

<b>Proposal Summary</b>	2024 9% LIHTC Proposal Application
Affordable Housing Funding Application (AHFA)	Project Name: West Park Apartments

### Basic Project Information

Project Name	West Park Apartments
LIHTC Type	9%
Allocation Pool	New Affordability - General Occupancy
Project Address	14510 Lorain Avenue
Project City or Township	Cleveland
Project County	Cuyahoga
Construction Type	New Construction
Age Restriction	General Occupancy

### OHFA Resource Request Requiring Board Approval

HDAP: HOME	N/A
Housing Development Loan	\$1,750,000
Multifamily Lending Program:	N/A

### Development and Operations Team

Lead Developer	Flaherty & Collins Development LLC
Co-Developer #1	
Co-Developer #2	N/A
Development Consultant	N/A
LIHTC Syndicator/Investor	National Equity Fund, Inc.
GP/MM #1 Parent Entity	Flaherty & Collins Development LLC
GP/MM #2 Parent Entity	N/A
GP/MM #3 Parent Entity	N/A
General Contractor	Flaherty & Collins Construction, Inc.
Architect of Record	City Architecture
Property Management Firm	Flaherty & Collins Management, Inc.

### Site Information

Site Size (Acres)	1.28
Scattered Sites?	No
Total Number of Buildings	1
Total Parking Spaces	61
Parking Ratio (Parking Spaces per Unit)	1.0
Urban Suburban Rural (USR) Geography	Central City
Located in a Participating Jurisdiction (PJ)?	No
Located in a Qualified Census Tract (QCT)?	Yes
Located in a Difficult Development Area (DDA)?	No
Census Tract Opportunity Index	High
Census Tract Change Index	Slight Decline

### Units by LIHTC Income Restrictions

LIHTC Income Restriction	Number of Units	Percent of Total Units
20% AMI		
30% AMI	11	18%
40% AMI		
50% AMI	3	5%
60% AMI	46	77%
70% AMI		
80% AMI		
Unrestricted		
Manager's		
<b>Total Units</b>	<b>60</b>	<b>100%</b>

### Project Rendering



### Project Narrative

West Park Apartments is the new construction of sixty one, two, and three-bedroom units for families at 60% AMI for the Cleveland metro. The project is transit-oriented on Cleveland RTA-owned land at the West Park Rapid Station in the West Park neighborhood. The project will be developed and owned by Flaherty & Collins Development LLC. The development will provide a community room, outdoor play area, fitness center, and on-site parking, and will be financed with LIHTC, County and City HOME funds, 811 vouchers, multifamily tax abatement, and deferred developer fees.

### Building Square Footage Breakdown

	Size (SF)	Pct of Total
Commercial and Fee-Driven Space		
Unrestricted/Market-Rate Unit Area		
LIHTC Unit Area	46,410	81%
Manager's Unit Area		
Common Area	7,953	14%
Support and Program Space	871	2%
Tenant Storage Space		
Major Vertical Penetrations (Elevator/Stairs, Etc.)	2,000	3%
Structured Parking/Garage		
Basement		
<b>Total Square Footage of all Buildings</b>	<b>57,234</b>	<b>100%</b>

### 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	24	40%	11	46%
2-BR	30	50%	0	0%
3-BR	6	10%	0	0%
4-BR				
5-BR				
<b>Total Units</b>	<b>60</b>	<b>100%</b>	<b>11</b>	<b>18%</b>

### Consolidated Annual Operating Budget

Operating Line Item	Annual Amount	Annual Per Unit Amount
Potential Gross Rental Income and Fee Income	\$736,248	\$12,271
Potential Gross Commercial Income	\$0	\$0
Potential Gross Service Income	\$0	\$0
Vacancy Allowance (Blended) 7%	(\$51,537)	(\$859)
<b>Effective Gross Income (EGI)</b>	<b>\$684,711</b>	<b>\$11,412</b>
Administrative Expenses	\$75,500	\$1,258
Property Management Fee	\$34,147	\$569
Owner-Paid Utility Expenses	\$47,500	\$792
Maintenance Expenses	\$96,500	\$1,608
Real Estate Taxes	\$0	\$0
(Abated Real Estate Taxes)	\$0	\$0
Property and Liability Insurance	\$45,000	\$750
Other Insurance and Tax Expenses	\$18,500	\$308
Ongoing Reserve Contributions (Operating Subsidy)	\$26,000	\$433
	\$0	\$0
<b>Total Annual Operating Expenses</b>	<b>\$343,147</b>	<b>\$5,719</b>
Net Operating Income (EGI - OpEx)	\$341,564	\$5,693

### LIHTC Calculation

	Acquisition	Rehabilitation	New Construction
LIHTC Eligible Basis			\$20,062,305
- Reductions in Eligible Basis			\$0
= Net Eligible Basis			\$20,062,305
Codified Basis Boost; or Discretionary Basis Boost			\$26,080,997
<b>Adjusted Eligible Basis</b>			<b>\$26,080,997</b>
X Applicable Fraction			100%
Qualified Basis			\$26,080,997
70% Present Value Rate			9.00%
Annual LIHTC Generated			\$2,347,290
Total 10-Year LIHTC Requested	\$17,500,000		
LIHTC Equity Generated	\$15,748,425		
Equity Price	\$0.90		

### Construction Sources of Funds

Construction Sources	Amount	Percent of Total
Federal LIHTC Equity	\$3,833,167	25%
Construction Loan	\$9,000,000	58%
HDAP: HOME		
Housing Development Loan	\$1,750,000	11%
Fed. Historic Tax Credit Equity		
Deferred Developer Fee		
Sponsor Loan		
GP/MM Capital Contribution		
Post-Construction Costs		
Cleveland HOME	\$600,000	4%
Cuyahoga County HOME	\$450,000	3%
N/A		
N/A		
N/A		
<b>Total Construction Sources</b>	<b>\$15,633,167</b>	<b>100%</b>

### Development Budget, Eligible Basis and Cost Containment Standards

Development Costs	Amount	Per Unit Amount	LIHTC Eligible Basis
Acquisition	\$150,000	\$2,500	\$0
Predevelopment	\$887,272	\$14,788	\$887,272
Site Development	\$84,400	\$1,407	\$84,400
Hard Construction	\$14,791,550	\$246,526	\$14,791,550
Financing	\$1,206,193	\$20,103	\$1,060,000
Professional Fees	\$289,083	\$4,818	\$239,083
Developer Fee	\$3,000,000	\$50,000	\$3,000,000
OHFA and Other Fees	\$257,600	\$4,293	\$0
Capitalized Reserves	\$384,149	\$6,402	\$0
<b>Total Development Costs (TDC)</b>	<b>\$21,050,247</b>	<b>\$350,837</b>	<b>\$20,062,305</b>
LIHTC Eligible Basis as a Percent of Total Development Costs			95%

Cost Containment Standards	Project	Maximum	Variance
TDC per Unit	\$350,837	\$353,438	-1%
TDC per Gross Square Foot	\$368	\$372	-1%

### Maximum Permanent Debt Sizing

	Max Loan for Stabilized Y1	Max Loan to Stabilized Y15
Net Operating Income (NOI)	\$341,564	\$341,564
Debt Service Coverage Ratio	1.20	1.00
NOI Available for Debt Service	\$284,636	\$341,564
Interest Rate	7.25%	7.25%
Amortization Period (Years)	30	30
Loan Term (Years)	15	15
Maximum Perm Loan Amount	\$3,477,063	\$4,172,475
Actual Perm Loan Amount	\$3,614,044	
Variance	\$136,981	

  

	Year 1	Year 15
Debt Service Coverage Ratio	1.15	1.30
OHFA Minimum DSCR	1.20	1.00

### Permanent Sources of Funds

Permanent Sources	Total	Percent of Total
Federal LIHTC Equity	\$15,748,425	75%
Permanent First Mortgage	\$3,614,044	17%
Permanent Second Mortgage		
HDAP: HOME		
Fed. Historic Tax Credit Equity		
Deferred Developer Fee	\$637,778	3%
Sponsor Loan		
GP/MM Capital Contribution		
Cleveland HOME	\$600,000	3%
Cuyahoga County HOME	\$450,000	2%
N/A		
N/A		
N/A		
<b>Total Permanent Sources</b>	<b>\$21,050,247</b>	<b>100%</b>