

Proposal Summary

2024 9% LIHTC Proposal Application

Affordable Housing Funding Application (AHFA)

Project Name: Thornville Manor

Basic Project Information

Project Name	Thornville Manor
LIHTC Type	9%
Allocation Pool	Preserved Affordability
Project Address	60 Grandview Drive
Project City or Township	Thornville
Project County	Perry
Construction Type	Rehabilitation
Age Restriction	Senior 62+

Existing Photograph



OHFA Resource Request Requiring Board Approval

HDAP: HOME	N/A
Housing Development Loan	N/A
Multifamily Lending Program:	N/A

Development and Operations Team

Lead Developer	Fairfield Homes, Inc
Co-Developer #1	
Co-Developer #2	N/A
Development Consultant	N/A
LIHTC Syndicator/Investor	NDC Corporate Equity Fund
GP/MM #1 Parent Entity	N/A
GP/MM #2 Parent Entity	N/A
GP/MM #3 Parent Entity	N/A
General Contractor	Gorsuch Construction
Architect of Record	Hooker & DeJong
Property Management Firm	Fairfield Homes, Inc

Project Narrative

Thornville Manor is an existing 24-unit Rural Development Section 515 community serving seniors and persons with handicaps and disabilities in Thornville, Perry County, Ohio. The property was originally constructed in 1990 and the proposed recapitalization will address critical building needs, enhance green sustainability, and preserve affordable housing. The rehabilitation will focus on building components that are past their effective useful life, and update interior finishes to ensure safe, healthy, high-quality affordable housing for the current and future residents to age in-place. The proposed community amenities will include an upgraded outdoor covered patio and free property-wide Wi-Fi. The surrounding neighborhood includes community parks, churches, and local restaurants.

Site Information

Site Size (Acres)	2.75
Scattered Sites?	No
Total Number of Buildings	4
Total Parking Spaces	26
Parking Ratio (Parking Spaces per Unit)	1.1
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	Moderate
Census Tract Change Index	Growth

Building Square Footage Breakdown

	Size (SF)	Pct of Total
Commercial and Fee-Driven Space		
Unrestricted/Market-Rate Unit Area		
LIHTC Unit Area	14,808	95%
Manager's Unit Area		
Common Area	709	5%
Support and Program Space	151	1%
Tenant Storage Space		
Major Vertical Penetrations (Elevator/Stairs, Etc.)		
Structured Parking/Garage		
Basement		
Total Square Footage of all Buildings	15,668	100%

Units by LIHTC Income Restrictions

LIHTC Income Restriction	Number of Units	Percent of Total Units
20% AMI		
30% AMI		
40% AMI		
50% AMI		
60% AMI	24	100%
70% AMI		
80% AMI		
Unrestricted		
Manager's		
Total Units	24	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	24	100%	22	92%
2-BR				
3-BR				
4-BR				
5-BR				
Total Units	24	100%	22	92%

Consolidated Annual Operating Budget

Operating Line Item	Annual Amount	Annual Per Unit Amount
Potential Gross Rental Income and Fee Income	\$201,720	\$8,405
Potential Gross Commercial Income	\$0	\$0
Potential Gross Service Income	\$0	\$0
Vacancy Allowance (Blended) 5%	(\$10,086)	(\$420)
Effective Gross Income (EGI)	\$191,634	\$7,985
Administrative Expenses	\$39,243	\$1,635
Property Management Fee	\$20,160	\$840
Owner-Paid Utility Expenses	\$23,480	\$978
Maintenance Expenses	\$34,199	\$1,425
Real Estate Taxes	\$15,410	\$642
(Abated Real Estate Taxes)	\$0	\$0
Property and Liability Insurance	\$12,708	\$530
Other Insurance and Tax Expenses	\$9,457	\$394
Ongoing Reserve Contributions (Operating Subsidy)	\$8,400	\$350
	\$0	\$0
Total Annual Operating Expenses	\$163,057	\$6,794
Net Operating Income (EGI - OpEx)	\$28,577	\$1,191

LIHTC Calculation

	Acquisition	Rehabilitation	New Construction
LIHTC Eligible Basis	\$750,000	\$5,412,054	
- Reductions in Eligible Basis	\$0	\$0	
= Net Eligible Basis	\$750,000	\$5,412,054	
Codified Basis Boost; or Discretionary Basis Boost		\$5,412,054	
		\$7,035,670	
Adjusted Eligible Basis	\$750,000	\$7,035,670	
X Applicable Fraction	100%	100%	
Qualified Basis	\$750,000	\$7,035,670	
70% Present Value Rate	9.00%	9.00%	
Annual LIHTC Generated	\$67,500	\$633,210	
Total 10-Year LIHTC Requested	\$6,000,000		
LIHTC Equity Generated	\$4,896,947		
Equity Price	\$0.82		

Construction Sources of Funds

Construction Sources	Amount	Percent of Total
Federal LIHTC Equity	\$509,949	7%
Construction Loan	\$1,840,000	26%
HDAP: HOME		
Housing Development Loan		
Fed. Historic Tax Credit Equity		
Deferred Developer Fee	\$309,656	4%
Sponsor Loan		
GP/MM Capital Contribution		
Post-Construction Costs	\$801,764	11%
[Specify Here]	\$995,234	14%
[Specify Here]	\$904,828	13%
[Specify Here]	\$1,750,000	25%
N/A		
N/A		
Total Construction Sources	\$7,111,431	100%

Development Budget, Eligible Basis and Cost Containment Standards

Development Costs	Amount	Per Unit Amount	LIHTC Eligible Basis
Acquisition	\$1,000,000	\$41,667	\$750,000
Predevelopment	\$446,500	\$18,604	\$446,500
Site Development	\$656,420	\$27,351	\$656,420
Hard Construction	\$2,869,228	\$119,551	\$2,869,228
Financing	\$430,991	\$17,958	\$307,814
Professional Fees	\$408,000	\$17,000	\$100,000
Developer Fee	\$1,032,092	\$43,004	\$1,032,092
OHFA and Other Fees	\$113,200	\$4,717	\$0
Capitalized Reserves	\$155,000	\$6,458	\$0
Total Development Costs (TDC)	\$7,111,431	\$296,310	\$6,162,054
LIHTC Eligible Basis as a Percent of Total Development Costs			87%

Cost Containment Standards

	Project	Maximum	Variance
TDC per Unit	\$296,310	\$233,638	27%
TDC per Gross Square Foot	\$454	\$257	77%

Maximum Permanent Debt Sizing

	Max Loan for Stabilized Y1	Max Loan to Stabilized Y15
Net Operating Income (NOI)	\$28,577	\$28,577
Debt Service Coverage Ratio	1.20	1.00
NOI Available for Debt Service	\$23,814	\$28,577
Interest Rate	4.63%	4.63%
Amortization Period (Years)	600	600
Loan Term (Years)	360	360
Maximum Perm Loan Amount	\$514,901	\$617,881
Actual Perm Loan Amount	\$4,766	
Variance	(\$510,135)	
	Year 1	Year 15
Debt Service Coverage Ratio	129.64	28.21
OHFA Minimum DSCR	1.20	1.00

Permanent Sources of Funds

Permanent Sources	Total	Percent of Total
Federal LIHTC Equity	\$4,896,947	69%
Permanent First Mortgage	\$4,766	0%
Permanent Second Mortgage		
HDAP: HOME		
Fed. Historic Tax Credit Equity		
Deferred Developer Fee	\$309,656	4%
Sponsor Loan		
GP/MM Capital Contribution		
[Specify Here]	\$995,234	14%
[Specify Here]	\$904,828	13%
N/A		
N/A		
N/A		
Total Permanent Sources	\$7,111,431	100%