

Proposal Summary

2025 9% LIHTC AHFA Proposal Application

Affordable Housing Funding Application (AHFA)

Project Name: Blackburn Landing II

Basic Project Information

| | |
|----------------------------|---------------------------------------|
| Project Name: | Blackburn Landing II |
| OHFA Project Number: | TBD |
| LIHTC Type: | 9% |
| Project Address: | 0 S Blackburn Road |
| Project City or Township: | Athens |
| Project County: | Athens |
| Construction Type: | New Construction |
| Age Restriction: | General Occupancy |
| Funding Pool: | New Affordability - General Occupancy |
| Lead Developer: | Spire Development, Inc. |
| Total Number of Units: | 79 |
| Total Number of Buildings: | 2 |

Project Rendering



OHFA Resource Request Requiring Board Approval

| | Amount | Approval Date |
|---------------------------|-------------|---------------|
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| | | |
| Housing Development Loan: | \$1,750,000 | |

Project Narrative

Blackburn Landing II (the "Project") is a 79-unit new construction, general occupancy housing community located in Athens, Athens County, Ohio, in a census tract designated as an area of Very High Opportunity by the Kirwan USR Opportunity Index. The 100% affordable project will consist of one 3-story garden walk-up apartment building containing a mix of efficiency, one-, and three-bedroom units ranging from 30% AMI to 80% AMI. Unit amenities include refrigerator, microwave, range, Energy Star-certified dishwasher, and in-unit Energy Star certified washer/dryer. Project amenities include exercise room, outdoor playground designed for children, outdoor covered picnic area, and on-site management and maintenance. The Project is located in an amenity-rich corridor which includes grocery stores, restaurants, childcare facilities, parks,

Set Asides Sought

| Set Aside Type | Sought? |
|--|-----------------|
| Community Housing Development Organization: | No |
| Community Impact Strategic Initiative: | No |
| Appalachian County: | Yes |
| Transformative Economic Development: | No |
| Refugee Resettlement Agency Partnership: | No |
| USDA Rural Development Subsidy Preservation: | Ineligible Pool |
| Balance of State or Small Continuum of Care: | Ineligible Pool |

Competitive Scoring: New Affordability - General Occupancy Pool

| Competitive Criterion | Maximum Score | Developer Self-Score |
|---|---------------|----------------------|
| Areas of Opportunity and Revitalization | 10 | 10 |
| Building Amenities | 10 | 10 |
| Discount to Market Rent | 5 | 3 |
| Proximity to Amenities | 17 | 17 |
| 811 PRA Participation | 5 | 5 |
| Annual LIHTC Request per LIHTC Unit | 10 | 10 |
| Total | 57 | 55 |

Development and Operations Team

| | |
|----------------------------|--------------------------------------|
| Lead Developer | Spire Development, Inc. |
| Co-Developer #1 | County Corp |
| Co-Developer #2 | N/A |
| Development Consultant | N/A |
| LIHTC Syndicator/Investor | Ohio Capital Corporation for Housing |
| OLIHTC Syndicator/Investor | N/A |
| GP/MM #1 Parent Entity | Spire Real Estate Holdings, LLC |
| GP/MM #2 Parent Entity | County Corp |
| GP/MM #3 Parent Entity | N/A |
| General Contractor | TBD |
| Architect of Record | Red Architecture |
| Property Management Firm | RLJ Management Co, Inc. |

Site Information

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|--|-----------|
| Site Size (Acres) | 2.34 |
| Scattered Sites? | No |
| Total Number of Buildings | 2 |
| Total Number of Elevator-Serviced Buildings | 0 |
| Total Parking Spaces | 48 |
| Parking Ratio (Parking Spaces per Unit) | 0.6 |
| 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 High |
| Census Tract Change Index | Growth |

Nearby Amenities

| Amenity Type | Name of Amenity | Linear Distance from Proposed Project (miles) |
|--------------------------|-------------------------------|---|
| Grocery Store | Kroger | 3.4 |
| Medical Clinic | Hopewell Health Centers, Inc. | 2.1 |
| Childcare Facility | Stages Early Learning Center | 2.2 |
| Senior Center | The Athens Village | 3.6 |
| Pharmacy | CVS Pharmacy | 2.1 |
| Public Library | Athens Public Library | 2.9 |
| Public Park | Strouds Run State Park | 4.8 |
| Public School | Morrison-Gordon Elementary | 2 |
| Public Recreation Center | Athens Community Center | 3.3 |

Building Square Footage Breakdown

| | Size (SF) | Pct of Total |
|---|---------------|--------------|
| Commercial and Fee-Driven Space | | |
| Unrestricted/Market-Rate Unit Area | | |
| LIHTC Unit Area | 51,100 | 80% |
| Manager's Unit Area | | |
| Common Area | 11,637 | 18% |
| Support and Program Space | 782 | 1% |
| Tenant Storage Space | | |
| Major Vertical Penetrations (Elevator/Stairs, Etc.) | | |
| Structured Parking/Garage | | |
| Basement | | |
| Total Square Footage of all Buildings | 63,519 | 100% |

Units by LIHTC Income Restrictions

| LIHTC Income Restriction | Number of Units | Percent of Total Units |
|--------------------------|-----------------|------------------------|
| 20% AMI | | |
| 30% AMI | 19 | 24% |
| 40% AMI | | |
| 50% AMI | | |
| 60% AMI | 43 | 54% |
| 70% AMI | 7 | 9% |
| 80% AMI | 10 | 13% |
| Unrestricted Manager's | | |
| Total Units | 79 | 100% |

Consolidated Annual Operating Budget

| Operating Line Item | | Annual Amount | Annual Per Unit Amount |
|--|----|--------------------|------------------------|
| Potential Gross Rental Income and Fee Income | | \$771,504 | \$9,766 |
| Potential Gross Commercial Income | | \$0 | \$0 |
| Potential Gross Service Income | | \$0 | \$0 |
| Vacancy Allowance (Blended) | 7% | (\$54,005) | (\$684) |
| Effective Gross Income (EGI) | | \$717,499 | \$9,082 |
| (Administrative Expenses) | | (\$93,008) | (\$1,177) |
| (Property Management Fee) | | (\$46,452) | (\$588) |
| (Owner-Paid Utility Expenses) | | (\$73,950) | (\$936) |
| (Maintenance Expenses) | | (\$95,500) | (\$1,209) |
| (Net Real Estate Taxes) | | (\$79,790) | (\$1,010) |
| (Property and Liability Insurance) | | (\$30,000) | (\$380) |
| (Other Insurance and Tax Expenses) | | \$0 | \$0 |
| (Ongoing Reserve Contributions) | | (\$31,600) | (\$400) |
| Operating Subsidy | | \$0 | \$0 |
| (Total Operating Expenses) | | (\$450,300) | (\$5,700) |
| Net Operating Income (EGI - Operating Expenses) | | \$267,199 | \$3,382 |

LIHTC Calculation

| | Acquisition | Rehabilitation | New Construction |
|----------------------------------|--------------|----------------|---------------------|
| LIHTC Eligible Basis | | | \$17,164,111 |
| - Reductions in Eligible Basis | | | \$0 |
| = Net Eligible Basis | | | \$17,164,111 |
| Codified Basis Boost (DDA/QCT) | | | \$17,164,111 |
| Agency Discretionary Basis Boost | | | \$20,954,519 |
| Adjusted Eligible Basis | | | \$20,954,519 |
| X Applicable Fraction | | | 100% |
| Qualified Basis | | | \$20,954,519 |
| 70% Present Value Rate | | | 9% |
| Annual LIHTC Generated | | | \$1,885,907 |
| Total 10-Year LIHTC Generated | \$18,859,067 | | |
| Total 10-Year LIHTC Requested | \$17,815,000 | | |
| LIHTC Equity Generated | \$15,497,500 | | |
| Equity Price | \$0.8700 | | |

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 | 13 | 16% | 0 | 0% |
| 1-BR | 58 | 73% | 11 | 19% |
| 2-BR | | | | |
| 3-BR | 8 | 10% | 0 | 0% |
| 4-BR | | | | |
| 5-BR | | | | |
| Total Units | 79 | 100% | 11 | 14% |

Development Budget, Eligible Basis, and Cost Containment Standards

| Development Costs | Amount | Per Unit Amount | LIHTC Eligible Basis |
|--|---------------------|------------------|----------------------|
| Acquisition | \$725,000 | \$9,177 | \$0 |
| Predevelopment | \$461,650 | \$5,844 | \$461,650 |
| Site Development | \$1,635,000 | \$20,696 | \$1,635,000 |
| Hard Construction | \$11,240,902 | \$142,290 | \$11,240,902 |
| Financing | \$1,064,757 | \$13,478 | \$883,559 |
| Professional Fees | \$658,000 | \$8,329 | \$543,000 |
| Developer Fee | \$2,400,000 | \$30,380 | \$2,400,000 |
| OHFA and Other Fees | \$316,090 | \$4,001 | \$0 |
| Capitalized Reserves | \$336,101 | \$4,254 | \$0 |
| Total Development Costs (TDC) | \$18,837,500 | \$238,449 | \$17,164,111 |
| LIHTC Eligible Basis as a Percent of Total Development Costs | | | 91% |

| Cost Containment Standards | Project | Maximum | Variance |
|----------------------------|-----------|-----------|----------|
| TDC per Unit | \$238,449 | \$307,027 | -22% |
| TDC per Gross Square Foot | \$297 | \$304 | -2% |

Maximum Permanent Debt Sizing

| | Max Loan for Stabilized Y1 | Max Loan to Stabilized Y15 |
|---------------------------------|----------------------------|----------------------------|
| Net Operating Income (NOI) | \$267,199 | \$267,199 |
| Debt Service Coverage Ratio | 1.20 | 1.00 |
| NOI Available for Debt Service | \$222,666 | \$267,199 |
| Interest Rate | 7.50% | 7.50% |
| Amortization Period (Years) | 40 | 40 |
| Loan Term (Years) | 15 | 15 |
| Maximum Perm Loan Amount | \$2,819,677 | \$3,383,612 |
| Actual Perm Loan Amount | \$2,810,000 | |
| Amount Variance | (\$9,677) | |
| Percent Variance | -0.3% | |
| | Year 1 | Year 15 |
| Debt Service Coverage Ratio | 1.20 | 1.20 |
| OHFA Minimum DSCR | 1.20 | 1.00 |

Construction Sources of Funds

| Source Name | Amount | Percent of Total |
|-----------------------------------|---------------------|------------------|
| Federal LIHTC Equity | \$1,374,750 | 7% |
| Construction Loan | \$12,896,649 | 68% |
| Housing Development Loan | \$1,750,000 | 9% |
| Deferred Developer Fee | \$2,400,000 | 13% |
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| Deferred Costs | \$416,101 | 2% |
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| | | |
| Total Construction Sources | \$18,837,500 | 100% |

Permanent Sources of Funds

| Source Name | Total | Percent of Total |
|--------------------------------|---------------------|------------------|
| Federal LIHTC Equity | \$15,497,500 | 82% |
| Permanent First Mortgage | \$2,810,000 | 15% |
| Deferred Developer Fee | \$530,000 | 3% |
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| Total Permanent Sources | \$18,837,500 | 100% |