

## Proposal Summary

2025 4% LIHTC AHFA Final Application

Affordable Housing Funding Application (AHFA)

Project Name: Kirby Manor

### Basic Project Information

Project Name:	Kirby Manor
OHFA Project Number:	TBD
LIHTC Type:	4%
Project Address:	11500 Detroit Avenue
Project City or Township:	Cleveland
Project County:	Cuyahoga
Construction Type:	Rehabilitation
Age Restriction:	Senior 62+
Funding Pool:	Preserved Affordability
Lead Developer:	National Church Residences
Total Number of Units:	147
Total Number of Buildings:	1

### Existing Photograph



### OHFA Resource Request Requiring Board Approval

	Amount	Approval Date
Multifamily Bonds (Inducement):	\$12,570,000	
Multifamily Bonds (Final):		
Housing Development Loan:	\$2,000,000	

### Project Narrative

Kirby Manor is the proposed renovation of an existing 147-unit, 8-story senior apartment building in Cleveland, Ohio. The original 8-story elevator equipped building was constructed in 1969. A 3-story elevator equipped addition was constructed in 2005 at which time the original building was renovated. National Church Residences will be completing a renovation to replace outdated major building systems, and upgrade common area and apartment finishes. Of the 147 apartments, 34 operate with a Project Based Voucher (PBV) contract through the Cuyahoga Metropolitan Housing Authority and 47 are subsidized under a Senior Preservation Rental Assistance Contract (SPRAC). The unit mix includes 1 studio, 66 one-bedroom, and 80 two-bedroom units. The location offers easy access to amenities including grocery stores, medical facilities, restaurants, entertainment, and the RTA.

### Development and Operations Team

Lead Developer	National Church Residences
Co-Developer #1	N/A
Co-Developer #2	N/A
Development Consultant	N/A
LIHTC Syndicator/Investor	Key Community Development Corp
OLIHTC Syndicator/Investor	N/A
GP/MM #1 Parent Entity	National Church Residences
GP/MM #2 Parent Entity	N/A
GP/MM #3 Parent Entity	N/A
General Contractor	Marous Brothers Construction
Architect of Record	Berardi+ Partners
Property Management Firm	National Church Residences

### Site Information

Site Size (Acres)	1.94
Scattered Sites?	No
Total Number of Buildings	1
Total Number of Elevator-Serviced Buildings	1
Total Parking Spaces	63
Parking Ratio (Parking Spaces per Unit)	0.4
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	High
Census Tract Change Index	No Change

### Nearby Amenities

Amenity Type	Name of Amenity	Linear Distance from Proposed Project (miles)
Grocery Store	Gordon Food Service	0.109
Medical Clinic	University Hospitals Urgent	0.1
Childcare Facility		
Senior Center	Cove Community Center	0.65
Pharmacy	Walgreens	0.1
Public Library	Lakewood Public Library	0.88
Public Park	Madison Park	0.9
Public School	Louisa May Alcott Elementary	0.52
Public Recreation Center	Cove Community Center	0.65

### Building Square Footage Breakdown

	Size (SF)	Pct of Total
Commercial and Fee-Driven Space		
Unrestricted/Market-Rate Unit Area		
LIHTC Unit Area	112,944	67%
Manager's Unit Area		
Common Area	28,964	17%
Support and Program Space	3,678	2%
Tenant Storage Space	2,408	1%
Major Vertical Penetrations (Elevator/Stairs, Etc.)	7,445	4%
Structured Parking/Garage	14,256	8%
Basement		
Total Square Footage of all Buildings	169,695	100%

#### Units by LIHTC Income Restrictions

LIHTC Income Restriction	Number of Units	Percent of Total Units
20% AMI		
30% AMI		
40% AMI		
50% AMI	81	55%
60% AMI	65	44%
70% AMI	1	1%
80% AMI		
Unrestricted		
Manager's		
Total Units	147	100%

#### Consolidated Annual Operating Budget

Operating Line Item	Annual Amount	Annual Per Unit Amount
Potential Gross Rental Income and Fee Income	\$1,936,560	\$13,174
Potential Gross Commercial Income	\$0	\$0
Potential Gross Service Income	\$0	\$0
Vacancy Allowance (Blended) 7%	(\$135,559)	(\$922)
Effective Gross Income (EGI)	\$1,801,001	\$12,252
(Administrative Expenses)	(\$242,631)	(\$1,651)
(Property Management Fee)	(\$77,616)	(\$528)
(Owner-Paid Utility Expenses)	(\$228,546)	(\$1,555)
(Maintenance Expenses)	(\$254,620)	(\$1,732)
(Net Real Estate Taxes)	(\$164,355)	(\$1,118)
(Property and Liability Insurance)	(\$69,458)	(\$473)
(Other Insurance and Tax Expenses)	(\$65,763)	(\$447)
(Ongoing Reserve Contributions)	(\$51,450)	(\$350)
Operating Subsidy	\$0	\$0
(Total Operating Expenses)	(\$1,154,439)	(\$7,853)
Net Operating Income (EGI - Operating Expenses)	\$646,562	\$4,398

#### LIHTC Calculation

	Acquisition	Rehabilitation	New Construction
LIHTC Eligible Basis	\$14,620,567	\$24,713,461	
- Reductions in Eligible Basis	\$0	\$0	
= Net Eligible Basis	\$14,620,567	\$24,713,461	
Codified Basis Boost (DDA/QCT)		\$32,127,499	
Agency Discretionary Basis Boost		\$29,401,119	
Adjusted Eligible Basis	\$14,620,567	\$32,127,499	
X Applicable Fraction	100%	100%	
Qualified Basis	\$14,620,567	\$32,127,499	
30% Present Value Rate	4%	4%	
Annual LIHTC Generated	\$584,823	\$1,285,100	
Total 10-Year LIHTC Generated	\$18,699,227		
Total 10-Year LIHTC Requested	\$18,699,227		
LIHTC Equity Generated	\$16,316,147		
Equity Price	\$0.8726		

#### 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	1%	0	0%
1-BR	66	45%	38	58%
2-BR	80	54%	42	53%
3-BR				
4-BR				
5-BR				
Total Units	147	100%	80	54%

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

Development Costs	Amount	Per Unit Amount	LIHTC Eligible Basis
Acquisition	\$16,516,870	\$112,360	\$13,965,000
Predevelopment	\$986,082	\$6,708	\$976,082
Site Development	\$1,144,167	\$7,783	\$1,144,167
Hard Construction	\$15,326,925	\$104,265	\$15,326,925
Financing	\$2,169,088	\$14,756	\$1,173,183
Professional Fees	\$393,450	\$2,677	\$6,748,671
Developer Fee	\$6,555,671	\$44,596	\$0
OHFA and Other Fees	\$480,096	\$3,266	\$0
Capitalized Reserves	\$711,000	\$4,837	\$0
Total Development Costs (TDC)	\$44,283,349	\$301,247	\$39,334,028
LIHTC Eligible Basis as a Percent of Total Development Costs			89%

Cost Containment Standards	Project	Maximum	Variance
TDC per Unit	\$301,247	\$375,000	-20%
TDC per Gross Square Foot	\$261	\$400	-35%

#### Maximum Permanent Debt Sizing

	Max Loan for Stabilized Y1	Max Loan to Stabilized Y15
Net Operating Income (NOI)	\$646,562	\$646,562
Debt Service Coverage Ratio	1.20	1.00
NOI Available for Debt Service	\$538,802	\$646,562
Interest Rate	6.01%	6.01%
Amortization Period (Years)	40	40
Loan Term (Years)	17	17
Maximum Perm Loan Amount	\$8,150,161	\$9,780,193
Actual Perm Loan Amount	\$8,150,000	
Amount Variance	(\$161)	
Percent Variance	0.0%	
	Year 1	Year 15
Debt Service Coverage Ratio	1.20	1.17
OHFA Minimum DSCR	1.20	1.00

### Construction Sources of Funds

Source Name	Amount	Percent of Total
Federal LIHTC Equity	\$2,843,087	6%
Construction Loan	\$18,809,308	42%
Housing Development Loan	\$2,000,000	5%
Deferred Developer Fee	\$1,243,482	3%
Sponsor Loan	\$2,500,000	6%
GP/MM Capital Contribution	\$100	0%
Post-Construction Costs	\$4,813,752	11%
HOME	\$500,000	1%
HOME (Assumed)	\$1,000,000	2%
HDAP (Assumed)	\$450,000	1%
Seller Note	\$9,401,621	21%
Acquired Reserves	\$361,870	1%
	\$360,129	1%
Construction Period Income		
Total Construction Sources	\$44,283,349	100%

### Permanent Sources of Funds

Source Name	Total	Percent of Total
Federal LIHTC Equity	\$16,316,147	48%
Permanent First Mortgage	\$8,150,000	24%
Deferred Developer Fee	\$1,243,482	4%
Sponsor Loan	\$6,500,000	19%
GP/MM Capital Contribution	\$100	0%
HOME	\$500,000	1%
HOME (Assumed)	\$1,000,000	3%
HDAP (Assumed)	\$450,000	1%
Seller Note	\$9,401,621	28%
Acquired Reserves	\$361,870	1%
Construction Period Income	\$360,129	1%
Total Permanent Sources	\$34,159,729	100%