

Morgan Apartments

2016 Low Income Housing Tax Credit Proposal

City: Cincinnati

County: Hamilton



Photograph or Rendering

Project Narrative

Morgan Apartments is a scattered site development project located in the Over-the-Rhine neighborhood of Cincinnati, Ohio. Morgan Apartments, LLC, a subsidiary of Over-the-Rhine Community Housing (OTRCH), will be the owner. OTRCH and Model Property Development, LLC will be the developers of the project. Brickstone Properties, LLC will be the management company of record. The project is comprised of 6 sites with buildings constructed between 1870-1895. The project consists of 48 units: (3) efficiency units, (13) 1-bedroom units, (20) 2-bedroom units, (9) 3-bedroom units, (2) 4-bedroom units, and (1) 5-bedroom unit. Three of the buildings are vacant and have been vacant for over 10 years. All of the buildings will be completely rehabilitated on the interior and exterior to meet Enterprise Green Communities certification and federal historic tax credit standards. All units will receive new interior finishes, appliances, fixtures, and central air conditioning and heating. Exterior rehabilitation includes but is not limited to new roofs, gutters and downspouts, new energy-efficiency windows, and enhanced exterior lighting and site security features. Upon completion, all 48 units will have rental subsidy in the form of either project-based HUD section 8 or HUD moderate-rehabilitation housing assistance payment contracts. The development team is seeking to utilize 9% Low Income Housing Tax Credits, HDAP gap financing, and Housing Development Loan funds from the Ohio Housing Finance Agency as well as Federal Historic Tax Credits and HOME funds through the City of Cincinnati to fund the rehabilitation costs.

Project Information

Pool: Preservation of Affordable Housing
Construction Type: Rehabilitation
Population: Family
Building Type:
Address: Scattered Site
City, State Zip: Cincinnati, Ohio 45202
Census Tract: 17, 26

Ownership Information

Ownership Entity: Morgan Apartments, LLC
Majority Member: Morgan Apartments Manager, LLC
Minority Member:
Syndicator or Investor: Ohio Capital Corporation for Housing
Non-Profit: Over-the-Rhine Community Housing

Development Team

Developer: OTR Community Housing & Model Property Development
Phone: 513-381-1171
Street Address: 114 West 14th Street
City, State, Zip: Cincinnati, Ohio 45202
General Contractor: Model Construction
Management Co: Brickstone Properties, LLC
Syndicator: Ohio Capital Corporation for Housing
Architect: City Studios Architecture



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| UNITS | Bedrooms | Bathrooms | Square Footage | Affordable to what AMGI? | Occupied by what AMGI? | Gross Rents | Tenant Paid Utilities | Rental Subsidy | Net Rent | Monthly Rental Income | Maximum Gross Rent |
|-----------|----------|-----------|----------------|--------------------------|------------------------|-------------|-----------------------|----------------|----------|-----------------------|--------------------|
| 1 | 0 | 1 | 423 | 30% | 30% | \$373 | \$77 | \$214 | \$ 510 | \$ 510 | \$ 373 |
| 2 | 1 | 1 | 603 | 30% | 30% | \$400 | \$104 | \$277 | \$ 573 | \$ 1,146 | \$ 400 |
| 2 | 2 | 1 | 895 | 30% | 30% | \$480 | \$130 | \$300 | \$ 650 | \$ 1,300 | \$ 480 |
| 2 | 0 | 1 | 423 | 50% | 50% | \$486 | \$77 | \$50 | \$ 459 | \$ 918 | \$ 623 |
| 4 | 1 | 1 | 603 | 50% | 50% | \$621 | \$104 | \$50 | \$ 567 | \$ 2,268 | \$ 668 |
| 6 | 2 | 1 | 895 | 50% | 50% | \$801 | \$130 | \$66 | \$ 737 | \$ 4,422 | \$ 801 |
| 1 | 3 | 1 | 1,263 | 50% | 50% | \$925 | \$156 | \$98 | \$ 867 | \$ 867 | \$ 925 |
| 2 | 3 | 1 | 1,369 | 50% | 50% | \$623 | \$0 | \$50 | \$ 673 | \$ 1,346 | \$ 925 |
| 2 | 1 | 1 | 603 | 60% | 60% | \$621 | \$104 | \$50 | \$ 567 | \$ 1,134 | \$ 801 |
| 1 | 1 | 1 | 603 | 60% | 60% | \$408 | \$0 | \$40 | \$ 448 | \$ 448 | \$ 801 |
| 4 | 1 | 1 | 818 | 60% | 60% | \$627 | \$104 | \$50 | \$ 573 | \$ 2,292 | \$ 801 |
| 1 | 2 | 1 | 969 | 60% | 60% | \$817 | \$130 | \$50 | \$ 737 | \$ 737 | \$ 961 |
| 6 | 2 | 1 | 880 | 60% | 60% | \$506 | \$0 | \$40 | \$ 546 | \$ 3,276 | \$ 961 |
| 4 | 2 | 1 | 895 | 60% | 60% | \$730 | \$130 | \$50 | \$ 650 | \$ 2,600 | \$ 961 |
| 6 | 3 | 1 | 1,369 | 60% | 60% | \$623 | \$0 | \$50 | \$ 673 | \$ 4,038 | \$ 1,110 |
| 2 | 4 | 1.5 | 1,692 | 60% | 60% | \$1,126 | \$196 | \$50 | \$ 980 | \$ 1,960 | \$ 1,238 |
| 1 | 5 | 1.5 | 1,747 | 60% | 60% | \$1,127 | \$223 | \$100 | \$ 1,004 | \$ 1,004 | \$ 1,366 |
| 1 | 2 | 1 | 969 | 60% | 60% | \$730 | \$130 | \$50 | \$ 650 | \$ 650 | \$ 961 |
| 0 | 0 | 0 | 0 | 0% | 0% | \$0 | \$0 | \$0 | \$ - | \$ - | \$ - |
| 0 | 0 | 0 | 0 | 0% | 0% | \$0 | \$0 | \$0 | \$ - | \$ - | \$ - |
| 48 | | | | | | | | | | \$ 30,916 | |

| Financing Sources | |
|--------------------------------|----------------------|
| Construction Financing | |
| Construction Loan: | \$ 6,629,213 |
| Tax Credit Equity: | \$ 276,148 |
| Historic tax Credits: | \$ 1,471,242 |
| Deferred Developer Fee: | \$ - |
| HDAP: | \$ 540,000 |
| Other Sources: | \$ 1,815,000 |
| Total Const. Financing: | \$ 10,731,603 |
| Permanent Financing | |
| Permanent Mortgages: | \$ 575,000 |
| Tax Credit Equity: | \$ 7,192,799 |
| Historic tax Credits: | \$ 1,668,394 |
| Deferred Developer Fee: | \$ 145,410 |
| HDAP: | \$ 600,000 |
| Other Soft Debt: | \$ 550,000 |
| Other Financing: | \$ - |
| Total Perm. Financing: | \$ 10,731,603 |

| Housing Credit Request | | | |
|-----------------------------|----------------------|-------------------|-----------|
| Net Credit Request: | | | 749,999 |
| 10 YR Total: | | | 7,499,990 |
| Development Budget | Total | Per Unit: | |
| Acquisition: | \$ 590,003 | \$ 12,292 | |
| Predevelopment: | \$ 479,159 | \$ 9,982 | |
| Site Development: | \$ 269,000 | \$ 5,604 | |
| Hard Construction: | \$ 7,136,976 | \$ 148,687 | |
| Interim Costs/Finance: | \$ 371,519 | \$ 7,740 | |
| Professional Fees: | \$ 1,564,556 | \$ 32,595 | |
| Compliance Costs: | \$ 90,200 | \$ 1,879 | |
| Reserves: | \$ 230,190 | \$ 4,796 | |
| Total Project Costs: | \$ 10,731,603 | \$ 223,575 | |
| Operating Expenses | Total | Per Unit | |
| Annual Op. Expenses | \$ 272,202 | \$ 5,671 | |