



MEMORANDUM

May 1, 2014

TO: All Interested Parties of MSHDA's Gap Financing Program

FROM: John A. Hundt, Housing Development Manager

SUBJECT: Gap Financing Program – Threshold Assessment Rankings

Threshold Assessment Rankings: The attached spreadsheet represents the threshold phase rankings of proposals remaining in the Gap Financing Program. Each proposal was ranked based on the combination of the evaluation criteria identified within the Gap Financing Program. The criteria included the percentage of gap funding to hard debt, the amount of gap funding per unit and the projected permanent Tax-Exempt loan. The aggregate gap funding needs of the top five shaded proposals make up just over \$16 million of the \$18 million made available. The next proposal's need exceeds the remaining \$2 million. Therefore, only those four transactions are being invited to the Commitment Phase of the lending process.

Fifteen transactions originally submitted applications under this funding round, but only seven proposals submitted packages during the Threshold Phase. The sponsors of the other eight proposals withdrew their application for one reason or another. Final ranking will occur during the Commitment Phase.

If you have any questions please contact John Hundt at (517) 241-7207.

Attachment

Round 3 NOFA Pipeline - Threshold Assessment Rankings

Proposals / Location / Sponsors			Proforma Data				Ranking Factors		Units	
Project Name	Location	Sponsor Contact	Projected Tax		Total Gap Funds Projected	Existing Reserves	Overall Gap to Hard Debt Ratio	Net Gap		Total Units
			Projected Permanent Tax Exempt Loan	Exempt Construction Loan				Funding to Hard Debt Ratio	Projected Per Unit Gap Funding	
Columbia Court	Belleville	National Church Residences	5,210,025	7,743,534	1,854,990		35.60%	35.60%	17,176	108
Wade H McCree Estates *	Ecorse	Amin Irving / Ginosko	10,166,704	12,664,945	4,000,000	-	39.34%	39.34%	20,000	200
Falcon Woods Apartments	Holland	Wallick-Hendy Development	5,498,785	7,856,358	2,665,760	-	48.48%	48.48%	18,512	144
Bay Hill I & II	Grand Traverse	Hollander Development	9,385,522	12,392,605	5,600,000	-	59.67%	57.41%	25,225	222
Lincolnshire Townhomes	Albion	Access Group LLC	3,051,413	4,011,638	1,923,812	-	63.05%	63.05%	23,751	81
Stonebrook Townhomes I & II	Grand Rapids	Amin Irving	7,057,449	8,947,391	5,381,782	26,220	76.26%	75.89%	35,704	150
Water Street Flats	Ypsilanti	Herman & Kittle Properties	3,979,771	6,119,234	3,777,926	-	94.93%	94.93%	47,224	80
Overall Totals =			44,349,669	59,735,705	25,204,270	26,220				985
Shaded Area Totals =			33,312,449	44,669,080	16,044,562	0				755

* Eligible for only \$4 million in Gap Funding