

Proposal Summary AHFA East Village

East Village

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Pool Service Enriched Housing: PSH

Population Service Enriched Building Type Multifamily Construction Type New Construction

Address 150 S East Street (to be assigned) City Bethel

County Clermont Census Tract 39025041800

East Village is a 56-unit 100% Permanent Supportive Housing development with on-site service space located in the Village of Bethel. All units (except the manager's unit) will be subsidized by the Clermont Metropolitan Housing Authority and deeply affordable to tenants. The project is a result of months of work through the Ohio CSH Institute and partnership development. The project was developed by UP Development, LLC in partnership with the Clermont Housing Corporation — the 501c3 instrumentality of CHMA. Greater Cincinnati Behavioral Health Services, the region's premier mental and behavioral social service provider, will coordinate a service plan for all residents and provide direct services to tenants on-site. In addition to ample social service space, the development will feature robust community amenities (computer room, laundry, recreation space, and more), on-site management, and a live-in Community Builder to address resident needs around the clock.

ent Team Information
UP Development LLC Developer Developer Contact Co-Developer General Contractor Management Co RyanWilson N/A Weber Group UPA, LLC Syndicator TBD McCall Sharp Architecture Architect

hip Information

UPD East Village, LP

Clermont Housing Corporation Ownership Entity Managing Partner Parent Organization Minority Member #1 Parent Organization Clermont Housing Corporation UP Holdings, LLC UP Holdings, LLC Minority Member #2 Clermont Housing Corporation Non-Profit

#Units	#BR	# Bath	SQFT	%Affordabl e To	%Occupied By	Tenant- Paid Rent	Tenant-Paid Utilities	Subsidy	Subsidy Type	Rent to Project Per Unit	Monthly Rent to Project
14	1	1	523	30%	30%	\$ 418.00	\$ -	\$ 252.00	HUD	\$ 670.00	\$ 9,380.00
20	1	1	523	50%	30%	\$ 418.00	\$ -	\$ 252.00	HUD	\$ 670.00	\$ 13,400.00
21	1	1	523	60%	30%	\$ 418.00	\$ -	\$ 252.00	HUD	\$ 670.00	\$ 14,070.00
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$ -
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$ -
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0	0	0	0	0%	0%	\$	\$ -	\$ -	0	\$	\$ -
0	0	0	0	50%	30%	\$ 220.00		\$	811 PRA		\$ -
0	0	0	0	50%	30%	\$ 220.00		\$	811 PRA		\$ -
0	0	0	0	50%	30%	\$ 220.00	\$ -	\$	811 PRA		\$ -
0	0	0	0	50%	30%	\$ 220.00	\$ -	\$ 466.00	811 PRA	\$ -	\$ -
56	TOTAL										\$ 36,850.00

Construction Financing Sources							
Tax Credit Equity	\$	2,297,845.00					
HDAP	\$	300,000.00					
Historic Tax Credit Equity	\$	-					
Deferred Developer Fee	\$	-					
Construction Loan	\$	6,893,535.00					
Other1	\$	1,000,000.00					
Other2	\$	500,000.00					
Other3	\$	-					
Other4	\$	-					
Other5	\$	-					
TOTAL	\$	10,991,380.00					

Rate Information	
Wage Requirement	Davis Bacon
"Other" Detail	0

Permanent Financing Sources	
Tax Credit Equity	\$ 9,191,380.00
HDAP: OHTF/HOME	\$ 300,000.00
HDAP: Nat'l Housing Trust Fund	\$ -
Historic Tax Credit Equity	\$ -
Deferred Developer Fee	\$ -
Permanent First Loan, Hard Debt	\$ -
Permanent Second Loan	\$ -
Other1	\$ 1,000,000.00
Other2	\$ 500,000.00
Other3	\$ -
Other4	\$ -
Other5	\$ -
TOTAL	\$ 10.991.380.00

Composite Score	2.75

Housing Credit Request					
Net Credit Request	\$	1,000,000.00			
10 YR Total	\$	10,000,000.00			

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Development Budget					
Acquisition	\$	275,000.00			
Predevelopment	\$	409,150.00			
Site Development	\$	830,409.28			
Hard Construction	\$	6,772,133.72			
Interim Costs/Finance	\$	546,000.00			
Professional Fees	\$	1,831,675.00			
Compliance Costs	\$	149,100.00			
Reserves	\$	177,912.00			
Total Project Costs	8	10 991 380 00			

Operating Expenses	Per Unit	
Per Unit	\$	6,354.02
Total	\$	355,825.00