

Proposal Summary 2025 9% LIHTC AHFA Proposal Application
 Affordable Housing Funding Application (AHFA) Project Name: Salem House

Basic Project Information

Project Name:	Salem House
OHFA Project Number:	TBD
LIHTC Type:	9%
Project Address:	8080 OH-48
Project City or Township:	Maineville
Project County:	Warren
Construction Type:	Rehabilitation
Age Restriction:	Senior 55+
Funding Pool:	Preserved Affordability
Lead Developer:	National Church Residences
Total Number of Units:	50
Total Number of Buildings:	1

Existing Photograph



OHFA Resource Request Requiring Board Approval

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

Project Narrative

Salem House is a preservation community located in Maineville, Warren County, Ohio. Originally erected in 1984 and has operated for nearly 40 years without rehabilitation. This community comprises 50 units, featuring 13 studios and 37 one-bedroom units. All units benefit from a project-based Section 8 HAP contract. Salem House offers an array of resident amenities, such as a community room, a outdoor open spaces, on-site property management, and versatile multi-purpose spaces, including a library.

Situated on 4.1 acres, Salem House is conveniently positioned just minutes away from a vibrant area with essential amenities, including local groceries, medical facilities, and various other services crucial for the well-being and convenience of Salem House residents.

Set Asides Sought

Set Aside Type	Sought?
Community Housing Development Organization:	No
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	5
Rehabilitation Hard Costs per Unit	10	10
Building Amenities	6	6
Annual LIHTC Request per LIHTC Unit	16	16
Total	37	37

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	TBD
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	TBD
Architect of Record	Berardi+ Partners
Property Management Firm	National Church Residences

Site Information

Site Size (Acres)	4.09
Scattered Sites?	No
Total Number of Buildings	1
Total Number of Elevator-Serviced Buildings	1
Total Parking Spaces	49
Parking Ratio (Parking Spaces per Unit)	1.0
Urban Suburban Rural (USR) Geography	Metro/Suburban
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 Low
Census Tract Change Index	Slight Growth

Nearby Amenities

Amenity Type	Name of Amenity	Linear Distance from Proposed Project (miles)
Grocery Store	Kroger	4
Medical Clinic	Minute Clinic	1.6
Childcare Facility	The Goddard School	5
Senior Center	Warren County Community	4
Pharmacy	CVS Pharmacy	4.5
Public Library	Warren County Public Library	4
Public Park	Testerman Park	0.6
Public School	Maineville Elementary School	1.5
Public Recreation Center	Mason Community Center	6

Building Square Footage Breakdown

	Size (SF)	Pct of Total
Commercial and Fee-Driven Space		
Unrestricted/Market-Rate Unit Area		
LIHTC Unit Area	26,675	73%
Manager's Unit Area		
Common Area	7,161	20%
Support and Program Space	1,409	4%
Tenant Storage Space		
Major Vertical Penetrations (Elevator/Stairs, Etc.)	1,118	3%
Structured Parking/Garage		
Basement		
Total Square Footage of all Buildings	36,363	100%

Units by LIHTC Income Restrictions

LIHTC Income Restriction	Number of Units	Percent of Total Units
20% AMI		
30% AMI		
40% AMI		
50% AMI	50	100%
60% AMI		
70% AMI		
80% AMI		
Unrestricted Manager's		
Total Units	50	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	13	26%	13	100%
1-BR	37	74%	37	100%
2-BR				
3-BR				
4-BR				
5-BR				
Total Units	50	100%	50	100%

Consolidated Annual Operating Budget

Operating Line Item	Annual Amount	Annual Per Unit Amount
Potential Gross Rental Income and Fee Income	\$693,750	\$13,875
Potential Gross Commercial Income	\$0	\$0
Potential Gross Service Income	\$0	\$0
Vacancy Allowance (Blended) 5%	(\$34,688)	(\$694)
Effective Gross Income (EGI)	\$659,062	\$13,181
(Administrative Expenses)	(\$92,611)	(\$1,852)
(Property Management Fee)	(\$31,200)	(\$624)
(Owner-Paid Utility Expenses)	(\$37,686)	(\$754)
(Maintenance Expenses)	(\$75,261)	(\$1,505)
(Net Real Estate Taxes)	(\$34,450)	(\$689)
(Property and Liability Insurance)	(\$34,980)	(\$700)
(Other Insurance and Tax Expenses)	(\$22,135)	(\$443)
(Ongoing Reserve Contributions)	(\$17,500)	(\$350)
Operating Subsidy	\$0	\$0
(Total Operating Expenses)	(\$345,823)	(\$6,916)
Net Operating Income (EGI - Operating Expenses)	\$313,239	\$6,265

Development Budget, Eligible Basis, and Cost Containment Standards

Development Costs	Amount	Per Unit Amount	LIHTC Eligible Basis
Acquisition	\$3,510,000	\$70,200	\$3,060,000
Predevelopment	\$508,250	\$10,165	\$499,750
Site Development	\$508,114	\$10,162	\$508,114
Hard Construction	\$5,543,991	\$110,880	\$5,543,991
Financing	\$665,393	\$13,308	\$395,526
Professional Fees	\$251,100	\$5,022	\$2,154,176
Developer Fee	\$2,026,926	\$40,539	\$0
OHFA and Other Fees	\$198,368	\$3,967	\$0
Capitalized Reserves	\$251,000	\$5,020	\$0
Total Development Costs (TDC)	\$13,463,142	\$269,263	\$12,161,557
LIHTC Eligible Basis as a Percent of Total Development Costs			90%

Cost Containment Standards	Project	Maximum	Variance
TDC per Unit	\$269,263	\$277,573	-3%
TDC per Gross Square Foot	\$370	\$348	6%

LIHTC Calculation

	Acquisition	Rehabilitation	New Construction
LIHTC Eligible Basis	\$3,262,693	\$8,898,864	
- Reductions in Eligible Basis	\$0	\$0	
= Net Eligible Basis	\$3,262,693	\$8,898,864	
Codified Basis Boost (DDA/QCT)		\$8,898,864	
Agency Discretionary Basis Boost		\$9,435,138	
Adjusted Eligible Basis	\$3,262,693	\$9,435,138	
X Applicable Fraction	100%	100%	
Qualified Basis	\$3,262,693	\$9,435,138	
70% Present Value Rate	4%	9%	
Annual LIHTC Generated	\$130,508	\$849,162	
Total 10-Year LIHTC Generated	\$9,796,701		
Total 10-Year LIHTC Requested	\$9,794,600		
LIHTC Equity Generated	\$7,825,235		
Equity Price	\$0.7990		

Maximum Permanent Debt Sizing

	Max Loan for Stabilized Y1	Max Loan to Stabilized Y15
Net Operating Income (NOI)	\$313,240	\$313,240
Debt Service Coverage Ratio	1.15	1.00
NOI Available for Debt Service	\$272,382	\$313,240
Interest Rate	7.20%	7.20%
Amortization Period (Years)	30	30
Loan Term (Years)	17	17
Maximum Perm Loan Amount	\$3,343,976	\$3,845,572
Actual Perm Loan Amount	\$3,150,000	
Amount Variance	(\$193,976)	
Percent Variance	-5.8%	
	Year 1	Year 15
Debt Service Coverage Ratio	1.22	1.35
OHFA Minimum DSCR	1.15	1.00

Construction Sources of Funds

Source Name	Amount	Percent of Total
Federal LIHTC Equity	\$2,007,691	15%
Construction Loan	\$5,587,961	42%
Housing Development Loan	\$1,750,000	13%
Deferred Developer Fee	\$122,149	1%
GP/MM Capital Contribution	\$271,924	2%
Post-Construction Costs	\$1,629,583	12%
Seller Note	\$2,093,834	16%
Total Construction Sources	\$13,463,142	100%

Permanent Sources of Funds

Source Name	Total	Percent of Total
Federal LIHTC Equity	\$7,825,235	58%
Permanent First Mortgage	\$3,150,000	23%
Deferred Developer Fee	\$122,149	1%
GP/MM Capital Contribution	\$271,924	2%
Seller Note	\$2,093,834	16%
Total Permanent Sources	\$13,463,142	100%