

## Proposal Summary

2024 4% LIHTC Only Final Application

Affordable Housing Funding Application (AHFA)

Project Name: Gateway66

### Basic Project Information

Project Name	Gateway66
LIHTC Type	4%
Project Address	1521 E. 66th Street
Project City or Township	Cleveland
Project County	Cuyahoga
Construction Type	New Construction
Age Restriction	General Occupancy

### OHFA Resource Request Requiring Board Approval

Residential Rental PABs:	\$14,800,000
Housing Development Loan:	\$2,000,000
Multifamily Lending Program:	N/A

### Development and Operations Team

Lead Developer	Woda Cooper Development, Inc.
Co-Developer #1	Frontline Development Group, LLC
Co-Developer #2	N/A
Development Consultant	N/A
LIHTC Syndicator/Investor	Marble Cliff Capital, LLC
GP/MM #1 Parent Entity	Woda Cooper Communities II, LLC
GP/MM #2 Parent Entity	Frontline Development Group, LLC
GP/MM #3 Parent Entity	N/A
General Contractor	Woda Construction, Inc.
Architect of Record	PCI Design Group, Inc.
Property Management Firm	Woda Management & Real Estate, LLC

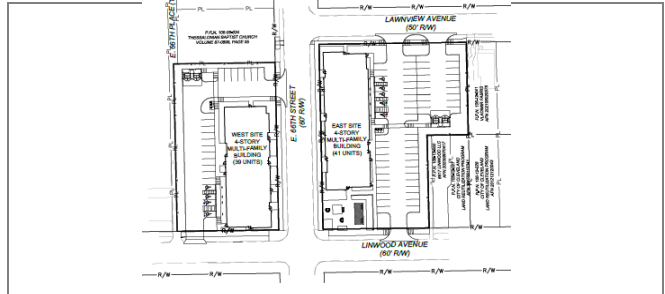
### Site Information

Site Size (Acres)	1.6 +/-
Scattered Sites?	No
Total Number of Buildings	2
Total Parking Spaces	82
Parking Ratio (Parking Spaces per Unit)	1.0
Urban Suburban Rural (USR) Geography	Central City
Located in a Participating Jurisdiction (PJ)?	Yes
Located in a Qualified Census Tract (QCT)?	Yes
Located in a Difficult Development Area (DDA)?	No
Census Tract Opportunity Index	Very Low
Census Tract Change Index	Decline

### Units by LIHTC Income Restrictions

LIHTC Income Restriction	Number of Units	Percent of Total Units
20% AMI		
30% AMI	8	10%
40% AMI		
50% AMI	16	20%
60% AMI	32	40%
70% AMI		
80% AMI	20	25%
Unrestricted	4	5%
Manager's		
Total Units	80	100%

### Project Rendering



### Project Narrative

Gateway66 is a new construction affordable housing development of 80 units serving general occupancy consisting of one and two-bedroom units in a mixed income community, with rents ranging from 30% AMI to market rate. Gateway66 is in the Historic Hough neighborhood within the City of Cleveland. Within a half mile of the Gateway66 site residents will have immediate access to many amenities including but not limited to public bus stops, the Historic League Park, Cleveland Public Library – Hough, Fatima Family Center, Fannie M. Lewis Community Park, and Dave's Market and Eatery.

### Building Square Footage Breakdown

	Size (SF)	Pct of Total
Commercial and Fee-Driven Space		
Unrestricted/Market-Rate Unit Area	3,186	4%
LIHTC Unit Area	59,826	73%
Manager's Unit Area		
Common Area	11,900	14%
Support and Program Space	2,715	3%
Tenant Storage Space		
Major Vertical Penetrations (Elevator/Stairs, Etc.)	4,610	6%
Structured Parking/Garage		
Basement		
Total Square Footage of all Buildings	82,237	100%

### Units by Bedroom Type and Rental Subsidy

Bedroom Type	Number of Units	Percent of Total Units	Units with Rental Subsidy	Percent of Total Units Subsidized
Studio				
1-BR	44	55%	0	0%
2-BR	36	45%	0	0%
3-BR				
4-BR				
5-BR				
Total Units	80	100%	0	0%

## Consolidated Annual Operating Budget

Operating Line Item	Annual Amount	Annual Per Unit Amount
Potential Gross Rental Income and Fee Income	\$942,896	\$11,786
Potential Gross Commercial Income	\$0	\$0
Potential Gross Service Income	\$0	\$0
Vacancy Allowance (Blended) 7%	(\$66,003)	(\$825)
Effective Gross Income (EGI)	\$876,893	\$10,961
Administrative Expenses	\$129,010	\$1,613
Property Management Fee	\$52,625	\$658
Owner-Paid Utility Expenses	\$55,800	\$698
Maintenance Expenses	\$151,400	\$1,893
Real Estate Taxes	\$95,200	\$1,190
(Abated Real Estate Taxes)	(\$93,200)	(\$1,165)
Property and Liability Insurance	\$32,000	\$400
Other Insurance and Tax Expenses	\$15,520	\$194
Ongoing Reserve Contributions	\$32,000	\$400
(Operating Subsidy)	\$0	\$0
Total Annual Operating Expenses	\$470,355	\$5,879
Net Operating Income (EGI - OpEx)	\$406,538	\$5,082

## LIHTC Calculation

	Acquisition	Rehabilitation	New Construction
LIHTC Eligible Basis			\$25,171,534
- Reductions in Eligible Basis			\$0
= Net Eligible Basis			\$25,171,534
Codified Basis Boost			\$32,722,994
Adjusted Eligible Basis			\$32,722,994
X Applicable Fraction			95%
Qualified Basis			\$31,067,211
30% Present Value Rate			4.00%
Annual LIHTC Generated			\$1,242,688
Total 10-Year LIHTC Requested	\$12,426,884		
LIHTC Equity Generated	\$10,951,594		
Equity Price	\$0.88		

## Construction Sources of Funds

Construction Sources	Amount	Percent of Total
Federal LIHTC Equity	\$1,118,307	4%
Construction Loan	\$14,800,000	55%
Housing Development Loan	\$2,000,000	7%
Fed. Historic Tax Credit Equity		
Deferred Developer Fee	\$784,585	3%
Sponsor Loan		
GP/MM Capital Contribution		
Post-Construction Costs		
University Hospitals	\$3,000,000	11%
City of Cleveland 1	\$3,000,000	11%
City of Cleveland 2	\$2,000,000	7%
N/A		
N/A		
N/A		
N/A		
Total Construction Sources	\$26,702,892	100%

## Development Budget, Eligible Basis and Cost Containment Standards

Development Costs	Amount	Per Unit Amount	LIHTC Eligible Basis
Acquisition	\$1	\$0	\$0
Predevelopment	\$1,153,500	\$14,419	\$1,123,500
Site Development	\$2,845,775	\$35,572	\$2,845,775
Hard Construction	\$14,772,008	\$184,650	\$14,772,008
Financing	\$2,771,396	\$34,642	\$2,064,996
Professional Fees	\$279,499	\$3,494	\$170,000
Developer Fee	\$4,195,255	\$52,441	\$4,195,255
OHFA and Other Fees	\$281,662	\$3,521	\$0
Capitalized Reserves	\$403,796	\$5,047	\$0
Total Development Costs (TDC)	\$26,702,892	\$333,786	\$25,171,534
LIHTC Eligible Basis as a Percent of Total Development Costs			94%

Cost Containment Standards	Project	Maximum	Variance
TDC per Unit	\$333,786	\$400,000	-17%
TDC per Gross Square Foot	\$325	\$420	-23%

## Maximum Permanent Debt Sizing

	Max Loan for Stabilized Y1	Max Loan to Stabilized Y15
Net Operating Income (NOI)	\$406,538	\$406,538
Debt Service Coverage Ratio	1.20	1.00
NOI Available for Debt Service	\$338,782	\$406,538
Interest Rate	6.25%	6.25%
Amortization Period (Years)	40	40
Loan Term (Years)	15	15
Maximum Perm Loan Amount	\$4,972,672	\$5,967,206
Actual Perm Loan Amount	\$4,950,000	
Variance	(\$22,672)	
	Year 1	Year 15
Debt Service Coverage Ratio	1.21	1.32
OHFA Minimum DSCR	1.20	1.00

## Permanent Sources of Funds

Permanent Sources	Total	Percent of Total
Federal LIHTC Equity	\$10,951,594	41%
Permanent First Mortgage	\$4,950,000	19%
Permanent Second Mortgage		
Fed. Historic Tax Credit Equity		
Deferred Developer Fee	\$1,001,298	4%
Sponsor Loan	\$1,800,000	7%
GP/MM Capital Contribution		
University Hospitals	\$3,000,000	11%
City of Cleveland 1	\$3,000,000	11%
City of Cleveland 2	\$2,000,000	7%
N/A		
N/A		
N/A		
N/A		
Total Permanent Sources	\$26,702,892	100%