



DATE: March 7, 2023
TO: All Interested Parties of MSHDA's Gap Financing Program
FROM: John A. Hundt, Housing Development Manager
SUBJECT: Sixteenth Round Gap Financing Program - Application Submission Rankings

Application Submission Rankings: The attached spreadsheet represents the Application Submission phase rankings of proposals remaining in the 16th Round of the Gap Financing Program.

Each proposal was ranked based on the combination of 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.

Out of the original 14 proposals received, 6 proposals remained in the funding round through the current process. The other 8 proposals withdrew or were removed for various reasons. **We have enough gap funding to meet the total gap funding needs projected for the three shaded proposals that remain under the soft to hard debt ratio limitation of 30%. These three proposals are being invited to continue processing.**

The three shaded proposals listed are not expected to exceed their MSHDA gap funding needs projected to remain eligible for funding. In addition, all proposals are expected to maintain the processing timeline.

This notification is not a financing commitment by the Authority. All proposals are subject to the Authority's lending parameters and process and must have Authority Loan Committee and Board approval to receive any financing commitment.

If you have any questions, please contact John Hundt at (517)-388-6121.

Attachment

Round 16 NOFA Pipeline - Application Submission Rankings

Proposals / Location / Sponsors			Proforma Data			Ranking Factors	Deficit	Units	
Project Name	City	Sponsor Contact	Projected Permanent Tax Exempt Loan	Projected Tax Exempt Construction Loan	Total Gap Funds Needed	Net Gap Funding to Hard Debt Ratio	MSHDA Projected Per Unit Gap Funding	Additional Gap Unaccounted For	Total Units
Samaritas Affordable Living of Rochester Hills	Rochester Hills	Samaritas	\$16,194,483	\$26,595,506	\$1,737,808	8.73%	\$11,663	\$0	149
Union at A2	Ann Arbor	Kyle Bach	\$34,793,005	\$35,587,187	\$11,245,275	18.96%	\$44,981	\$0	250
Woodworth Square	Bad Axe	Innovative Housing Development Corporat	\$837,800	\$2,113,164	\$1,387,264	20.43%	\$44,825	\$759,247	28
Martin Gardens	Detroit	Martin Garden of Detroit LDHA LP	\$2,302,427	\$7,750,000	\$675,000	29.32%	\$13,500	\$904,706	50
Bay Park North and South Towers	East Tawas	East Tawas Housing Commission	\$3,092,017	\$9,119,000	\$926,059	29.95%	\$10,895	\$0	85
The Preserve on Ash II (4%)	Detroit	The Community Builders, Inc.	\$3,417,952	\$15,953,842	\$1,025,386	30.00%	\$17,090	\$1,801,502	60

Totals =	\$60,637,684	\$97,118,699	\$16,996,792				\$3,465,455	622
Shaded Totals =	\$54,079,505	\$71,301,693	\$13,909,142					
Available Gap Funding Sources =			\$18,000,000					
Remaining Balance =			\$4,090,858					

Round 16 - Withdrawn/Rejected Proposals

Proposals / Location / Sponsors			Proforma Data			Ranking Factors	Deficit	Units	
Project Name	City	Sponsor Contact	Projected Permanent Tax Exempt Loan	Projected Tax Exempt Construction Loan	Total Gap Funds Needed	Net Gap Funding to Hard Debt Ratio	MSHDA Projected Per Unit Gap Funding	Additional Gap Unaccounted For	Total Units
Weston Apartments	Grand Rapids	Dwelling Place of Grand Rapids, NPHC	\$1,003,470	\$10,712,000	\$0	0.00%	\$0	\$0	64
Elmdale Apartments	Grand Rapids	Dwelling Place of Grand Rapids, NPHC	\$836,406	\$2,057,500	\$233,644	27.93%	\$12,980	\$0	18
Villa Esperanza	Wyoming	Dwelling Place of Grand Rapids, NPHC	\$1,195,055	\$3,721,084	\$358,517	28.00%	\$9,193	\$816,076	39
Madison Manor	Madison Heights	National Church Residences	\$4,375,871	\$9,231,039	\$1,798,918	16.73%	\$22,209	\$0	81
Phillip C Dean	Lansing	Communities First, Inc.	\$2,668,941	\$4,521,232	\$790,000	23.06%	\$12,821	\$0	48
HOM Flats at 28 West Phase 3	Wyoming	Magnus Capital Partners, LLC	\$30,848,023	\$30,848,023	\$4,000,000	12.97%	\$16,667	\$0	240
HOM Flats at 24 East Phase	Holland	Magnus Capital Partners	\$24,810,796	\$24,810,796	\$3,400,000	9.82%	\$17,801	\$0	191
Keeler Flats 56N	Grand Rapids	Keeler Flats LDHA LP	\$15,979,478	\$33,499,229	\$0	0.00%	\$0	\$0	143