

## Proposal Summary

SFY2025 4% LIHTC w/ OLIHTC AHFA Proposal Application

Affordable Housing Funding Application (AHFA)

Project Name: Village 55

### Basic Project Information

Project Name:	Village 55
OHFA Project Number:	TBD
LIHTC Type:	4%
Project Address:	5605 - 5619 Broadway Avenue, 5610 Hamlet Avenue
Project City or Township:	Cleveland
Project County:	Cuyahoga
Construction Type:	New Construction
Age Restriction:	General Occupancy
Funding Pool:	Metropolitan
Lead Developer:	Village 55 Investors LLC (c/o Slate Property Group)
Total Number of Units:	125
Total Number of Buildings:	1

### Project Rendering



### OHFA Resource Request Requiring Board Approval

	Amount	Approval Date
Est. Total 10-Year Ohio LIHTCs:	\$10,000,000	

### Project Narrative

Village 55 is the new construction of 125 units of affordable housing for households up to 50% and 60% AMI in one mid-rise building with 90,000 gross buildable square feet (inclusive of a 5,660 SF ground floor retail space). At least 25 of the 125 units (20%) will be targeted to households up to 50% AMI, and 100 units will be for households up to 60% AMI. There will be a mix of 32 studios, 87 one-bedroom units, and 6 two-bedroom units. The ground floor of the building will have ample space for administrative and office space. Building amenities will include outdoor garden, gym, common room, and surface parking. The building will also benefit from security and maintenance staff.

### Development and Operations Team

Lead Developer	Village 55 Investors LLC (c/o Slate Property Group)
Co-Developer #1	Veda55 LLC
Co-Developer #2	N/A
Development Consultant	N/A
LIHTC Syndicator/Investor	Key Community Development Corporation
OLIHTC Syndicator/Investor	Key Community Development Corporation
GP/MM #1 Parent Entity	Village 55 Investors LLC and Veda55 LLC
GP/MM #2 Parent Entity	Owned by David Schwartz, Martin Nussbaum, Dror
GP/MM #3 Parent Entity	Owned by Donnie DiGeronimo, Scott Wallenhorst
General Contractor	To Be Determined/To Be Selected
Architect of Record	The Heart Design Group
Property Management Firm	Veda Lifestyle

### Site Information

Site Size (Acres)	0.74
Scattered Sites?	No
Total Number of Buildings	1
Total Number of Elevator-Serviced Buildings	1
Total Parking Spaces	19
Parking Ratio (Parking Spaces per Unit)	0.2
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	No Change

### Nearby Amenities

Amenity Type	Name of Amenity	Linear Distance from Proposed Project (miles)
Grocery Store	Save A Lot	0.2
Medical Clinic	Oak Street Health Morgana	0.4
Childcare Facility	Villa Head Start - Step Forward	0.2
Senior Center	Cuyahoga County Division of	3.6
Pharmacy	Walgreens Pharmacy	0.5
Public Library	Cleveland Public Library - Fleet	1
Public Park	Barkwill Park	0.2
Public School	Regent High School	0.1
Public Recreation Center	Stella Walsh Recreation Center	1.1

### Building Square Footage Breakdown

	Size (SF)	Pct of Total
Commercial and Fee-Driven Space	5,660	6%
Unrestricted/Market-Rate Unit Area		
LIHTC Unit Area	68,855	77%
Manager's Unit Area		
Common Area	11,494	13%
Support and Program Space	2,300	3%
Tenant Storage Space		
Major Vertical Penetrations (Elevator/Stairs, Etc.)	1,691	2%
Structured Parking/Garage		
Basement		
<b>Total Square Footage of all Buildings</b>	<b>90,000</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	25	20%
60% AMI	100	80%
70% AMI		
80% AMI		
Unrestricted		
Manager's		
<b>Total Units</b>	<b>125</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	32	26%	0	0%
1-BR	87	70%	0	0%
2-BR	6	5%	0	0%
3-BR				
4-BR				
5-BR				
<b>Total Units</b>	<b>125</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	\$1,407,600	\$11,261
Potential Gross Commercial Income	\$18,222	\$146
Potential Gross Service Income	\$0	\$0
Vacancy Allowance (Blended) 7%	(\$100,354)	(\$803)
Effective Gross Income (EGI)	\$1,325,468	\$10,604
Administrative Expenses	\$146,750	\$1,174
Property Management Fee	\$39,764	\$318
Owner-Paid Utility Expenses	\$221,600	\$1,773
Maintenance Expenses	\$196,520	\$1,572
Real Estate Taxes	\$35,000	\$280
(Abated Real Estate Taxes)	\$0	\$0
Property and Liability Insurance	\$93,040	\$744
Other Insurance and Tax Expenses	\$26,500	\$212
Ongoing Reserve Contributions (Operating Subsidy)	\$0	\$0
Total Annual Operating Expenses	\$809,174	\$6,473
Net Operating Income (EGI - OpEx)	\$516,294	\$4,130

**LIHTC Calculation**

	Acquisition	Rehabilitation	New Construction
LIHTC Eligible Basis			\$27,201,426
- Reductions in Eligible Basis			\$0
= Net Eligible Basis			\$27,201,426
Codified Basis Boost			\$35,361,854
Adjusted Eligible Basis			\$35,361,854
X Applicable Fraction			100%
Qualified Basis			\$35,361,854
30% Present Value Rate			4.00%
Annual LIHTC Generated			\$1,414,474
Total 10-Year LIHTC Requested	\$14,144,742		
LIHTC Equity Generated	\$12,728,993		
Equity Price	\$0.90		

**Construction Sources of Funds**

Construction Sources	Amount	Percent of Total
Federal LIHTC Equity	\$2,545,799	8%
Ohio LIHTC Equity	\$1,359,864	4%
Construction Loan	\$18,891,352	61%
Deferred Developer Fee	\$4,528,215	15%
Sponsor Loan	\$3,050,000	10%
Deferred Reserves	\$401,298	1%
Key Bank Member Cash Contrib	\$2,000	0%
Total Construction Sources	\$30,778,528	100%

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

Development Costs	Amount	Per Unit Amount	LIHTC Eligible Basis
Acquisition	\$72,857	\$583	\$0
Predevelopment	\$1,513,156	\$12,105	\$1,328,701
Site Development	\$110,000	\$880	\$0
Hard Construction	\$18,178,500	\$145,428	\$17,928,500
Financing	\$4,535,090	\$36,281	\$2,870,784
Professional Fees	\$1,049,543	\$8,396	\$545,226
Developer Fee	\$4,528,215	\$36,226	\$4,528,215
OHFA and Other Fees	\$389,869	\$3,119	\$0
Capitalized Reserves	\$401,298	\$3,210	\$0
Total Development Costs (TDC)	\$30,778,528	\$246,228	\$27,201,426
LIHTC Eligible Basis as a Percent of Total Development Costs			88%

Cost Containment Standards	Project	Maximum	Variance
TDC per Unit	\$246,228	\$400,000	-38%
TDC per Gross Square Foot	\$342	\$420	-19%

**Maximum Permanent Debt Sizing**

	Max Loan for Stabilized Y1	Max Loan to Stabilized Y15
Net Operating Income (NOI)	\$516,294	\$516,294
Debt Service Coverage Ratio	1.20	1.00
NOI Available for Debt Service	\$430,245	\$516,294
Interest Rate	5.75%	5.75%
Amortization Period (Years)	40	40
Loan Term (Years)	40	40
Maximum Perm Loan Amount	\$6,728,198	\$8,073,838
Actual Perm Loan Amount	\$6,720,000	
Variance	(\$8,198)	
	Year 1	Year 15
Debt Service Coverage Ratio	1.16	1.17
OHFA Minimum DSCR	1.20	1.00

**Permanent Sources of Funds**

Source Name	Total	Percent of Total
Federal LIHTC Equity	\$12,728,993	41%
Ohio LIHTC Equity	\$6,799,320	22%
Permanent First Mortgage	\$6,720,000	22%
Deferred Developer Fee	\$1,478,215	5%
Sponsor Loan	\$3,050,000	10%
Key Bank Member Cash Contrib	\$2,000	0%
Total Permanent Sources	\$30,778,528	100%