

**29 Proposal Summary**

## Proposal Summary

2025 9% LIHTC AHFA Proposal Application

Affordable Housing Funding Application (AHFA)

Project Name: Park Village Apts Preservation

### Basic Project Information

Project Name:	Park Village Apts Preservation
OHFA Project Number:	TBD
LIHTC Type:	9%
Project Address:	9221 Hough Avenue
Project City or Township:	Cleveland
Project County:	Cuyahoga
Construction Type:	Rehabilitation
Age Restriction:	General Occupancy
Funding Pool:	Preserved Affordability
Lead Developer:	Famicos Foundation
Total Number of Units:	75
Total Number of Buildings:	8

### Existing Photograph



### OHFA Resource Request Requiring Board Approval

	Amount	Approval Date
HDAP: HOME	\$1,000,000	
Housing Development Loan:	\$1,750,000	

### Project Narrative

Park Village is a 75-unit HUD-funded family housing property in Cleveland, Ohio. The site includes 8 residential buildings and a community center/office building, for a total of 9 buildings across two parcels of land. Famicos Foundation, as lead developer, is applying for 9% Low-Income Housing Tax Credits (LIHTC) in the Preserved Affordability category to complete a substantial rehabilitation of all units and the community building.

### Set Asides Sought

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

### Competitive Scoring: Preserved Affordability Pool

Competitive Criterion	Maximum Score	Developer Self-Score
Discount to Market Rent	5	4
Rehabilitation Hard Costs per Unit	10	10
Building Amenities	6	6
Annual LIHTC Request per LIHTC Unit	16	16
<b>Total</b>	<b>37</b>	<b>36</b>

### Development and Operations Team

Lead Developer	Famicos Foundation
Co-Developer #1	N/A
Co-Developer #2	N/A
Development Consultant	Lowenstein Development, LLC
LIHTC Syndicator/Investor	National Equity Fund, Inc.
OLIHTC Syndicator/Investor	N/A
GP/MM #1 Parent Entity	Famicos Foundation
GP/MM #2 Parent Entity	N/A
GP/MM #3 Parent Entity	N/A
General Contractor	Developer's Specialty Services
Architect of Record	City Architecture
Property Management Firm	Famicos Foundation

### Site Information

Site Size (Acres)	3.33
Scattered Sites?	No
Total Number of Buildings	8
Total Number of Elevator-Serviced Buildings	0
Total Parking Spaces	63
Parking Ratio (Parking Spaces per Unit)	0.8
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	Very Low
Census Tract Change Index	Slight Decline

### Nearby Amenities

Amenity Type	Name of Amenity	Linear Distance from Proposed Project (miles)
Grocery Store	Aldi	0.8
Medical Clinic	Cleveland Clinic	0.4
Childcare Facility	Cleveland Music School	0.8
Senior Center		
Pharmacy	CVS	0.7
Public Library	Cleveland Public Library	0.7
Public Park	Rockefeller Park & Greenhouse	0.2
Public School	Mary B. Martin High School	0.34
Public Recreation Center	Thurgood Marshall Rec Center	0.16

### Building Square Footage Breakdown

	Size (SF)	Pct of Total
Commercial and Fee-Driven Space		
Unrestricted/Market-Rate Unit Area		
LIHTC Unit Area	82,629	84%
Manager's Unit Area		
Common Area	12,153	12%
Support and Program Space	3,517	4%
Tenant Storage Space		
Major Vertical Penetrations (Elevator/Stairs, Etc.)		
Structured Parking/Garage		
Basement		
<b>Total Square Footage of all Buildings</b>	<b>98,299</b>	<b>100%</b>

**Units by LIHTC Income Restrictions**

LIHTC Income Restriction	Number of Units	Percent of Total Units
20% AMI		
30% AMI	33	44%
40% AMI		
50% AMI	16	21%
60% AMI	26	35%
70% AMI		
80% AMI		
Unrestricted Manager's		
<b>Total Units</b>	<b>75</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				
2-BR	42	56%	42	100%
3-BR	12	16%	12	100%
4-BR	21	28%	21	100%
5-BR				
<b>Total Units</b>	<b>75</b>	<b>100%</b>	<b>75</b>	<b>100%</b>

**Consolidated Annual Operating Budget**

Operating Line Item	Annual Amount	Annual Per Unit Amount
Potential Gross Rental Income and Fee Income	\$1,121,580	\$14,954
Potential Gross Commercial Income	\$0	\$0
Potential Gross Service Income	\$0	\$0
Vacancy Allowance (Blended) 5%	(\$56,079)	(\$748)
<b>Effective Gross Income (EGI)</b>	<b>\$1,065,501</b>	<b>\$14,207</b>
(Administrative Expenses)	(\$140,363)	(\$1,872)
(Property Management Fee)	(\$51,500)	(\$687)
(Owner-Paid Utility Expenses)	(\$168,273)	(\$2,244)
(Maintenance Expenses)	(\$238,300)	(\$3,177)
(Net Real Estate Taxes)	(\$48,000)	(\$640)
(Property and Liability Insurance)	(\$86,250)	(\$1,150)
(Other Insurance and Tax Expenses)	(\$43,500)	(\$580)
(Ongoing Reserve Contributions)	(\$31,875)	(\$425)
Operating Subsidy	\$0	\$0
<b>(Total Operating Expenses)</b>	<b>(\$808,061)</b>	<b>(\$10,774)</b>
<b>Net Operating Income (EGI - Operating Expenses)</b>	<b>\$257,440</b>	<b>\$3,433</b>

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

Development Costs	Amount	Per Unit Amount	LIHTC Eligible Basis
Acquisition	\$2,540,000	\$33,867	\$2,305,000
Predevelopment	\$484,000	\$6,453	\$484,000
Site Development	\$848,625	\$11,315	\$748,625
Hard Construction	\$10,183,682	\$135,782	\$10,183,682
Financing	\$971,986	\$12,960	\$576,986
Professional Fees	\$269,500	\$3,593	\$2,918,000
Developer Fee	\$2,775,500	\$37,007	\$0
OHFA and Other Fees	\$296,220	\$3,950	\$0
Capitalized Reserves	\$502,687	\$6,702	\$0
<b>Total Development Costs (TDC)</b>	<b>\$18,872,200</b>	<b>\$251,629</b>	<b>\$17,216,293</b>
LIHTC Eligible Basis as a Percent of Total Development Costs			91%

Cost Containment Standards	Project	Maximum	Variance
TDC per Unit	\$251,629	\$277,573	-9%
TDC per Gross Square Foot	\$192	\$348	-45%

**LIHTC Calculation**

	Acquisition	Rehabilitation	New Construction
LIHTC Eligible Basis	\$2,305,000	\$14,911,293	
- Reductions in Eligible Basis	\$0	\$0	
= Net Eligible Basis	\$2,305,000	\$14,911,293	
Codified Basis Boost (DDA/QCT)		\$18,266,334	
Agency Discretionary Basis Boost		\$15,985,787	
Adjusted Eligible Basis	\$2,305,000	\$18,266,334	
X Applicable Fraction	100%	100%	
Qualified Basis	\$2,305,000	\$18,266,334	
70% Present Value Rate	4%	9%	
<b>Annual LIHTC Generated</b>	<b>\$92,200</b>	<b>\$1,643,970</b>	
Total 10-Year LIHTC Generated	\$17,361,701		
Total 10-Year LIHTC Requested	\$15,270,000		
LIHTC Equity Generated	\$13,132,200		
Equity Price	\$0.8601		

**Maximum Permanent Debt Sizing**

	Max Loan for Stabilized Y1	Max Loan to Stabilized Y15
Net Operating Income (NOI)	\$257,440	\$257,440
Debt Service Coverage Ratio	1.15	1.00
NOI Available for Debt Service	\$223,861	\$257,440
Interest Rate	8.44%	8.44%
Amortization Period (Years)	30	30
Loan Term (Years)	17	17
<b>Maximum Perm Loan Amount</b>	<b>\$2,439,639</b>	<b>\$2,805,585</b>
Actual Perm Loan Amount	\$2,000,000	
Amount Variance	(\$439,639)	
Percent Variance	-18.0%	
	<b>Year 1</b>	<b>Year 15</b>
Debt Service Coverage Ratio	1.40	1.00
OHFA Minimum DSCR	1.15	1.00

**Construction Sources of Funds**

Source Name	Amount	Percent of Total
Federal LIHTC Equity	\$1,313,220	7%
Construction Loan	\$9,650,000	51%
Housing Development Loan	\$1,750,000	9%
Post-Construction Costs	\$2,618,980	14%
HDAP: HOME	\$1,000,000	5%
Seller Note	\$2,540,000	13%
<b>Total Construction Sources</b>	<b>\$18,872,200</b>	<b>100%</b>

**Permanent Sources of Funds**

Source Name	Total	Percent of Total
Federal LIHTC Equity	\$13,132,200	70%
Permanent First Mortgage	\$2,000,000	11%
Deferred Developer Fee	\$200,000	1%
HDAP: HOME	\$1,000,000	5%
Seller Note	\$2,540,000	13%
<b>Total Permanent Sources</b>	<b>\$18,872,200</b>	<b>100%</b>