

Proposal Summary

2024 4% LIHTC Only Final Application

Affordable Housing Funding Application (AHFA)

Project Name: Ashtabula Towers

Basic Project Information

| | |
|--------------------------|--------------------|
| Project Name | Ashtabula Towers |
| LIHTC Type | 4% |
| Project Address | 325 W. 48th Street |
| Project City or Township | Ashtabula |
| Project County | Ashtabula |
| Construction Type | Rehabilitation |
| Age Restriction | Senior 62+ |

OHFA Resource Request Requiring Board Approval

| | |
|------------------------------|-----|
| Residential Rental PABs: | N/A |
| Housing Development Loan: | N/A |
| Multifamily Lending Program: | N/A |

Development and Operations Team

| | |
|---------------------------|------------------------------------|
| Lead Developer | Rose Community Development Company |
| Co-Developer #1 | Community Opportunity Fund |
| Co-Developer #2 | N/A |
| Development Consultant | N/A |
| LIHTC Syndicator/Investor | Huntington Comm. Dev. Corporation |
| GP/MM #1 Parent Entity | RCH New Ashtabula Partners, LLC |
| GP/MM #2 Parent Entity | N/A |
| GP/MM #3 Parent Entity | N/A |
| General Contractor | Rose Community Builders |
| Architect of Record | RDL Architects |
| Property Management Firm | Winn Management Company |

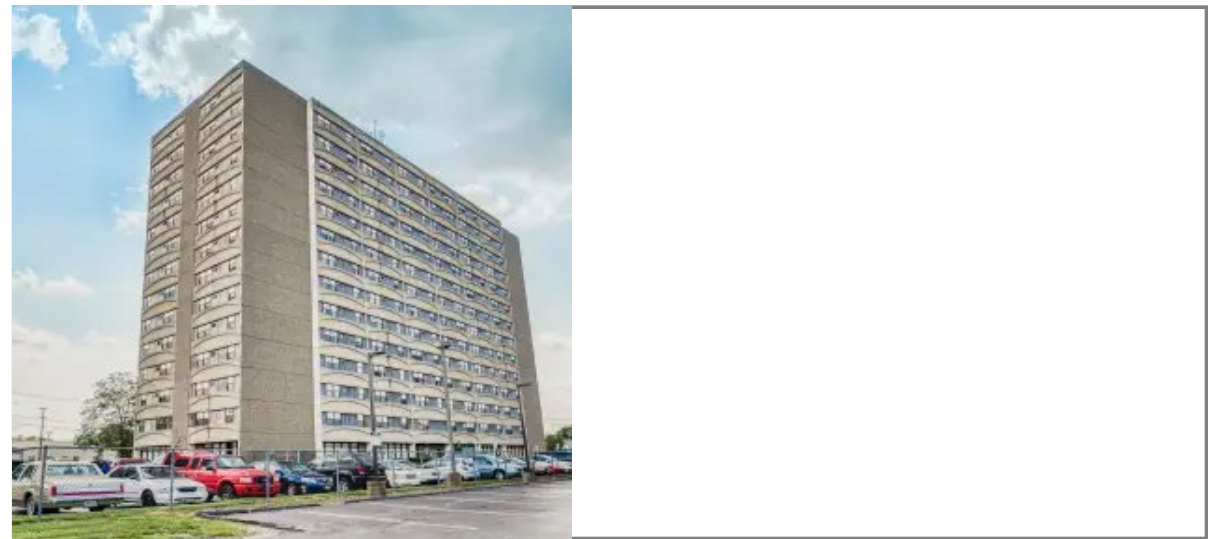
Site Information

| | |
|--|-----------|
| Site Size (Acres) | 1.74 |
| Scattered Sites? | No |
| Total Number of Buildings | 0 |
| Total Parking Spaces | 100 |
| Parking Ratio (Parking Spaces per Unit) | 0.5 |
| Urban Suburban Rural (USR) Geography | Rural |
| Located in a Participating Jurisdiction (PJ)? | No |
| Located in a Qualified Census Tract (QCT)? | No |
| Located in a Difficult Development Area (DDA)? | No |
| Census Tract Opportunity Index | Very Low |
| Census Tract Change Index | No Change |

Units by LIHTC Income Restrictions

| LIHTC Income Restriction | Number of Units | Percent of Total Units |
|--------------------------|-----------------|------------------------|
| 20% AMI | | |
| 30% AMI | | |
| 40% AMI | | |
| 50% AMI | 122 | 61% |
| 60% AMI | 40 | 20% |
| 70% AMI | | |
| 80% AMI | 38 | 19% |
| Unrestricted | | |
| Manager's | 2 | 1% |
| Total Units | 200 | 100% |

Existing Photograph



Project Narrative

Ashtabula Towers is an existing 202-unit affordable housing community. 200 of the units are covered by a Section 8 HAP contract with elderly preference. The property was initially constructed in 1978, and has never had a comprehensive renovation. The rehabilitation project will upgrade building systems, address all deferred maintenance, improve sustainability, and provide resident-facing upgrades to the common areas and apartment unit interiors. The project will also preserve the affordability of Ashtabula Towers by extending the Section 8 HAP contract for 20 years, which is due to expire in 2026, as well as add deed-restricted affordability for the next 30 years.

Building Square Footage Breakdown

| | Size (SF) | Pct of Total |
|---|-----------|--------------|
| Commercial and Fee-Driven Space | | |
| Unrestricted/Market-Rate Unit Area | | |
| LIHTC Unit Area | 116,814 | 73% |
| Manager's Unit Area | 1,374 | 1% |
| Common Area | 26,394 | 17% |
| Support and Program Space | 3,580 | 2% |
| Tenant Storage Space | | |
| Major Vertical Penetrations (Elevator/Stairs, Etc.) | 11,286 | 7% |
| Structured Parking/Garage | | |
| Basement | | |
| Total Square Footage of all Buildings | 159,448 | 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 | 200 | 100% | 200 | 100% |
| 2-BR | | | | |
| 3-BR | | | | |
| 4-BR | | | | |
| 5-BR | | | | |
| Total Units | 200 | 100% | 200 | 100% |

Consolidated Annual Operating Budget

| Operating Line Item | | Annual Amount | Annual Per Unit Amount |
|---|----|---------------|------------------------|
| Potential Gross Rental Income and Fee Income | | \$2,508,000 | \$12,540 |
| Potential Gross Commercial Income | | \$6,180 | \$31 |
| Potential Gross Service Income | | \$0 | \$0 |
| Vacancy Allowance (Blended) | 5% | (\$125,400) | (\$627) |
| Effective Gross Income (EGI) | | \$2,388,780 | \$11,944 |
| Administrative Expenses | | \$258,089 | \$1,290 |
| Property Management Fee | | \$121,200 | \$606 |
| Owner-Paid Utility Expenses | | \$239,130 | \$1,196 |
| Maintenance Expenses | | \$355,317 | \$1,777 |
| Real Estate Taxes | | \$199,929 | \$1,000 |
| (Abated Real Estate Taxes) | | \$0 | \$0 |
| Property and Liability Insurance | | \$151,500 | \$758 |
| Other Insurance and Tax Expenses | | \$99,809 | \$499 |
| Ongoing Reserve Contributions (Operating Subsidy) | | \$60,600 | \$303 |
| | | \$0 | \$0 |
| Total Annual Operating Expenses | | \$1,485,574 | \$7,428 |
| Net Operating Income (EGI - OpEx) | | \$903,206 | \$4,516 |

LIHTC Calculation

| | Acquisition | Rehabilitation | New Construction |
|--------------------------------|--------------|----------------|------------------|
| LIHTC Eligible Basis | \$8,406,500 | \$30,187,558 | |
| - Reductions in Eligible Basis | \$0 | \$0 | |
| = Net Eligible Basis | \$8,406,500 | \$30,187,558 | |
| Codified Basis Boost | | \$30,187,558 | |
| Adjusted Eligible Basis | \$8,406,500 | \$30,187,558 | |
| X Applicable Fraction | 100% | 100% | |
| Qualified Basis | \$8,406,500 | \$30,187,558 | |
| 30% Present Value Rate | 4.00% | 4.00% | |
| Annual LIHTC Generated | \$336,260 | \$1,207,502 | |
| Total 10-Year LIHTC Requested | \$15,437,623 | | |
| LIHTC Equity Generated | \$12,813,985 | | |
| Equity Price | \$0.83 | | |

Construction Sources of Funds

| Construction Sources | Amount | Percent of Total |
|---------------------------------|--------------|------------------|
| Federal LIHTC Equity | \$12,813,985 | 32% |
| Construction Loan | \$7,500,000 | 18% |
| Housing Development Loan | | |
| Fed. Historic Tax Credit Equity | | |
| Deferred Developer Fee | \$1,234,900 | 3% |
| Sponsor Loan | \$1,135,000 | 3% |
| GP/MM Capital Contribution | \$100 | 0% |
| Post-Construction Costs | \$17,887,379 | 44% |
| N/A | | |
| N/A | | |
| N/A | | |
| N/A | | |
| N/A | | |
| N/A | | |
| N/A | | |
| Total Construction Sources | \$40,571,364 | 100% |

Development Budget, Eligible Basis and Cost Containment Standards

| Development Costs | Amount | Per Unit Amount | LIHTC Eligible Basis |
|--|--------------|-----------------|----------------------|
| Acquisition | \$7,310,000 | \$36,550 | \$7,310,000 |
| Predevelopment | \$734,940 | \$3,675 | \$734,940 |
| Site Development | \$0 | \$0 | \$0 |
| Hard Construction | \$22,127,616 | \$110,638 | \$22,127,616 |
| Financing | \$2,014,932 | \$10,075 | \$1,865,432 |
| Professional Fees | \$1,701,200 | \$8,506 | \$1,581,200 |
| Developer Fee | \$4,974,870 | \$24,874 | \$4,974,870 |
| OHFA and Other Fees | \$585,926 | \$2,930 | \$0 |
| Capitalized Reserves | \$1,121,880 | \$5,609 | \$0 |
| Total Development Costs (TDC) | \$40,571,364 | \$202,857 | \$38,594,058 |
| LIHTC Eligible Basis as a Percent of Total Development Costs | | | 95% |

| Cost Containment Standards | Project | Maximum | Variance |
|----------------------------|-----------|-----------|----------|
| TDC per Unit | \$202,857 | \$229,000 | -11% |
| TDC per Gross Square Foot | \$254 | \$270 | -6% |

Maximum Permanent Debt Sizing

| | Max Loan for Stabilized Y1 | Max Loan to Stabilized Y15 |
|--------------------------------|----------------------------|----------------------------|
| Net Operating Income (NOI) | \$903,206 | \$903,206 |
| Debt Service Coverage Ratio | 1.15 | 1.00 |
| NOI Available for Debt Service | \$785,397 | \$903,206 |
| Interest Rate | 5.75% | 5.75% |
| Amortization Period (Years) | 35 | 35 |
| Loan Term (Years) | 16 | 16 |
| Maximum Perm Loan Amount | \$11,824,684 | \$13,598,386 |
| Actual Perm Loan Amount | \$11,500,000 | |
| Variance | (\$324,684) | |
| | Year 1 | Year 15 |
| Debt Service Coverage Ratio | 1.17 | 1.17 |
| OHFA Minimum DSCR | 1.15 | 1.00 |

Permanent Sources of Funds

| Permanent Sources | Total | Percent of Total |
|---------------------------------|--------------|------------------|
| Federal LIHTC Equity | \$12,813,985 | 32% |
| Permanent First Mortgage | \$11,500,000 | 28% |
| Permanent Second Mortgage | | |
| Fed. Historic Tax Credit Equity | | |
| Deferred Developer Fee | \$1,234,900 | 3% |
| Sponsor Loan | \$1,135,000 | 3% |
| GP/MM Capital Contribution | \$100 | 0% |
| CPF Grant | \$3,887,379 | 10% |
| Soft Second Mortgage | \$10,000,000 | 25% |
| N/A | | |
| N/A | | |
| N/A | | |
| N/A | | |
| N/A | | |
| N/A | | |
| Total Permanent Sources | \$40,571,364 | 100% |