

**Proposal Summary** 2024 9% LIHTC Proposal Application  
 Affordable Housing Funding Application (AHFA) Project Name: Oskamp Flats

**Basic Project Information**

Project Name	Oskamp Flats
LIHTC Type	9%
Allocation Pool	New Affordability - Seniors
Project Address	26 W. 7th Street & 223 W. 4th Street
Project City or Township	Cincinnati
Project County	Hamilton
Construction Type	Adaptive Reuse
Age Restriction	Senior 55+

**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	Model Property Development, LLC
Co-Developer #1	
Co-Developer #2	N/A
Development Consultant	N/A
LIHTC Syndicator/Investor	Ohio Capital Corporation for Housing
GP/MM #1 Parent Entity	The Model Group, Inc.
GP/MM #2 Parent Entity	N/A
GP/MM #3 Parent Entity	N/A
General Contractor	Model Construction, LLC
Architect of Record	New Republic Architecture
Property Management Firm	National Church Residences

**Site Information**

Site Size (Acres)	0.276
Scattered Sites?	No
Total Number of Buildings	2
Total Parking Spaces	0
Parking Ratio (Parking Spaces per Unit)	0.0
Urban Suburban Rural (USR) Geography	Central City
Located in a Participating Jurisdiction (PJ)?	Yes
Located in a Qualified Census Tract (QCT)?	No
Located in a Difficult Development Area (DDA)?	No
Census Tract Opportunity Index	Very High
Census Tract Change Index	Growth

**Units by LIHTC Income Restrictions**

LIHTC Income Restriction	Number of Units	Percent of Total Units
20% AMI		
30% AMI	7	10%
40% AMI		
50% AMI		
60% AMI	56	80%
70% AMI		
80% AMI	7	10%
Unrestricted Manager's		
<b>Total Units</b>	<b>70</b>	<b>100%</b>

**Existing Photograph**



**Project Narrative**

Oskamp Flats will bring 70 new, affordable Senior apartments to Cincinnati's downtown Central Business District. The project will have 34 studio units and 36 one-bedroom units, targeting seniors with incomes at or below 60-80% AMI. 10% of the units will be set aside for those with incomes at or below 30% AMI. While the units are newly affordable, the development involves the historic renovation and adaptive reuse of two existing buildings in Cincinnati's urban core. The project will provide residents with Energy-star certified appliances, including a dishwasher and in-unit washer/dryer hookups. The property will also have community space, laundry facilities and onsite support services coordination by a CORES-certified provider, National Church Residences. The location of Oskamp Flats is proximate to a wide variety of amenities, including a grocery store, senior centers, pharmacies, a medical clinic, public library and public parks. ~~The development will not utilize rental subsidy.~~

**Building Square Footage Breakdown**

	Size (SF)	Pct of Total
Commercial and Fee-Driven Space	1,896	2%
Unrestricted/Market-Rate Unit Area		
LIHTC Unit Area	45,245	55%
Manager's Unit Area		
Common Area	10,531	13%
Support and Program Space	2,505	3%
Tenant Storage Space		
Major Vertical Penetrations (Elevator/Stairs, Etc.)	8,134	10%
Structured Parking/Garage		
Basement	13,780	17%
<b>Total Square Footage of all Buildings</b>	<b>82,091</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	34	49%	0	0%
1-BR	36	51%	0	0%
2-BR				
3-BR				
4-BR				
5-BR				
<b>Total Units</b>	<b>70</b>	<b>100%</b>	<b>0</b>	<b>0%</b>

### Consolidated Annual Operating Budget

Operating Line Item	Annual Amount	Annual Per Unit Amount
Potential Gross Rental Income and Fee Income	\$760,524	\$10,865
Potential Gross Commercial Income	\$0	\$0
Potential Gross Service Income	\$0	\$0
Vacancy Allowance (Blended) 7%	(\$53,237)	(\$761)
<b>Effective Gross Income (EGI)</b>	<b>\$707,287</b>	<b>\$10,104</b>
Administrative Expenses	\$101,770	\$1,454
Property Management Fee	\$56,275	\$804
Owner-Paid Utility Expenses	\$116,200	\$1,660
Maintenance Expenses	\$105,000	\$1,500
Real Estate Taxes	\$70,000	\$1,000
(Abated Real Estate Taxes)	\$0	\$0
Property and Liability Insurance	\$56,000	\$800
Other Insurance and Tax Expenses	\$0	\$0
Ongoing Reserve Contributions (Operating Subsidy)	\$24,500	\$350
	\$0	\$0
<b>Total Annual Operating Expenses</b>	<b>\$529,745</b>	<b>\$7,568</b>
<b>Net Operating Income (EGI - OpEx)</b>	<b>\$177,542</b>	<b>\$2,536</b>

### LIHTC Calculation

	Acquisition	Rehabilitation	New Construction
LIHTC Eligible Basis		\$21,286,595	
- Reductions in Eligible Basis		\$4,287,701	
= Net Eligible Basis		\$16,998,894	
Codified Basis Boost; or Discretionary Basis Boost		\$16,998,894	
		\$22,098,562	
Adjusted Eligible Basis		\$22,098,562	
X Applicable Fraction		100%	
Qualified Basis		\$22,098,562	
70% Present Value Rate		9.00%	
Annual LIHTC Generated		\$1,988,871	
Total 10-Year LIHTC Requested	\$17,500,000		
LIHTC Equity Generated	\$15,394,440		
Equity Price	\$0.88		

### Construction Sources of Funds

Construction Sources	Amount	Percent of Total
Federal LIHTC Equity	\$606,682	2%
Construction Loan	\$18,500,000	70%
HDAP: HOME		
Housing Development Loan	\$1,750,000	7%
Fed. Historic Tax Credit Equity		
Deferred Developer Fee		
Sponsor Loan		
GP/MM Capital Contribution		
Post-Construction Costs	\$2,519,044	9%
City Gap Funds	\$2,250,000	8%
Gap Funds	\$900,000	3%
N/A		
N/A		
N/A		
<b>Total Construction Sources</b>	<b>\$26,525,726</b>	<b>100%</b>

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

Development Costs	Amount	Per Unit Amount	LIHTC Eligible Basis
Acquisition	\$4,000,000	\$57,143	\$0
Predevelopment	\$978,224	\$13,975	\$978,224
Site Development	\$0	\$0	\$0
Hard Construction	\$16,108,783	\$230,125	\$15,827,471
Financing	\$1,617,663	\$23,109	\$1,325,000
Professional Fees	\$202,400	\$2,891	\$155,900
Developer Fee	\$3,000,000	\$42,857	\$3,000,000
OHFA and Other Fees	\$292,600	\$4,180	\$0
Capitalized Reserves	\$326,056	\$4,658	\$0
<b>Total Development Costs (TDC)</b>	<b>\$26,525,726</b>	<b>\$378,939</b>	<b>\$21,286,595</b>
LIHTC Eligible Basis as a Percent of Total Development Costs			80%

### Cost Containment Standards

	Project	Maximum	Variance
TDC per Unit	\$378,939	\$485,710	-22%
TDC per Gross Square Foot	\$323	\$428	-25%

### Maximum Permanent Debt Sizing

	Max Loan for Stabilized Y1	Max Loan to Stabilized Y15
Net Operating Income (NOI)	\$177,542	\$177,542
Debt Service Coverage Ratio	1.20	1.00
NOI Available for Debt Service	\$147,952	\$177,542
Interest Rate	6.85%	6.85%
Amortization Period (Years)	35	35
Loan Term (Years)	16	16
Maximum Perm Loan Amount	\$1,962,108	\$2,354,530
Actual Perm Loan Amount	\$1,750,000	
Variance	(\$212,108)	

  

	Year 1	Year 15
Debt Service Coverage Ratio	1.35	1.00
OHFA Minimum DSCR	1.20	1.00

### Permanent Sources of Funds

Permanent Sources	Total	Percent of Total
Federal LIHTC Equity	\$15,394,440	58%
Permanent First Mortgage	\$1,750,000	7%
Permanent Second Mortgage		
HDAP: HOME		
Fed. Historic Tax Credit Equity	\$3,640,901	14%
Deferred Developer Fee	\$390,385	1%
Sponsor Loan		
GP/MM Capital Contribution	\$1,850,000	7%
City Gap Financing	\$2,500,000	9%
County Gap Financing	\$1,000,000	4%
N/A		
N/A		
N/A		
<b>Total Permanent Sources</b>	<b>\$26,525,726</b>	<b>100%</b>