

## Proposal Summary

SFY2025 4% LIHTC w/ OLIHTC AHFA Proposal Application

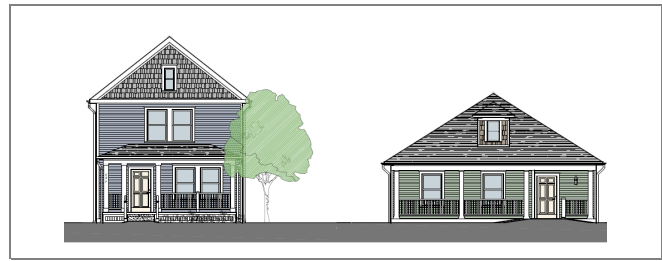
Affordable Housing Funding Application (AHFA)

Project Name: Near West Side Homes

### Basic Project Information

Project Name:	Near West Side Homes
OHFA Project Number:	TBD
LIHTC Type:	4%
Project Address:	Scattered Site
Project City or Township:	Cleveland-Elyria, OH MSA
Project County:	Cuyahoga
Construction Type:	New Construction
Age Restriction:	General Occupancy
Funding Pool:	Metropolitan
Lead Developer:	CHN Housing Partners
Total Number of Units:	35
Total Number of Buildings:	0

### Project Rendering



### OHFA Resource Request Requiring Board Approval

	Amount	Approval Date
Est. Total 10-Year Ohio LIHTCs:	\$6,366,500	
Multifamily Bonds (Inducement):	\$7,250,000	
Multifamily Bonds (Final):		
Housing Development Loan:	\$2,000,000	

### Project Narrative

Near West Side Homes is a 35-unit, scattered site, single-family project that will provide 35 homes for families at or below 60% of the area median income. Near West Side Homes will contain approximately 31 three-bedroom two-story homes and 4 three-bedroom one-story accessible homes. The project will be sited on vacant lots formerly held by the City of Cleveland Land Bank in the Ohio City, Tremont, and Clark-Fulton neighborhoods on the west side of Cleveland.

CHN's nationally recognized lease-purchase program has created homeownership opportunities by successfully transferring more than 1,200 homes to income eligible buyers. CHN's service delivery program will provide wrap-around services to LP

### Development and Operations Team

Lead Developer	CHN Housing Partners
Co-Developer #1	N/A
Co-Developer #2	N/A
Development Consultant	N/A
LIHTC Syndicator/Investor	Enterprise
OLIHTC Syndicator/Investor	Enterprise
GP/MM #1 Parent Entity	CHN Housing Partners
GP/MM #2 Parent Entity	N/A
GP/MM #3 Parent Entity	N/A
General Contractor	CHN Housing Partners
Architect of Record	City Architecture
Property Management Firm	CHN Housing Partners

### Site Information

Site Size (Acres)	4.1
Scattered Sites?	Yes
Total Number of Buildings	35
Total Number of Elevator-Serviced Buildings	0
Total Parking Spaces	35
Parking Ratio (Parking Spaces per Unit)	1.0
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 High
Census Tract Change Index	Growth

### Nearby Amenities

Amenity Type	Name of Amenity	Linear Distance from Proposed Project (miles)
Grocery Store	Save A Lot	0.3
Medical Clinic	Metro Health Main Campus	1.1
Childcare Facility	Daisy's Early Learning Center	0.7
Senior Center	Hispanic Senior Center	0.564
Pharmacy	Walgreen Pharmacy	0.1
Public Library	Cleveland Public Library- South	0.6
Public Park	Roberto Clemente Park	0.4
Public School	Walton Elementary School	0.2
Public Recreation Center	Clark Recreation Center	0.934

### Building Square Footage Breakdown

	Size (SF)	Pct of Total
Commercial and Fee-Driven Space		
Unrestricted/Market-Rate Unit Area		
LIHTC Unit Area	47,328	56%
Manager's Unit Area		
Common Area	5,118	6%
Support and Program Space		
Tenant Storage Space		
Major Vertical Penetrations (Elevator/Stairs, Etc.)		
Structured Parking/Garage	11,660	14%
Basement	20,901	25%
<b>Total Square Footage of all Buildings</b>	<b>85,007</b>	<b>100%</b>

### 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	35	100%
70% AMI		
80% AMI		
Unrestricted		
Manager's		
<b>Total Units</b>	<b>35</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				
3-BR	35	100%	0	0%
4-BR				
5-BR				
<b>Total Units</b>	<b>35</b>	<b>100%</b>	<b>0</b>	<b>0%</b>

**Consolidated Annual Operating Budget**

Operating Line Item	Annual Amount	Annual Per Unit Amount
Potential Gross Rental Income and Fee Income	\$399,000	\$11,400
Potential Gross Commercial Income	\$0	\$0
Potential Gross Service Income	\$0	\$0
Vacancy Allowance (Blended) 7%	(\$27,930)	(\$798)
Effective Gross Income (EGI)	\$371,070	\$10,602
Administrative Expenses	\$31,366	\$896
Property Management Fee	\$25,975	\$742
Owner-Paid Utility Expenses	\$57,410	\$1,640
Maintenance Expenses	\$63,357	\$1,810
Real Estate Taxes	\$16,400	\$469
(Abated Real Estate Taxes)	\$0	\$0
Property and Liability Insurance	\$23,450	\$670
Other Insurance and Tax Expenses	\$12,332	\$352
Ongoing Reserve Contributions (Operating Subsidy)	\$14,000	\$400
	\$0	\$0
Total Annual Operating Expenses	\$244,290	\$6,980
Net Operating Income (EGI - OpEx)	\$126,780	\$3,622

**LIHTC Calculation**

	Acquisition	Rehabilitation	New Construction
LIHTC Eligible Basis			\$12,628,052
- Reductions in Eligible Basis			\$0
= Net Eligible Basis			\$12,628,052
Codified Basis Boost			\$16,416,468
Adjusted Eligible Basis			\$16,416,468
X Applicable Fraction			100%
Qualified Basis			\$16,416,468
30% Present Value Rate			4.00%
Annual LIHTC Generated			\$656,659
Total 10-Year LIHTC Requested	\$6,566,587		
LIHTC Equity Generated	\$6,177,567		
Equity Price	\$0.95		

**Construction Sources of Funds**

Construction Sources	Amount	Percent of Total
Federal LIHTC Equity	\$1,787,505	13%
Ohio LIHTC Equity	\$1,025,574	8%
Construction Loan	\$7,250,000	54%
GP/MM Capital Contribution	\$969,289	7%
Post-Construction Costs	\$1,420,382	11%
City of Cleveland HOME	\$945,000	7%
Total Construction Sources	\$13,397,750	100%

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

Development Costs	Amount	Per Unit Amount	LIHTC Eligible Basis
Acquisition	\$7,000	\$200	\$0
Predevelopment	\$292,613	\$8,360	\$292,613
Site Development	\$338,333	\$9,667	\$294,333
Hard Construction	\$9,333,582	\$266,674	\$9,333,582
Financing	\$740,135	\$21,147	\$506,474
Professional Fees	\$130,050	\$3,716	\$101,050
Developer Fee	\$2,100,000	\$60,000	\$2,100,000
OHFA and Other Fees	\$195,000	\$5,571	\$0
Capitalized Reserves	\$261,037	\$7,458	\$0
Total Development Costs (TDC)	\$13,397,750	\$382,793	\$12,628,052
LIHTC Eligible Basis as a Percent of Total Development Costs			94%

Cost Containment Standards	Project	Maximum	Variance
TDC per Unit	\$382,793	\$400,000	-4%
TDC per Gross Square Foot	\$158	\$420	-62%

**Maximum Permanent Debt Sizing**

	Max Loan for Stabilized Y1	Max Loan to Stabilized Y15
Net Operating Income (NOI)	\$126,780	\$126,780
Debt Service Coverage Ratio	1.20	1.00
NOI Available for Debt Service	\$105,650	\$126,780
Interest Rate	7.50%	7.50%
Amortization Period (Years)	30	30
Loan Term (Years)	16	16
Maximum Perm Loan Amount	\$1,259,151	\$1,510,981
Actual Perm Loan Amount	\$1,225,000	
Variance	(\$34,151)	
	Year 1	Year 15
Debt Service Coverage Ratio	1.23	1.17
OHFA Minimum DSCR	1.20	1.00

**Permanent Sources of Funds**

Source Name	Total	Percent of Total
Federal LIHTC Equity	\$6,177,567	46%
Ohio LIHTC Equity	\$3,692,201	28%
Permanent First Mortgage	\$1,225,000	9%
Deferred Developer Fee	\$283,693	2%
GP/MM Capital Contribution	\$969,289	7%
City of Cleveland HOME	\$1,050,000	8%
Total Permanent Sources	\$13,397,750	100%