792 81,155 | 2.228 2.295 2.364 2.435 7.508 | | 1.07 1.05 1.03 1.01 1.00 N/A N/A N/A N/A N/A | 314.074 british Tomoré | 314,074 422,090 434,752 447,795 461,229 475,065 489,317 503,997 12,663 13,043 13,434 13,837 14,252 14,680 15,120 434,752 447,795 461,229 475,065 489,317 503,997 519,117 | 45,719 20,454 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 | > > | 0 0 | | 50% o 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 |
|--------------------------------------|--|---|---|---|---|---|---------------|---|--|--|--|---|--|------------------------------|---|---|---|---|--|--|--|---|----------|--|--|--|
| Toteflari ferikati | Income Annual Rental Income Annual Non-Rental Income 1,0% 6 Total Project Revenue | Expenses Expenses Vacanty Loss 5.0% 6 Management Fee | 3.0% | | %0.4 %0.4 | ntenance 3.0% | | î | Replacement Reserve 3.0% 1 Other: Permit and inspection fees 3.0% 1 | Other: 3.0% 1 Subtotal: Operating Expenses | Debt Service Debt Service Part A Debt Service Conventional/Other Financing | Total Expenses | Cash Flow/[Deficit) Cash Flow Per Unit Cash Coverage Ratio on Part A Loan Debt Coverage Ratio on Conventional/Other Financing | Interest Rate on Reserves 3% | Operating Deficit Reserve (ODR) Analaysis 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 Total Annual Deposit to achieve Maintained DCR | Total 1.0 DCR and Maintained DCR Interest | Ending Balance at Maintained DCR Maintained Cash Flow Per Unit | matrialited Debt Coverage Ratio on Part & Loan Maintained Debt Coverage Ratio on Conventional/Other Standard ODR Non-standard ODR | Operating Assurance Reserve Analysis Renured in Vest 1 | initial Balance Interest Income Ending Balance | Deferred Developer Fee Analysis Initial Balance Dev Fee Pald Fortion Balance | i pinday | Interest Resource Fund Loan Interest Rate on Subordinate Financing 3% Principal Amount of all MSHDA Soft Funds Current Ve to | Activity of the Control of the Control | Substitution of the substi |





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.

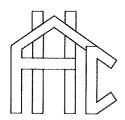
| | | | | Max Allowed Housing Expense | | | | 886 | 1,023 | 1,141 | | | | | | | | Monthly | 88,282 | 88,282 | | | |
|---|--|---|---------------|-----------------------------------|--------------------------|--|-----------|----------|----------|----------|-----------|------|---------------------|--------------------|--|--------------------|--------------------------|--------------------|------------------------------------|-----------------------|--------|-----|-----|
| | | | | Unit Type | | | | | | | | | 4 | within Kange | Within Range | | | Annual | 1,059,384 | 1,059,384 | | | |
| | | | | TC Units Square Feet | | | | 65,205 | 25,200 | 14,940 | 105,345 | 0 | 105,345 | | | | | | | | | | |
| | | | | % of Total Square Feet | | | | 61.9% | 23.9% | 14.2% | 100.0% | 0.0% | ò | 0,0% | %0.0 | | | | 9 | evenue | | | |
| il 1,2021) 6 Person | 22,830 30,440 | 38,050 45,660 | | Gross Square Feet | | | | 65,205 | 25,200 | 14,940 | 105,345 | 0 | 105,345 | TOWE OF SOLVERS OF | # HOME Units/# Total Units | | | Total Income | Rental Income Non-Rental Income | Total Project Revenue | | | |
| (Effective April 1,2021) 5 Person 6 Per | 21,270 | 35,450 42,540 | | % of Total Units | | | | 67.7% | 21.5% | 10.8% | 100.0% | %0.0 | 10 a st. at. at. | | HOME Units/ | | | Ľ` | | <u> </u> | • | | |
|) 4 Person | 19,680 | 32,800 39,360 | | % of Gross Rent | | | | 61.7% | 25.1% | 13.3% | 100.0% | %0.0 | | | # | | Overnde | 93.00 | 106.00 |)) | | | |
| Genesee County Person 3 Person | 17,730 | 29,550 35,460 | , | Section 8 Contract Rent | | | | | | | 0 | 0 | | | | | Total | 0 (|) C | . 0 | 00 | 00 | . 0 |
| Genese 2 Person | 15,750 | 31,500 | | Gross Rent (| | | | 653,184 | 265,440 | 140,760 | 1,059,384 | 0 | 4 650 564 | +02,650,1 | 949 | | Ciner | | | | | | |
| 1 Person | 13,800 | 23,000 | | Total Housing Expense | | | | 957 | 1,212 | ı | ļ | | Cross Doot Dotoots | | Average Monthly Rent Gross Square Footage | | Water/ Sewer | | | | | | |
| ne Limits for | 30% of area median 40% of area median | 50% of area median 60% of area median | | Chilities | | | | 93 | 106 | 18 | | | Green | 2 6625 | Average N Gross Squ | | Cas | | | | | | |
| Income | 30% of 40% of | 50% of 60% of | | Contract | | | | 864 | 1,106 | 1,173 | | | | | | sea | A/C | | | | | | |
| I | See | (post/Advissman I tousman A A de manocado | | Net Sq. Ft. | | STRICTION | | 1,035 | 1,260 | 1,494 | | | | | | Utility Allowances | Electricity | | | | | | |
| | inca inca inca inca inca inca inca inca | | | Baths | ٠ | Fhant Alwi Restriction (If different from fem restriction) #SHDA Project Based Voucher Units | | 1.0 | 1.0 | 5.0 | | | | | | | | ≪ 0 | ာပ | ۵ | ши | . თ | I |
| | | | | Unit Type Bedrooms | Jnits | Lenant Alwi Restriction (if different fro MSHDA Project Based Voucher Units | | 7 | ო | 4 | | | | | | | | | | | | | |
| Aldridge pt | | | | Unit Type | Area Median Income Units | n Restriction roject Based | >4 | Townhome | Townhame | Townhome | | | | | | | | | | | | • | |
| velopment MACH 1 - Al Financing Tax Exempt | Step Application Date ######## | onembac a | | No. of Units | Area Medi | MSHDA P | Occupancy | 63 | | 20 | | | 6 | | 60.00% | | Income | | | | | | |
| Development MACH 1 - Aldridge Financing Tax Exempt | Stej Stej Date | Á | Rental Income | Cuit | %09 %00 | νnο Yes | Family | ∢ ; | œ · | ပ | : | Mgrs | Total Revenue Unite | Manager Units | Income Average Set Aside | | Annual Non-Rental Income | Misc. and Interest | Carports | Other: | Other: | | |





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 | Approximate and approximate an |
| 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 | NA |
| 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 |
| 8603 Request Submitted | 5/1/2024 |





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.





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

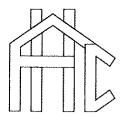
Low-Income Housing Tax Credits (LIHTC) and Tax Exempt Bond Financing from the Michigan State Housing Development Authority (MSHDA) will be used to perform a significant rehabilitation of the property. Hard construction costs are expected to exceed \$7,000,000 or \$77,000 per unit. The proposed rehabilitation 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 Residental 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.





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.





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, 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 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 **ANNUAL** THE **SHELTER** RENTS, **EXCLUSIVE** OF CHARGES FOR GAS. ELECTRICITY, HEAT. OR **OTHER UTILITIES FURNISHED** TO THE OCCUPANTS, INCLUDING THE PORTION 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- |
|--|--|--|
| ORDINANCE NAME | | Law Office Login # |
| ORDINANCE NAME | (FF) PILOT ORDINANCE RESOLUTION TO G | RANT A THREE (3%) PAYMENT IN LIEU OF TAXES NOR, WHICH IS A MIXED INCOME DEVELOPMENT |
| | 1. ORDINANCE REVIEW | - DEPARTMENT DIRECTOR |
| The attached ORDIN approves this ordinar | ANCE is approved by the Director of the note to be processed for signatures and f | affected Department. By signing, the Director ully executed. |
| By: Director | Suzanna Wilcox Suzanna Wilcox Director, P&D | DATE: 6/13/22 |
| | 2. ORDINANCE REVIEW- | FINANCE DEPARTMENT |
| The attached ORDIN Department approves | ANCE is submitted to the Finance Depa s this ordinance to be processed for sign | rtment for approval. By signing, the Finance atures and fully executed. |
| By: | Robert J.F. Widigan | DATE: 06/15/2022 |
| Robert J.F. Widigan, | Chief Financial Officer | |
| | | |
| | Charles D. Februardo | |
| By: Clyde Edwards, | City Administrator | DATE: 06/16/2022 |

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 valorum taxable value:

| One Bedroom | Two Bedroom | |
|-------------|---|---|
| \$750 | \$950 | |
| 108 | 2 | |
| \$81,000 | \$1,900 | |
| \$82,900 | | |
| \$994,800 | | |
| (\$149,220) | | |
| \$845,580 | | |
| (\$380,511) | | |
| \$465,069 | | |
| \$3,577,454 | | |
| 1,788,727 | | |
| \$121,962 | | |
| | \$750 108 \$81,000 \$82,900 \$994,800 (\$149,220) \$845,580 (\$380,511) \$465,069 \$3,577,454 1,788,727 | \$750 \$950 108 2 \$81,000 \$1,900 \$82,900 \$994,800 (\$149,220) \$845,580 (\$380,511) \$465,069 \$3,577,454 1,788,727 |



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

APPLICANT INFORMATION

| ENTITY NAME | MACH 1 Limited Dividend Housing Association, LLC |
|-----------------|--|
| REPRESENTATIVES | Jason Borror and Van Fox |
| NAME | |
| ADDRESS | 3820 Richfield Rd, Flint, MI 48506 |
| TELEPHONE | 810 736 3134 |
| NUMBER | 020 750 3254 |
| E-MAIL ADDRESS | jborror@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 | 810-736-3134 |
| NUMBER | 010-730-5134 |
| E-MAIL ADDRESS | Hince@flinthc.org |

| ENTITY NAME | MHT Housing, Inc. |
|------------------|--|
| ENTITY PRINCIPAL | T. Van Fox, President |
| ADDRESS | 32500 Telegraph Rd, Sulte 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

PILOT Application as of 10/1/2021- All other versions are obsolete

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 Wiy 815 90 Ft of Niy 250 Ft of SE % of SE %, Sec 33, T8N, R7E, Exc Niy 50 Ft. |
| NAME OF OWNERSHIP ENTITY | Flint Housing Commission |

DEVELOPMENT TEAM

| APPLICANT PRIMARY POINT | Jason Borror | | | | | |
|-------------------------|--|--|--|--|--|--|
| OF CONTACT | 1920101 | | | | | |
| ARCHITECTURAL FIRM | Jeffrey Graham, KEM_TEC, 586-772-2222 | | | | | |
| CONSTRUCTION PROJECT | Table ANT Case and all the same and and any office | | | | | |
| MANAGER | Tony Martin, MHT Construction Management, 248-833-0550 | | | | | |
| GENERAL CONTRACTOR FOR | MHT Construction Management, 248-833-0550 | | | | | |
| PROJECT | The Commonwealth of the Common | | | | | |

| 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 Foy (MHT) |
|---------------|--------------------------|---------------------|
| | Authorized Applicant Rep | resentative (PRINT) |
| | Authorized Applicant Rep | resentative (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 | Py ekekkirkirkerkirinkussississi |
| b) Economic impact c) Environmental impact including any measures taken to mitigate negative impacts | Ex. 2 |
| 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 | do de margar e e e e e e e e e e e e e e e e e e e |
| Will the project be located in an existing facility? a) If an existing facility, when was it constructed? | Yes 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 Constru |
| 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 | Ex. 4 |
| 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 | |

| e) State the tax parcel number for all property involved with the Project and | ······································ |
|---|--|
| the current assessed value of the property | Babbalangalan |
| f) Are any assessments presently under appeal? If yes, discuss status. | Name and the second |
| g) Will the project result in a subdivision of any present tax parcel? | |
| 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)? | Abbaban |
| State the proposed time schedule for the project including anticipated dates and the following: | - 1 |
| a) Closing the loan or contributing financing availability | Ex. 9 |
| b) First expenditure of funds with regard to the project | |
| c) Anticipated date construction will begin | |
| d) Anticipated completion date | |
| Development team: | † 1 |
| a) Applicant primary point of contact | |
| b) Architect and engineers | Applicati |
| c) Construction Project Manager | |
| d) General Contractor for project | |
| e) Other professionals | |
| 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 | Ex. 12 |
| Credits within thirty (30) days of submittal to MSHDA | |
| Bonus Points: | |
| a) Identify Target Area from Master Plan and/or Consolidated Plan | - Average and A |
| b) Neighborhood outreach with fill list of outreach provided | Ex. 11 |
| c) Document the target level of energy efficiency standard for the project | The second secon |
| d) Identify and report on the external amenities (ie: Walk Score, transit, | 10 |
| schools, etc.) | |

PILOT Scoring Matrix

| 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 |
| Project is considered Mixed Income (both Market and Affordable Units) | 3 | 3/projects 10 years 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 doc | umented 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. | овой выборова в под предоставления в под предоставления в под |
| General Points Possible/Received | 15 | |
| Bonus Points Possible/Received | 7 | |
| Total Points for Evaluation | 22 | rinarin karansan sanan san |

| Interpretation | Total Score | Total Points |
|----------------|-------------|--|
| Poor | < 8 | |
| Acceptable | 8-15 | and the state of t |
| Excellent | 16-22 | en e |

| Disqualifying factors (Mark any present and return | n 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 | |

City of Flint PILOT Scoring Matrix as of 10/2021- all other versions obsolete





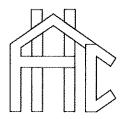
PILOT Request Background Narrative

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

| Member Name: | MHT Housing, Inc. | |
|-----------------------------|--|--|
| Is the General Partner/Men | is the General Partner/Member shown in Section C.1 of the LIHTC Program Application? | |
| If you answered "No," pleas | f 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 entitie(s) shown above to the chart or clearly define the relationship between the entitie(s) shown above to the chart or clearly define the relationship between the entitie(s) shown above to

| | | | | Date o (mn | Date of Ownership (mm/dd/yy) | | | | | solve solve solve solve | Does the Pruject | |
|---|------------------------|--------------------|------------------|------------|---------------------------------|--|---|-------------------|----------------------------------|---|------------------|---|
| Name and Project Number of Project Owned | City and State | Number of Units | Construction | Begin | End | Date Project Last Placed in Service | Type of Financing as defined by Date Project Last Placed in Tier 1 in Scoring Criteria Section D. Service | LIHTC Project? | 8609 issue date (mm/dd/yy) | nas me project materially defaulted on any obligation?* | 1 88 of 1 | included in Point Total for Owner/GP Expereience Points? |
| 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 | ON | No | 2/3 |
| 9100 on Gratiot | Detroit, MI | 36 | New Construction | 11/25/2018 | | 4/8/2019 | JIHIT | , ves | 9/14/2020 | NG | No | 1 |
| Adams Senior Village II | Westland, MI | 120 | Acq./Rehab | 11/1/2003 | | 2/24/2016 | UHTC/HUD 223F | Yes | 7/23/2018 | ON | No | 1/2 |
| Ambrose Ridge II | Plainfield Twp, Mt | 84 | Acq./Rehab | 6/15/1996 | | 1/31/2018 | LIHTC/MSHDA | Yes | 8/12/2020 | No | No | 1/2 |
| Apple Ridge II | Kalamazoo, Mil | 95 | Acquisition | 1/8/2010 | | 2/24/2005, Rehab in Progress | LIHTC/HUD 223# | Yes | Pending | No | No | 2/3 |
| Aspen Hills II | Garfield Township, Mil | 20 | Acq./Rehab | 8/6/2002 | | 8/29/2019 | UHTC/HUD 223F | Yes | 9/10/2020 | No | No | 7/1 |
| Benjamin Manor | Highland Park, Mi | 8.1 | Acq./Rehab | 1/31/2012 | | NA | NSP/MSHDA | Να | NA | No | No | cN |
| Brentwood II | Belding, MI | 48 | Acq./Rehab | 7/11/2003 | 6/17/2019 | 12/30/2003 | UHTC/CONV | Yes | 10/11/2004 | No | No | N _O |
| Calumet II | Detroit, MI | 104 | Acq./Rehab | 12/30/1991 | | 12/27/2007 | UHTC/MSHDA | Yes | 10/8/2009 | No | No | 2/3 |
| Camelot Hills II | Lansing, MI | 102 | Acq./Rehab | 6/20/2003 | | 10/23/2019 | CONV/LIMIC | Yes | Pending | No | 02 | 2/3 |
| Cass Apartments aka Arthur Antisdel | Detroit, Mi | 41 | Adaptive Re-use | 11/1/2012 | | 11/22/2013 | LIHTC/MSHDA | Yes | 3/4/2016 | No | oN | 2/3 |
| Centerline Park Towers II | Center Line, MI | 300 | Acq./Rehab | 4/21/2005 | | 1/1/2006, Rehab in Process | 221D4/UHTC | Yes | 10/10/2006 | Νο | NO | 2/3 |
| Center Ridge Arms | Essexvile, 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 | oN | 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 | МЅНДА | Yes | Pending | NG | N _O | Νο |
| Dauner Haus II | Fenton, Mi | 41 | New Construction | 12/21/1995 | | 2/26/1997 | UHTC/CONV | Yes | 3/9/1998 | No | No | No |
| Dauner Haus III | Fenton, MI | 151 | Acq./Rehab | 6/27/1995 | | 9/30/2008 | UHTC/CONV | Yes | 10/8/2009 | No | Νo | 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 parter/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

| | | | | Date o (mr | Date of Ownership (mm/dd/yy) | | | | | | Does the Project | |
|-----------------------------|-------------------|-------------|------------------|---------------|---------------------------------|-----------------------------|--|---------|--------------------|--|---|--|
| Name and Project | | Number of | Co | | - | Date Project Last Placed in | Type of Financing as defined by Tier 1 in Scoring Criteria Section D, | UHTC | 8609 issue date | Has the project materially defaulted on any | have any uncorrected 8823s that have been outstanding tonger than 6 | fncluded in Point Total for Owner/GP Expereience |
| Example: ABC Auts A12345 | Langing MI | onius 23 | type | 3/1/2001 | DIEC////ot | Service | £# | Project | (mm/dd/yy) | obligation?• | months? | Points? |
| Dearborn Town Center Senior | Dosrborn Mi | F | None Contraction | C 10E/ 0/ E C | anathe for | Construct | להולהו מכי מסט | 183 | 5007/5/s | Š | 2 | 2/3 |
| Delki Grasford Blace | Dearborn, wit | , , | MEW CONSTRUCTION | 1102/8/21 | | 17/5/718 | CHIC | Yes | 8/12/2020 | Ŷ | S _O | 1 |
| מבוון אין פווסוב ביווער | HOLF, INH | R | Acquistion | 0107/87/71 | | 1/13/2006 | MSHDA/LIHTC | Yes | 12/9/2010 | S. | õ | 2/3 |
| Dickerson Manor | Detroit, Mi | 99 | New Construction | 9/1/2010 | | 11/9/2011 | CONV/LIHTC | Yes | 3/1/2013 | Νο | No. | 2/3 |
| Gabrielle | Highland Park, MI | 336 | Acq./Rehab | 6/24/1994 | | 12/1/1994 | MSHDA/LIHTC | Yes | 12/27/1994 | No | N _O | Š |
| Giendale Buena Vista | Highland Park, MI | 93 | Acq./Rehab | 12/31/1991 | | 12/30/1991 | MSHDA/RAP/LIHTC | Yes | 12/29/1993 | No | S _o | αN |
| Harbor Pointe | Benton Twp, MI | 84 | New Construction | 8/28/1998 | 2/5/2018 | 1/1/2000 | LIHTC | Yes | 2/12/2001 | No | oN | No |
| Harbor Pointe II | Benton Twp, Mil | 72 | New Construction | 8/25/2001 | 8102/5/2 | 1/1/2003 | CONV/LIHTC | Yes | 9/15/2003 | SN. | o _N | No |
| Highland Manor | Highland Park, MI | 48 | New Construction | 9/10/2009 | | 3/16/2010 | UHTC/221 D4 | Yes | 1/30/2012 | No | ٥N | 2/3 |
| Hope Senior | Oxford, Mi | 90 | New Construction | 3/15/1993 | | 12/17/1993 | TAXABLE BOND/MSHDA/LIHTC | Yes | 12/29/1993 | oN | No | No |
| Jefferson Meadows | Detroit, MI | 83 | Acquisition | 11/1/2011 | | NA | MSHDA HOME//LIHTC | Yes | Ā | oN. | o _N | No |
| Jefferson Square II | Detroit, MI | 180 | Acq./Rehab | 12/30/1991 | | 12/17/2007 | HUD/221 54 | Yes | 10/26/2009 | ON. | οN | 2/3 |
| Jennings Senior Living | Detroit, Mi | 46 | Adaptive Re-use | 7/10/2014 | | 8/28/2015 | LIHTC/HOME | yes | 2/27/2017 | NG | No | 2/3 |
| Maplewood Manor | Bay City, MI | 158 | Acq./Rehab | 2/22/2015 | | 12/30/2015 | LIHTC/ HUD 221D4 | Yes | 11/9/2017 | No | å | 2/3 |
| McDonald Square II | Detroit, MI | 180 | Acq./Rehab | 12/30/1991 | | 9/26/2007 | MSHDA/UHTC | Yes | 3/18/2009 | No | No | 2/3 |
| Mill Pand Manor II | Brighton, MI | 28 | Acq./Rehab | 3/22/2013 | | 6/1/2016 | UHTC/ HUD 221D4 | Yes | 8/7/2018 | No | οN | 1/2/4 |
| Milwaukee Junction | Detroit, MI | 22 | New Construction | 5/7/2020 | | NA, Under Canstruction | \NO0 | Yes | Pending | N _O | οN | No |
| Newman Court Apartments | Pontiac, MI | 172 | Acq./Rehab | 11/8/2017 | | 10/25/2018 | LIHTC/HUD 223F/BOND | Yes | 6/18/2020 | Š | No | - |
| Oakwood Manor | Eastpointe, Mi | 44 | New Construction | 6/27/2012 | | 7/1/2013 | NSP/HOME | No | AN | No | Š | 2 |
| Pablo Davis II | Detroit, MI | 75 | Acq./Rehab | 11/28/2018 | | 12/31/2019 | CONV/LIHTC | Yes | Pending | No No | No. | N _O |
| Palmer Court Townhomes | Detroit, MI | 173 | Acq./Rehab | 10/20/2010 | | 10/13/2011 | MSHDA/UHTC | Yes | 12/6/2012 | c N | N _O | 2/3 |
| Parkview Place II | Detroit, MI | 199 | Acq./Rehab | 5/1/2002 | | 12/31/2020 | LIMTC/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 | 95 | Acq./Rehab | 10/10/2017 | | NA | пнтс/нир | Yes | NA | No | No | No |
| Ridgewood Vista | Jackson, MI | 150 | Acq./Rehab | 6/27/1993 | | 9/23/2008 | UHTC/MSHDA | Yes | 10/20/2009 | No | No | 2/3 |
| River Terrace | Benton Harbor, MI | 270 | Acq./Rehab | 9/23/2006 | | 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 | 89 | Adaptive Re-use | 10/1/2011 | | 12/7/2011 | UHTC/WHEDA | Yes | 11/10/2012 | Νo | NO | 2/3 |
| Shiloh Commons II | Flint, MI | 125 | Acq./Rehab | 3/19/2020 | | 12/31/2020 | LIHTC/MSHDA | Yes | Pending | No | No | ů |
| Silver Creek II | Flat Rock, MI | 111 | Acq./Rehab | 1/12/1997 | | 12/31/2017 | CONV/UHTC/MSHDA | Yes | Pending | No | νo | 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 | 26 | Acq./Rehab | 4/19/2006 | | 4/19/2006 | HUD 221D4/LIHTC | Yes | 6/28/2007 | No | ON ON | 2/3 |
| University Club | Detroit, MI | 120 | Acq./Rehab | 1/1/2010 | | NA | мзнра/номе | No | NA | No | No | No. |
| Uptown Towers | Portland, OR | 7.1 | Acq./Rehab | 1/20/2011 | | 2/1/2011 | UHTC/CONV | Yes | 3/15/2012 | S | No | 2/3 |
| Van Dyke Center II | Detroit, MI | 200 | Acq./Rehab | 8/16/2007 | | 11/8/2007 | MSDHA/LIHTC | Yes | 3/13/2009 | No | No | 2/3 |
| Village at Bloomfield | Pontiac, MI | 150 | New Construction | 11/24/2020 | | NA, Under Canstruction | Tax Exempt Bond/HOME/MR | ΝO | Pending | aN | 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 | CN | 2/3 |
| | | | | | | | | | | | | |

| | | | | Date o (mn | Date of Ownership (mm/dd/yy) | | | | | Has the project | | incheded in Dwot |
|---|------------------|--------------------|----------------------|---------------|---------------------------------|---|--|-------------------|-------------------------------------|-------------------------------------|---|---|
| Name and Project Number of Project Owned City and State | City and State | Number of Units | Construction type | Begin | End | Date Project Last Placed in Tier 1 in Scoring Criteria Section D. Service | Type of financing as defined by Tier 1 in Scoring Criteria Section D, #1 | LIHTC Project? | LIHTC date date lroject? (mm/dd/yy) | defaulted on any obligation?* | 8823s that have been outstanding longer than 6 months?** | defaulted on hero usus and and the hore before the configuration?* SR33.1bat have presented to Owner/GP hores than 6 the configuration?* Points?* |
| 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 | oN | 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 | 25 | Acq./Rehab | 2/1/2012 | | 2/1/2012 | NSP/HOME/MSHDA | Yes | NA | Ŷ | οN | 2/3 |
| Vista VIIIa | Saginaw, Mi | 100 | Acq./Rehab | 6/14/1993 | | 6/1/1994 | M\$HDA/LIHTC | Yes | 12/27/1994 | Š | S | No. |
| Wainut 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 | UHTC/HUD 223F | Yes. | 11/26/2002 | oN. | No | No |
| Wildwood | Westland, Mi | 229 | Acq./Rehab | 4/28/2011 | | 12/1/2011 | UHTC/22304 | Yes | 9/12/2013 | No | Ñ | 2/3 |

This page must be included as Exhibit 12b Management Experience

| Management Entity: | MHT Management, LLC | |
|---------------------------------------|--|---|
| is the management entity identified a | ed above the same as shown in Section C.4 of the LIHTC Program Application? | Ι |
| If you answered "No," please explain | lain the relationship between the management entity shown here and the management entity in the application: | Г |
| | | |
| | | |
| | | |

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.

| | | | Date of Management (mm/dd/yy)* | gement yy)* | | | Does the Project have any uncorrected | Included in Point Total for |
|---|-------------------|-----------|-----------------------------------|----------------|-------------------|-------------|--|--------------------------------|
| | | Number of | | • | | LIHTC | 8823s that have been outstanding longer | Management Experience |
| Name of Project Managed | City and State | Units | Begin | End | Type of Financing | Project? ** | than 6 months?*** | Points? |
| Example: XYZ Project | Ann Arbor, MI | 33 | 4/5/2002 | 5/3/2009 | LEHTC | Yes | No | Yes |
| 91.00 on Gratiot | Detroit, Mi | 36 | 4/8/2019 | | UHTC | Yes | No | No |
| Adams Senior Village (I | Westland, MI | 120 | 7/31/2007 | | HUD 223(F) | xex | No | Yes |
| Ambrose Ridge II | Grand Rapids, MI | 84 | 10/1/2017 | | UHTC | 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 | | 784 | Yes | ON | Yes |
| Aspen Hills !! | Traverse City, MI | 7.0 | 10/1/2017 | | UHTC/HUD 223F | хех | No | Yes |
| Benjamin Manor | Highland Park, MI | 8.1 | 8/1/2009 | | NSP/MSHDA | seA | NO | Yes |
| Brentwood II | Belding, M! | 48 | 10/1/2017 | 6102/21/9 | CONV/LIHTC | Yes | NO | oN |
| Calumet 8 | Detroit, MI | 104 | 2/1/2010 | | MSHDA | sək | 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 | NG | Yes |
| Center Ridge Arms | Essexville, Mi | 100 | 3/30/2021 | | MSHDA | Yes | No | Š |
| Chase Run III | Mt. Pfeasant, Mf | 160 | 1/1/2005 | | CONV | Yes | No | , Kes |
| Clay Apartments | Detroit, MI | 42 | 3/12/2019 | | CONV | Yes | ON | No |
| Colonial Meadows | Pontiac, MI | 83 | 6/1/2011 | | MSHDA | Yes | No | Yes |
| Dauner Haus III | Fenton, ₩ŝ | 151 | 2/1/2010 | | МЅНĎА | Yes | No | Yes |
| Dauner Haus II | Fenton, Mi | 41 | 2/1/2010 | | CONV | Yes | No | Yes |
| Dearborn Town Center Senior | Dearborn, Mi | 7.7 | 12/5/2018 | | CONV | Yes | oN | СN |
| Delhi Stratford Place | Holt, MI | 96 | 6/1/2010 | | МЅНОА | yes | ON | Yes |
| Dickerson Manor | Detroit, MI | 99 | 9/1/2010 | | CONV | Yes | ON | Yes |
| Gabrielle | Highland Park, MI | 336 | 2/1/2010 | | MSHDA | Yes | ON | Yes |
| Glendale Buena Vista | Highland Park, Mt | 83 | 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

| | | | Date of Management (mm/dd/yy)* | agement (yy)* | | | Does the Project have | included in |
|-------------------------|-------------------|--------------------|--------------------------------|------------------|-------------------|----------------------|---|---|
| Name of Project Managed | City and State | Number of Units | Begin | End | Type of Financing | LIHTC Project? ** | any uncorrected 8823s that have been outstanding longer than 6 months?*** | Foot Total for Management Experience Points? |
| Example: XYZ Project | Ann Arbar, Mi | 33 | 4/5/2002 | 5/3/2009 | LIHTC | Yes | No | Yes |
| Harbor Painte | Benton Harbor, Mi | 84 | 4/1/2017 | 8102/9/2 | LIHTC | Yes | No | No |
| Harbor Pointe II | Benton Harbor, MI | 72 | 4/1/2017 | 2/6/2018 | CONVLIHTC | Yes | Νο | oN |
| Highland Manor | Highland Park, MI | 48 | 11/1/2010 | | HUD 223(F) | Yes | No | Yes |
| Hope Senior | Oxford, Mi | 05 | 2/1/2010 | | MSHDA/HOME | sak | 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 | ON | Yes |
| Jennings Senior Living | Detroit, Mi | 46 | 8/28/2015 | | CONV | Yes | ON | Yes |
| McDonald Square II | Detroit, MI | 180 | 2/1/2010 | | MSHDA | sak | ON | Yes |
| Mill Pond Manor II | Brighton, MI | 58 | 1/1/2013 | | HUD 221(D)4 | Yes | No | Yes |
| Mitwaukee Junction | Detroit, MI | 25 | Under Canstruction | | CONV | Yes | No | No |
| Newman Court II | Pontiac, MI | 172 | 6/1/2016 | | HUD | Yes | ON | Yes |
| Oakwood Manor | Eastpointe, MI | 44 | 7/1/2013 | | NSP/HOME | No | No | No |
| Pablo Davis II | Detroit, MI | 7.5 | 2/1/2014 | | CONV | Yes | ON | Yes |
| Palmer Court Townhomes | Detroit, MI | 173 | 5/1/2009 | | М5НБА | 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 | 95 | 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 | | МЅНDА | Yes | No | Yes |
| Silver Creek (I | Flat Rock, MI | 111 | 11/1/2003 | | MSHDA | Yes | No | Yes |
| South Hill | Milford, Mi | 120 | 2/1/2010 | | MSHDA | Yes | No | Yes |
| University Club | Detroit, MI | 120 | 1/1/2010 | | мѕнра | No | No | No |
| Van Dyke Center II | Detroit, MI | 200 | 2/1/2010 | | MSHDA | Yes | No | Yes |
| Viliage Park | Detroit, Mi | 95 | 10/1/2010 | | MSHDA | sak | No | Yes |
| Village of Royal Oak | Royal Oak, MI | 147 | 1/15/2011 | | МЅНĎА | yes | No | Yes |
| Vista Villa | Saginaw, MI | 100 | 1/2/2009 | | MSHDA | Yes | No | Yes |
| Walnut Grave II | Grand Rapids, MI | 28 | 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.

| A S | Project Name | Explanation |
|-----|--------------|-------------|
|-----|--------------|-------------|

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.

| ☐ Management Entity | Explanation | | | |
|------------------------|--------------|----|--|--|
| General Partner/Member | WIL | NA | | |
| © □ | Project Name | NA | | |





PILOT Proposed Project Narative

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.





Environmental Impact

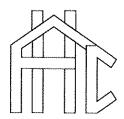
Mince Manor will receive significant upgrades immediately after closing. The renovations will have several beneficial environmental impacts to the property and the residents. Inside the apartments, residents will receive clean new living spaces where floors have been restored or replaced throughout and 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 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

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 FILIN, 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.

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.

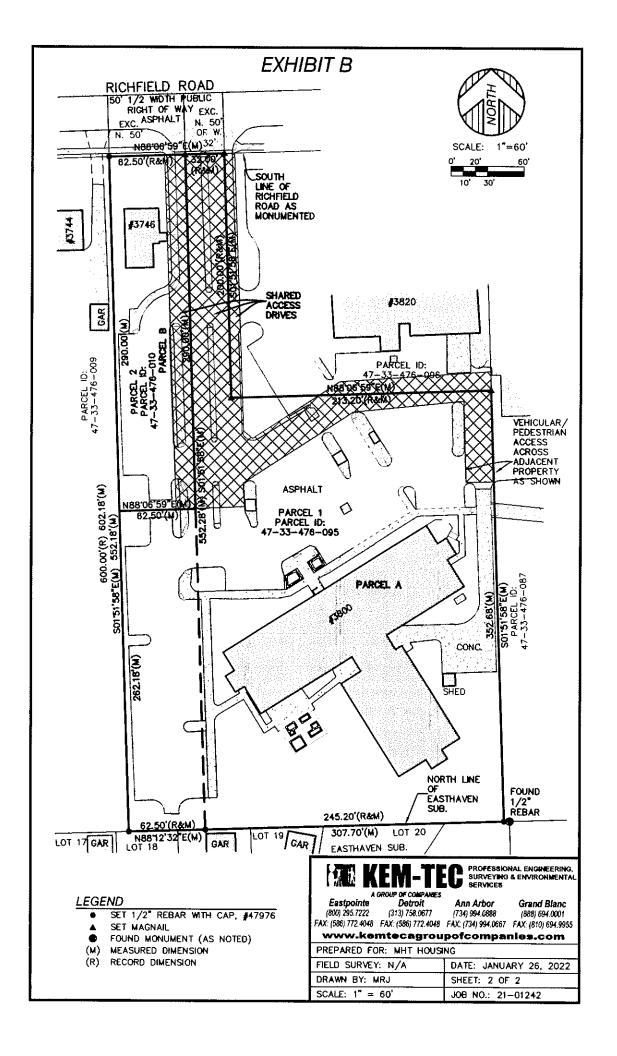
REN-TEG PROFESSIONAL ENGINEERING, SURVEYING & ENVIRONMENTAL SERVICES

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Eastpointe Detroit (313) 758.0677 (800) 295.7222 FAX: (586) 772.4048 FAX: (586) 772.4048 FAX: (734) 994.0667 FAX: (810) 694.9955

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www.kemtecagroupofcompanies.com

| PREPARED FOR: MHI HOUSING | | | | | | | |
|---------------------------|------------------------|--|--|--|--|--|--|
| FIELD SURVEY: N/A | DATE: JANUARY 26, 2022 | | | | | | |
| DRAWN BY: MRJ | SHEET: 1 OF 2 | | | | | | |
| SCALE: N/A | JOB NO.: 21-01242 | | | | | | |







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 familes 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.





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 ¼ of the Southeast ¼ 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 ¼ of the Southeast ¼, 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.

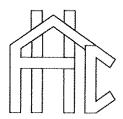
And 47-33-476-010

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

| | 3820 Richfield Rd., | Flint, MI 48506 | ph 810.736.3050 | |
|---|---------------------|-----------------|-----------------|--|
| · | , | | p., 020,,00,000 | |





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 1810) 736-0158 Board of Commissioners.

President Geraldine Redmond. Revident Commissioner
Vice President Philip Schmitter
Commissioner Chia Mogan
Commissioner De Wann 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 gi | ound lease and acquire impro | ovements agreement (the | "Option") is made |
|------|-------------------|--------------------------------|--------------------------|--------------------|
| this | day of | | ve Date"), between the I | |
| COM | MISSION, a Mic | higan public body corporate | e (the "Ground Lessor" | or "Optionor") and |
| MACI | H 1 LIMITED | DIVIDEND HOUSING AS | SSOCIATION, LLC, a | Michigan limited |
| | | Optionee"). The Optionor an | | |
| | | ties" or individually as the " | | • |

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 rededveopment 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 <u>Exhibit A</u> 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. <u>Period</u>: This Option may be exercised at any time within the twelve (12) month period following the Effective Date of the Option (the "<u>Option Period</u>").
- 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. <u>Limited Warranty Deed Terms</u>: The Option shall be subject to the terms, covenants and provisions of the limited warranty deed conveying the Improvements to the Optionee (the "<u>Deed</u>"). 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. <u>HUD and Other Approvals</u>: The Option, Ground Lease and Deed shall be subject to any and all applicable United States Department of Housing and Urban Development ("<u>HUD</u>") 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. <u>Conflict of Interest:</u> 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. <u>Assignment or Transfer</u>. 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. <u>Termination of Rights</u>. 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. <u>Access.</u> 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. <u>Indemnification</u>. 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.
- 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.

| | | USING COMMISSION, a Michigan corporate |
|-------------------|-----------------------------|--|
| Ву: | | |
| Name | e: Haro | ld. S. Ince, Jr. |
| Its: | Exec | utive Director |
| MAC | | C: mited Dividend Housing Association nigan limited liability company |
| MAC | CH 1 Li | mited Dividend Housing Association igan limited liability company |
| MAC LLC By: | CH 1 Li , a Mich Mana | mited Dividend Housing Association igan limited liability company |
| MAC LLC By: | CH 1 Li , a Mich | mited Dividend Housing Association igan limited liability company |

<u>EXHIBIT A</u>

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 145.94Feet; 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 429.5Feet to the northeasterly corner of said lot 103; thence north00°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.

<u>Mince Manor</u> (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.





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 taxexempt 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 | | |
|--|----------------------------|------------|
| Acquisiton | 1 | |
| Land | d \$ | 101,000 |
| Building | gs \$ | 4,399,000 |
| Subtota | al \$ | 4,500,000 |
| Construction | | |
| Structures and on-site improvement | ts \$ | 5,750,000 |
| General Requirements, Overhead, Builder Profi | it \$ | 839,914 |
| Permits, Bond Premium, Tap Fees, Cost Certification | n \$ | 146,142 |
| Construction Contingency (10% of est. Const Costs | s) \$ | 673,606 |
| Subtota | al \$ | 7,409,662 |
| Professional Fees | | |
| Architect, Engineer, Legal, and other Professional Fee | es \$ | 223,000 |
| Subtota | al \$ | 223,000 |
| Financing Costs | | |
| Construction Financing | g \$ | 465,943 |
| Permanent Financing | g \$ | 173,828 |
| Investor and LIHTC related cost | ts \$ | 2,370,769 |
| Subtota | al \$ | 3,010,540 |
| Project Reserves | | |
| Tax & Insurance and other project reserve | es \$ | 1,571,055 |
| Subtota | al \$ | 1,571,055 |
| Total Development Cost | ts \$ | 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 Source | s \$ | 16,714,257 |
| MSHDA Construction Loan | \$ | 8,691,414 |
| VISHDA CONSTRUCTION FOSD | <u> </u> | 8,691,4 |

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 |



| 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 | s . | |
| 22 | 113000 | Appliances | \$ 278,500 | |
| 23 | 122000 | Window Treatments | s . | |
| 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 | \$. | |
| 32 | | Electronic Safety and Security Total Structures | \$ \$ 5,555,0 | |

| Site Work | | | | | |
|-----------|--------------------------|-------------------------------|------|---------|--|
| Line | 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 | S | 9,000 | |
| 37 | 328000 | Site Irrigation | \$ | | |
| 38 | 329000 | Landscaping | \$ | | |
| 39 | 330000 | Site Utilities | \$ | | |
| | 7 | Fotal Site Work | \$ | 195,000 | |

| 40 | Community Building | |
|----|-------------------------|--|
| 41 | Accessory Buildings | |
| 42 | Off-Site Improvements | |
| 43 | Temporary Site Security | |

| | Total Structures, Sitework and Misc. Structures and Sitework | | | | |
|----|--|--------------|--|--|--|
| 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 (placae print)

MSHDA Representative (please print)

Signature

Signature

Signature





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 Mortgage Interest Rate Pay Rate

Mortgage Term Income from Operations

PBV and/or Existing Section 8 Assistance

Instructions

| | • | | | | | | |
|------------------------------------|-----------------|-------------------|----------|--------------|-----------|-----------|-----------|
| | | | | | Initial | | Future |
| Total Davidsonment Income Between | | | | | Inflation | Beginning | Inflation |
| Total Development Income Potential | | | Per Unit | <u>Total</u> | Factor | in Year | Factor |
| Annual Rental Income | | | 9,143 | 1.005.744 | 1.0% | 6 | 2.0% |
| Annual Non-Rental Income | | | 0 | 0 | 1.0% | 6 | 2.0% |
| Total Project Revenue | | | 9,143 | 1,005,744 | 1.070 | | 2.070 |
| Total Development Expenses | | | | | | | |
| | | | | | | Future V | (acancu |
| Vacancy Loss | 5.00% of annual | rent potential | 457 | 50,287 | | 6 | 8.0% |
| Management Fee | 562 per unit p | 1 | 562 | 61.820 | 3.0% | 1 | 3.0% |
| Administration | | 7 | 1,330 | 146,300 | 3.0% | | 3.0% |
| Project-paid Fuel | | | 95 | 10,450 | 3.0% | 6 | 3.0% |
| Common Electricity | | | 563 | 61,930 | 4.0% | 6 | 3.0% |
| Water and Sewer | | | 1,018 | 111,980 | 5.0% | 6 | 5.0% |
| Operating and Maintenance | | | 1.683 | 185,130 | 3.0% | 1 | 3.0% |
| Real Estate Taxes | | | 0 | 001,001 | 5.0% | | 5.0% |
| Payment in Lieu of Taxes (PILOT) | 3.00% Appl | ied to: All Units | 210 | 23,133 | 3.070 | <u> </u> | 3.076 |
| Insurance | -10070 14997 | ou to: 7 m Grato | 571 | 62,810 | 3.0% | | 3.0% |
| Replacement Reserve | 300 per unit p | er vear | 300 | 33,000 | 3.0% | 4 | 1 |
| Other: Permit and inspection fees | ooo per drat p | ci yeai | 16 | - | | | 3.0% |
| Other: | | | 0 | 1,760 | 3.0% | | 3.0% |
| | | | % of | | 3.0% | | 3.0% |
| | | | 70 UI | | | | |

3.75

Yes

40 years

4.100%

4.100%

Revenue Total Expenses 74.43% 6,805 748,600 Base Net Operating Income Part A Mortgage Payment 2,338 257,144 Override 6.82% 68,572 623 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

| Flow | Projections | |
|------|-------------|--|
| Cash | ash Flov | |

| Cash Flow Projections | | | Development Financing | : MACH 1 - Mince Tax Exempt | ä | | | | | | | |
|--|--------------|--|---|---|-------------------------------|-------------------------------|-------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|---|
| | 1016 | | MSHDA No. (Step / Date (Type / | 0 Application 01/00/1900 Acquisition/Rehab | thab | | | | | | | |
| | dal Istial | Starting in | * - | 74 | m | 4 | 'n | φ | ۲- | æ | ø | 5 |
| | 1.0% | 6 2.0% 6 2.0% | 1,005,744 | _ | | | 1,046,581 | | | | | 1,155,510 |
| otal Project Revenue | | | 1,005,744 | 1,015,801 | 1,025,959 | 1,036,219 | 1,046,581 | 1,067,513 | 1,088,863 | 1,110,640 | 1,132,853 | 1,155,510 |
| | | | ; | | ; | | | | | | | |
| Vacancy Loss Management Fee | 3.0% 3.0% | 6 8.0% 1 3.0% | 50,287 | 50,790 63,675 | 51,298 65,585 | 51,811 67,552 | 52,329 69,579 | 85,401 71,666 | 87,109 73,816 | 88.851 76.031 | 90,628 78,312 | 92,441 80,661 |
| | 3.0% | 1 3.0% 6 3.0% | 146,300 | 150,689 | 155.210 | 159,866 | 164,662 | 169,602 | 174,690 | 179.931 | 185,328 | 190,888 13,535 |
| Common Electricity Water and Sewer | 5.0% | 6 3.0% 6 5.0% | 61.930 | 64.407 | 66,983 | 69.663 | 72.449 | 74,623 | 76,862 | 79.167 | 81,542 | 83,989 |
| intenance | 3.0% | | 185,130 | 190.684 | 196.404 | 202,297 | 208.365 | 214.616 | 221.055 | 227.687 | 234,517 | 241,553 |
| Taxes (PILOT) | 30% | 30% | 23,133 | 23.168 | 23,194 | 23,211 | 23,218 | 22.574 | 22.871 | 23.166 | 23,460 | 23.752 |
| sement Reserve Permit and inspection fees | 3.0% | 1 3.0% 1 3.0% | 33,000 | 33,990 | 35,010 | 36,060 | 37.142 | 38,256 | 39,404 | 40.586 | 41.803 | 43,058 |
| Subtotal: Operating Expenses | 3.0% | 1 3.0% | 748,600 | 772,252 | 796.731 | 822.067 | 848,292 | 906.625 | 935,448 | 965.251 | 040'966 | 1,027,943 |
| Debt Service Debt Service Part A Debt Service Conventional/Other Financing | | | 68.572 0 | 68,572 0 | 68,572 0 | 68.572 0 | 68,572 0 | 68,572 0 | 68,572 0 | 68.572 0 | 68,572 0 | 68,572 0 |
| Total Expenses | | | 817,172 | 840,824 | 865,302 | 890,638 | 916,864 | 975,197 | 1,004,019 | 1,033,822 | 1,064,642 | 1,096,514 |
| Cash Flow(Deficit) | | | 188,572 | 174,978 | 160,657 | 145,581 | 129,717 | 92,316 | 84,844 | 76,818 | 68,212 | 58,996 |
| Cossi row Feb Usili Debt Coverage Ratio on Part A Loan Debt Coverage Ratio on Conventional/Other Financing | ancing | | 3.75 N.A | 3.55 N/A | 3.34 N/A | 1,323 3,12 N/A | 2.89 N/A | 839 2.35 N/A | 2.24 N/A | 598 2.12 N/A | 620 1.99 N/A | 536 1.86 N/A |
| Interest Rate on Reserves | 3% | 4 | Average Cash F | Flow as % of N | % of Net Income | | | | | | | |
| | | | | | | | | | | | | |
| Maintained Debt Coverage Ratio (Hard Debt) Maintained Operating Reserve (No Hard Debt) Initial Balance | 250 | Initial Deposit | 119.205 | 122.781 | 126.465 | 130.259 | 134 166 | 138 191 | 142 337 | 146 607 | 151 005 | 155.536 |
| Total Annual Draw to achieve 1.0 DCR Total Annual Deposit to achieve Maintained Total 10 DCB and Maintained DCB | 4 DCR | PARAMAGNA MARIA | 000 | 000 | 000 | 000 | 000 | 000 | 000 | 00 | 001 | 00 |
| finite state of the state of th | | | 3,576 | 3.683 | 3.794 | 3,908 | 4,025 | 4,146 | 4,270 | 4.398 | 4,530 | 4,666 |
| Maintained Cash Flow Per Unit Maintained Debt Coverage Ratio on Part A Loan | _ | | 3,75 | 3.55 | 3.34 | 1,323 | 1,179 | 839 2.35 | 771 | 698 2.12 | 620 1,99 | 150,202 536 1.86 |
| Maintained Debt Coverage Katio on Conventions Standard ODR Non-standard ODR | alcome | 119,205 | N/A | ď Ž | Y | ¥ Ž | ď. | ď Ž | Y Ž | ¥,Z | ¥, | NIA |
| Operating Assurance Reserve Analysis Required in Year | - | 272.391 Initial Deposit | | | | | | | | | | *************************************** |
| Initial Balance Interest Income Ending Balance | | 272,391 | 8,172 | 280,562 8,417 | 288,979 8,669 | 297,649 8.929 | 306,578 9,197 | 9,473 | 325.249 9.757 | 335,006 | 345,056 10,352 | 355,408 10,662 |
| Enthing catalitie Deferred Developer Fee Analysis | | | 790,097 | 6/6/997 | 287.049 | 306,578 | 315.775 | 325.249 | 335.006 | 345.056 | 355,408 | 366,070 |
| Inital Balance Dev Fee Paid Ending Balance Repaid in ye | ٥ | TO THE PROPERTY OF THE PROPERT | 1,260,000 188,572 1,071,428 | 1,071,428 174,978 896,450 | 896,450 160,657 735,793 | 735,793 145,581 590,213 | 590.213 129.717 460.496 | 460.496 92.316 368,179 | 368,179 84,844 283,336 | 283,336 76,818 206,517 | 206,517 68,212 138,306 | 138.306 58.996 79.310 |
| | | | | | | | | | | į | | |
| e on Subordinate Financing nount of all MSHDA Soft Funds nt | %8 | Initial Balance | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 |
| Accrued Int Subtotal | | % of Cash Flow | 00: | 00 | 00 | 00: | 00 | 00 | 00 | 00 | 00 | 00 |
| Annual Payment Due Year End Balance | | %ac | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 |

| Income Annual Rental Income Annual Rental Income Total Project Ravenue Total Ravenue | | 11 1,178,620 1,178,620 1,178,620 83,081 196,615 84,044 86,508 182,404 24,041 84,411 44,411 44,411 44,411 44,411 | 12 1.202.193 1.202.193 1.202.193 96.175 85.573 202.513 14.465 89.104 191.524 256.263 2.4.328 45.680 2.4.36 | 13 1,226 237 1,226 237 1,226 237 28 099 14,889 14,889 14,889 14,889 14,889 14,889 14,889 14,889 14,889 14,889 14,889 14,889 14,780 201,100 22,569 2,569 | 14 1,250,761 1,250,761 1,250,761 1,250,765 21,484 15,346 21,116 21,116 21,116 21,116 21,116 21,116 21,116 21,116 21,116 21,116 21,116 21,116 21,116 21,116 21,116 21,116 21,116 21,116 21,116 21,16 21 | 15 1,275,777 1,275,777 1,02,052 28,508 22,1,29 15,807 15,807 15,807 15,807 15,807 15,807 15,807 15,807 15,807 15,807 15,807 16,8 | 16 1,301,292 1,301,292 1,301,292 227,903 16,281 16, | 17 1,327,318 1,327,318 106,185 29,503 29,476 16,769 16,769 24,438 297,079 2,5,699 52,965 2,2,95 52,965 | 18 1,353,864 1,353,864 1,353,864 108,308 108,308 17,272 17 | 19 1,380,942 1,380,942 110,475 110,475 17,790 17,790 17,790 12,996 26,208 16,180 16,930 26,180 16,930 26,930 16,930 26,930 16,930 26,930 16,930 26,930 26,930 | 20 1,408,561 1,408,561 112,885 108,402 266,538 18,324 112,874 282,968 3,24,51 26,75 26,451 26,451 26,451 3,086 3,086 |
|--|---|---|---|---|---|---|---|---|---|--|---|
| | ' ! | 1.060,908 68.572 0 0 | 1.095.005 68.572 0 1,163,577 | 68.572 68.572 0 1,198,849 | 68.572 68.572 0 1,235,340 | 68.572 68.572 0 0 | 68.572 68.572 0 1,312,157 | 68.572 68.572 0 1,352,581 | 1,325,843 68,572 0 1,394,415 | 1.369.141 68.572 0 1,437,713 | 1,413,958 68,572 0 0 |
| Cash Flow([Deficit) Cash Flow Per Unit Debt Coverage Ratio on Part A Loan Debt Coverage Ratio on Conventional/Other Financing Interest Rate on Reserves | | 49,141 447 1,72 N/A | 38,616 351 1.56 N/A | 27,387 249 1.40 N/A | 15,422 140 1.22 N/A | 2,684 24 1.04 N/A | (10,865) (99) 0.84 N/A | (25,263) (230) 0,63 N/A | (40,551) (369) 0.41 N/A | (56,771) (516) 0.17 N/A | (73.969) (672) (5.08) N/A |
| Operating Deficit Reserve (ODR) Analaysis Maintained Debt Coverage Ratio (Hard Debt) 1:00 Maintained Operating Reserve (No Hard Debt) 2:50 Initial Bislance Total Annual Draw to achieve Naintained DCR Total Annual Draw to achieve Maintained DCR Total Annual Draw to achieve Maintained DCR Total 1:0 DCR and Maintained DCR Interest Interest Maintained Cash Flow Per Unit Maintained Debt Coverage Ratio on Part A Loan Maintained Debt Coverage Ratio on Conventional/Other Standard ODR Non-standard ODR | Intial Deposit 119,206 | 160.202 0 0 4.806 165.008 1.72 N.A | 165.008 0 0 0 4.950 169.958 351 1.56 N/A | 169.958 0 0 5.099 175.057 249 1.40 | 175.057 0 0 0 5.252 180.308 140 1.22 N/A | 180,308 0 0 0 5,409 185,718 1,04 1,04 | 185.718 (10.865) (10.865) 5.572 180.424 1.00 | 180,424 (75,263) (25,263) 5,413 160,574 1,00 | 160,574 (40,551) (40,551) 4,817 124,840 1.00 | 124,840 (56,771) (56,771) 3,745 71,814 1,00 | 71,814 (73,969) (73,969) 2,154 (0) 1,00 N/A |
| Operating Assurance Reserve Analysis Required in Year: 1 Initial Balance Ending Balance | 272,391 Initial Deposit 272,391 | 366,070 10,982 377,052 | 377.052 11.312 388.364 | 388,364 11,651 400,015 | 400,015 12,000 412,015 | 412.015 12.360 424.376 | 424,376 12,731 437,107 | 437.107 13.113 450.220 | 450,220 13,507 463,727 | 463,727 13,912 477,639 | 477,639 14,329 491,968 |
| | | 79,310 49,141 30,169 | 30,169 30,169 0 | 000 | 000 | 000 | 000 | 000 | 000 | 000 | 000 |
| Montgage Kesource Fund Loan Montgage Kesource Fund Loan Pencipal Amount of all MSHDA Soft Funds Current Yr Int Subtotal Acroused Int Acroused Int Subtotal Annual Payment Due | Initial Balance 0 % of Cash Flow 50% | 909000 | 600000 | 00000 | 000000 | 000000 | 00000 | 500000 | 00000 | 00000 | 000000 |

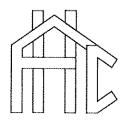




Schedule of Rents and Income Limits

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.

| | | Max Allowed Housing Expense | 738 886 | | | | | Monthly 83,812 0 83,812 |
|---|--|--|---|----------------|--|--|---|---|
| | | Unit Type | | | Within Range | Within Range | | Annual 1,005,744 0 1,005,744 |
| | | TC Units Square Feet | 57,024 2,016 | 59,040 | 59,040 | | | |
| | | % of Total Square Feet | 96.6% 3.4% | 100.0% | 0.0% | 0.0% | | ome |
| ril 1,2021) 6 Person | 22,830 30,440 38,050 45,660 | Gross Square Feet | 57.024 2,016 | 59,040 | 59,040 HOME Units SF/Total Units SF | # HOME Units/# Total Units | | Total Income Rental Income Non-Rental Income Total Project Revenue |
| (Effective April 1,2021) 5 Person 6 Pers | 21,270 28,360 35,450 42,540 | % of Total Units | 98.2% 1.8% | 100.0% 0.0% | E Units SF/T | HOME Units | | <u> </u> |
| () 4 Person | 19,680 26,240 32,800 39,360 | % of Gross Rent | 97.7% 2.3% | 100.0% 0.0% | HOM | # | | Cvernde |
| Genesee County Person 3 Person | 17,730 23,640 29,550 35,460 | Current Section 8 Gross Rent Contract Rent | | 0 0 | | | | Total 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 |
| Genese 2 Person | 15,750 21,000 26,250 31,500 | Gross Rent | 982,368 23,376 | 1,005,744 | 1,005,744 | 762 59,040 | Owner-Paid | Cmer |
| 1 Person | 13,800 18,400 23,000 27,600 | Total Housing Expense | 758 974 | | Gross Rent Potential | Average Monthly Rent Gross Square Footage | Owner-Paid Owner-Paid C | Sewec |
| e Limits for | 30% of area median 40% of area median 50% of area median 60% of area median | Utilities | 0 0 | | Gross R | Average Gross Squ | Owner-Paid (| <u>ses</u> |
| Income | 30% of a 40% of a 50% of a 60% of a | Contract Rent | 758 974 | | | | | <u>A/C</u> |
| | | Net Sq. Ft. | <u>estriction)</u> 528 1,008 | | | | Utility Allowances Owner-Paid Owner-Paid | Electricity |
| | | Baths | ut from rent re Joits 1.0 1.0 | | | | | ∢⊞00mr@I |
| ince | Rehab | Unit Type Bedrooms | Area Median Income Units Tenant AMI Restriction (if different from rent restriction) MSHDA Project Based Voucher Units Occupancy 108 Apartment 1 1.0 5.28 2 Apartment 2 1.0 1,00 | | | | | 0 |
| velopment MACH 1 - M Financing Tax Exempt SHDA No. 0 | Step Application Date ####### Type Acquisition/Rehab | No. of Units | Area Mediar Tenant AMI MSHDA Pro Occupancy 108 A | | 11 o | 60.00% 100.00% | | Income |
| Development MACH 1 - Mince Financing Tax Exempt MSHDA No. 0 | Step Date Type | Rental Income <u>Unit</u> | 60% 60% Yes Family A B | Mgrs | Total Revenue Units Manager Units | Income Average Set Aside | | Annual Non-Rental Income Misc. and Interest Laundry Carports Other: |





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 | | | | |





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.





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.





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.





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.





Mince Manor PILOT Request

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