

## Proposal Summary AHFA Kinship Family F

AHFA Kinship Family Housing
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Pool N/A Pool
Population
Affordability Type
Construction Type
Address
City
County
Census Tract N/A Families New Affordability New Construction 132 Alaska St Dayton Montgomery 39113001802

Kinship Family Housing (KFH) is 26 units of duplex-style 3-bedroom apartments for families in Dayton. KFH will target families with children being raised by someone other than a parent, often grandparents. Children living in a kinship situation have frequently experienced family instability due to high levels of trauma resulting from the death or incarceration of a parent(s). These children are also commonly in a transient housing situation. Dayton Children's Hospital currently provides services to kinship families and has seen a sharp increase in this demographic and the corresponding need for dedicated stable housing. The hospital will own the housing and will provide its expertise and specialized services. The development includes amenities for the residents such as a community room, play space, plentiful green space, and off-street parking. The project received support in the form of \$2,000,000 of HUD Community Project Funding and other local funding.

Developer
Developer Contact
Co-Developer
General Contractor
Management Co.
Syndicator
Architect ment Team Information
Model Property Development, LLC
Andrea Moneypenny
Dayton Children's Hospital
Model Construction, LLC
TBD
Marble Cliff Capital, LLC
ATA-Bailbarg Architects ATA-Beilharz Architects

Ownership Entity
Majority GP/MM
Parent Organization
Minority GP/MM #1
Parent Organization
Minority GP/MM #2
Nonprofit ip Information
Kinship Family Housing, Ltd.
Dayton Kinship Family Housing, LLC
Dayton Children's Hospital
n/a
N/A Dayton Children's Hospital Nonprofit

# Units	# BR	# Bath	Square Feet	Affordable to what % AMGI (rent limit)	Occupied by what % AMGI (income limit)	Tenant- Paid Rent	Tenant-Paid Utilities	Rental Subsidy	Subsidy Type	Rent to Project Per Unit	Monthly Rent to Project
19	3	2	1200	60%	60%	\$979	\$146			\$979	\$18,601
7	3	2	1200	50%	50%	\$979	\$146			\$979	\$6,853
				-							
26	TOTAL										\$25,454

Construction Finance	ing Sources
LIHTC Equity	\$138,300
Historic Tax Credit Equity	\$0
Deferred Developer Fee	\$0
Construction Loan	\$7,155,294
City of Dayton ARP	\$450,000
City of Dayton HOME	\$1,150,000
GP Capital - HUD Community Project	\$2,000,000
Non Constr Period Uses	
	\$1,992,176
TOTAL	\$12,885,770

Wage Rate Information				
Wage Requirement	None			
"Other" Detail	N/A			

Permanent Financing S	Sources
LIHTC Equity	\$5,716,839
Historic Tax Credit Equity	\$0
Deferred Developer Fee	\$66,589
Permanent First Loan, Hard Debt	\$850,000
Permanent Second Loan	\$0
City of Dayton HOME	\$1,652,376
City of Dayton ARP	\$500,000
Montgomery County HOME	\$200,000
GP Capital - HUD CPF EDI Funds	\$2,000,000
GP Capital - DCH Philanthropy	\$250,000
GP Capital	\$1,650,000
TOTAL	\$12 885 804

Estimated 4% Lii	HIC Generated			
Annual LIHTC	\$639,015			
Total 10-Year LIHTC	\$6,390,154			
Equity Price	\$0.89			
LIHTC Equity	\$5,716,839			
Developme	nt Budget			
Acquisition	\$1			
Predevelopment	\$403,904			
Site Development	\$835,000			
Hard Construction	\$8,312,901			
Interim Costs/Finance	\$646,820			
Professional Fees	\$2,400,000			
Compliance Costs	\$104,241			
Reserves	\$182,937			
Total Project Costs	\$12,885,804			