

Proposal Summary

SFY2025 4% LIHTC w/ OLIHTC AHFA Proposal Application

Affordable Housing Funding Application (AHFA)

Project Name: Kinsey Lofts

Basic Project Information

Project Name:	Kinsey Lofts
OHFA Project Number:	TBD
LIHTC Type:	4%
Project Address:	2358 Reading Road
Project City or Township:	Cincinnati
Project County:	Hamilton
Construction Type:	New Construction
Age Restriction:	Senior 55+
Funding Pool:	Metropolitan
Lead Developer:	Kingsley Consulting, LLC dba Kingsley + Co.
Total Number of Units:	52
Total Number of Buildings:	1

Project Rendering



OHFA Resource Request Requiring Board Approval

	Amount	Approval Date
Housing Development Loan:	\$2,500,000	

Project Narrative

Kinsey Lofts consists of 52 one and two-bedroom apartments in a single five-story elevator building in Cincinnati's Walnut Hills neighborhood. The project is centrally located along a bus line and within one-mile of amenities such as Kroger, University of Cincinnati medical campus, and Losantville Recreation Area. The property will offer residents on-site management, secured access building entry, and in-unit laundry hookups. Common areas will include a community room, community kitchen, and fitness center. All units will be reserved for residents 55 years and older at 60% of the Area Median Income.

Development and Operations Team

Lead Developer	Kingsley Consulting, LLC dba Kingsley + Co.
Co-Developer #1	N/A
Co-Developer #2	N/A
Development Consultant	DRK Consulting, LLC
LIHTC Syndicator/Investor	Merchants Capital Investments, LLC
OLIHTC Syndicator/Investor	Merchants Capital Investments, LLC
GP/MM #1 Parent Entity	Kingsley Consulting, LLC
GP/MM #2 Parent Entity	N/A
GP/MM #3 Parent Entity	N/A
General Contractor	Kingsley Consulting, LLC dba Kingsley + Co.
Architect of Record	Berardi Partners
Property Management Firm	Sundance Property Management LLC

Site Information

Site Size (Acres)	0.89
Scattered Sites?	No
Total Number of Buildings	1
Total Number of Elevator-Serviced Buildings	1
Total Parking Spaces	24
Parking Ratio (Parking Spaces per Unit)	0.5
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	Growth

Nearby Amenities

Amenity Type	Name of Amenity	Linear Distance from Proposed Project (miles)
Grocery Store	Kroger	0.46
Medical Clinic	The Little Clinic	0.5
Childcare Facility	Rothenberg Preparatory	0.9
Senior Center	Corryville Recreation Center	0.6
Pharmacy	Kroger	0.5
Public Library	Corryville Branch Library	0.69
Public Park	Inwood Park	0.57
Public School	William Howard Taft Elementary	0.33
Public Recreation Center	Corryville Recreation Center	0.58

Building Square Footage Breakdown

	Size (SF)	Pct of Total
Commercial and Fee-Driven Space		
Unrestricted/Market-Rate Unit Area		
LIHTC Unit Area	37,156	74%
Manager's Unit Area		
Common Area	13,331	26%
Support and Program Space		
Tenant Storage Space		
Major Vertical Penetrations (Elevator/Stairs, Etc.)		
Structured Parking/Garage		
Basement		
Total Square Footage of all Buildings	50,487	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	52	100%
70% AMI		
80% AMI		
Unrestricted Manager's		
Total Units	52	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	36	69%	0	0%
2-BR	16	31%	0	0%
3-BR				
4-BR				
5-BR				
Total Units	52	100%	0	0%

Consolidated Annual Operating Budget

Operating Line Item	Annual Amount	Annual Per Unit Amount
Potential Gross Rental Income and Fee Income	\$723,598	\$13,915
Potential Gross Commercial Income	\$0	\$0
Potential Gross Service Income	\$0	\$0
Vacancy Allowance (Blended) 7%	(\$50,652)	(\$974)
Effective Gross Income (EGI)	\$672,946	\$12,941
Administrative Expenses	\$60,488	\$1,163
Property Management Fee	\$31,831	\$612
Owner-Paid Utility Expenses	\$54,600	\$1,050
Maintenance Expenses	\$93,028	\$1,789
Real Estate Taxes	\$31,200	\$600
(Abated Real Estate Taxes)	\$0	\$0
Property and Liability Insurance	\$25,520	\$491
Other Insurance and Tax Expenses	\$15,080	\$290
Ongoing Reserve Contributions (Operating Subsidy)	\$0	\$0
Total Annual Operating Expenses	\$329,947	\$6,345
Net Operating Income (EGI - OpEx)	\$342,999	\$6,596

LIHTC Calculation

	Acquisition	Rehabilitation	New Construction
LIHTC Eligible Basis			\$15,910,861
- Reductions in Eligible Basis			\$0
= Net Eligible Basis			\$15,910,861
Codified Basis Boost			\$20,684,119
Adjusted Eligible Basis			\$20,684,119
X Applicable Fraction			100%
Qualified Basis			\$20,684,119
30% Present Value Rate			4.00%
Annual LIHTC Generated			\$827,365
Total 10-Year LIHTC Requested	\$8,273,648		
LIHTC Equity Generated	\$7,532,304		
Equity Price	\$0.91		

Construction Sources of Funds

Construction Sources	Amount	Percent of Total
Federal LIHTC Equity	\$1,506,460	8%
Ohio LIHTC Equity	\$611,468	3%
Construction Loan	\$8,520,000	47%
Housing Development Loan	\$2,500,000	14%
Deferred Developer Fee	\$822,790	5%
GP/MM Capital Contribution	\$100	0%
Post-Construction Costs	\$1,797,850	10%
Subordinate Financing	\$2,500,000	14%
Total Construction Sources	\$18,258,668	100%

Development Budget, Eligible Basis, and Cost Containment Standards

Development Costs	Amount	Per Unit Amount	LIHTC Eligible Basis
Acquisition	\$1,500,000	\$28,846	\$0
Predevelopment	\$559,240	\$10,755	\$559,240
Site Development	\$1,277,900	\$24,575	\$1,277,900
Hard Construction	\$10,675,874	\$205,305	\$10,675,874
Financing	\$1,015,000	\$19,519	\$840,000
Professional Fees	\$288,284	\$5,544	\$240,084
Developer Fee	\$2,317,763	\$44,572	\$2,317,763
OHFA and Other Fees	\$246,210	\$4,735	\$0
Capitalized Reserves	\$378,397	\$7,277	\$0
Total Development Costs (TDC)	\$18,258,668	\$351,128	\$15,910,861
LIHTC Eligible Basis as a Percent of Total Development Costs			87%

Cost Containment Standards

	Project	Maximum	Variance
TDC per Unit	\$351,128	\$400,000	-12%
TDC per Gross Square Foot	\$362	\$420	-14%

Maximum Permanent Debt Sizing

	Max Loan for Stabilized Y1	Max Loan to Stabilized Y15
Net Operating Income (NOI)	\$342,999	\$342,999
Debt Service Coverage Ratio	1.20	1.00
NOI Available for Debt Service	\$285,833	\$342,999
Interest Rate	5.67%	5.67%
Amortization Period (Years)	40	40
Loan Term (Years)	17	17
Maximum Perm Loan Amount	\$4,516,491	\$5,419,789
Actual Perm Loan Amount	\$4,525,000	
Variance	\$8,509	
Debt Service Coverage Ratio	Year 1: 1.20	Year 15: 1.36
OHFA Minimum DSCR	1.20	1.00

Permanent Sources of Funds

Source Name	Total	Percent of Total
Federal LIHTC Equity	\$7,532,304	41%
Ohio LIHTC Equity	\$3,057,340	17%
Permanent First Mortgage	\$4,525,000	25%
Deferred Developer Fee	\$643,924	4%
GP/MM Capital Contribution	\$100	0%
Subordinate Financing	\$2,500,000	14%
Total Permanent Sources	\$18,258,668	100%