

Proposal Summary SFY2025 4% LIHTC w/ OLIHTC AHFA Proposal Application
 Affordable Housing Funding Application (AHFA) Project Name: Vine and Polk

Basic Project Information

Project Name:	Vine and Polk
OHFA Project Number:	TBD
LIHTC Type:	4%
Project Address:	2313 Vine Street
Project City or Township:	Cincinnati
Project County:	Hamilton
Construction Type:	New Construction
Age Restriction:	General Occupancy
Funding Pool:	Metropolitan
Lead Developer:	Over-the Rhine Community Housing
Total Number of Units:	57
Total Number of Buildings:	1

Project Rendering



OHFA Resource Request Requiring Board Approval

	Amount	Approval Date
Est. Total 10-Year Ohio LIHTCs	\$8,211,000	
Multifamily Bonds (Inducement):	\$11,000,000	
Multifamily Bonds (Final):		
Housing Development Loan:	\$2,500,000	

Project Narrative

Over-the-Rhine Community Housing (OTRCH), Clifton Heights Community Urban Redevelopment Corporation (CHCURC) and 8K Development (8K) propose a new affordable housing development at the intersection of Vine + Polk Street in Cincinnati. The project includes the renovation of one building and a new building, which will result in the creation of 57 new affordable units. The project site is within .5 miles to Cincinnati's largest employer, The University of Cincinnati. The development team collectively bring a strong history of community development in Cincinnati. CHCURC is a non-profit dedicated to the revitalization of the Clifton Heights Neighborhood. OTRCH and 8K have considerable experience serving both the low- and moderate-income markets. Together, the development team will work to ensure that high-quality materials are selected for the project so that it is built durably.

Development and Operations Team

Lead Developer	Over-the Rhine Community Housing
Co-Developer #1	8K Development Company, LLC
Co-Developer #2	Clifton Heights Community Urban Redevelopment
Development Consultant	N/A
LIHTC Syndicator/Investor	National Equity Fund (NEF)
OLIHTC Syndicator/Investor	National Equity Fund (NEF)
GP/MM #1 Parent Entity	Over-the Rhine Community Housing
GP/MM #2 Parent Entity	Clifton Heights Community Urban Redevelopment
GP/MM #3 Parent Entity	N/A
General Contractor	8K Construction Company, LLC
Architect of Record	New Republic Architecture
Property Management Firm	8K Development Company, LLC

Site Information

Site Size (Acres)	0.718
Scattered Sites?	No
Total Number of Buildings	2
Total Number of Elevator-Serviced Buildings	1
Total Parking Spaces	7
Parking Ratio (Parking Spaces per Unit)	0.1
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	Kroger	0.5
Medical Clinic	Mt. Auburn Urgent Care	0.5
Childcare Facility	Corban Learning Center	0.6
Senior Center	Over-the-Rhine Senior Center	0.7
Pharmacy	Walgreens	0.4
Public Library	Public Library of Cincinnati and	0.7
Public Park	Inwood Park	0.1
Public School	Hughes High School	0.8
Public Recreation Center	Over-the-Rhine Community	0.7

Building Square Footage Breakdown

	Size (SF)	Pct of Total
Commercial and Fee-Driven Space		
Unrestricted/Market-Rate Unit Area		
LIHTC Unit Area	43,201	79%
Manager's Unit Area		
Common Area	8,008	15%
Support and Program Space	814	1%
Tenant Storage Space		
Major Vertical Penetrations (Elevator/Stairs, Etc.)	2,030	4%
Structured Parking/Garage		
Basement	730	1%
Total Square Footage of all Buildings	54,783	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	57	100%
70% AMI		
80% AMI		
Unrestricted Manager's		
Total Units	57	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	12	21%	0	0%
1-BR	22	39%	0	0%
2-BR	13	23%	0	0%
3-BR	10	18%	0	0%
4-BR				
5-BR				
Total Units	57	100%	0	0%

Consolidated Annual Operating Budget

Operating Line Item	Annual Amount	Annual Per Unit Amount
Potential Gross Rental Income and Fee Income	\$686,904	\$12,051
Potential Gross Commercial Income	\$0	\$0
Potential Gross Service Income	\$0	\$0
Vacancy Allowance (Blended) 7%	(\$48,083)	(\$844)
Effective Gross Income (EGI)	\$638,821	\$11,207
Administrative Expenses	\$73,460	\$1,289
Property Management Fee	\$35,652	\$625
Owner-Paid Utility Expenses	\$61,275	\$1,075
Maintenance Expenses	\$107,192	\$1,881
Real Estate Taxes	\$33,000	\$579
(Abated Real Estate Taxes)	\$0	\$0
Property and Liability Insurance	\$48,450	\$850
Other Insurance and Tax Expenses	\$25,043	\$439
Ongoing Reserve Contributions (Operating Subsidy)	\$22,800	\$400
	\$0	\$0
Total Annual Operating Expenses	\$406,871	\$7,138
Net Operating Income (EGI - OpEx)	\$231,950	\$4,069

LIHTC Calculation

	Acquisition	Rehabilitation	New Construction
LIHTC Eligible Basis	\$1	\$348,723	\$19,450,567
- Reductions in Eligible Basis	\$0	\$0	\$0
= Net Eligible Basis	\$1	\$348,723	\$19,450,567
Codified Basis Boost		\$453,340	\$25,285,737
Adjusted Eligible Basis	\$1	\$453,340	\$25,285,737
X Applicable Fraction	100%	100%	100%
Qualified Basis	\$1	\$453,340	\$25,285,737
30% Present Value Rate	4.00%	4.00%	4.00%
Annual LIHTC Generated	\$0	\$18,134	\$1,011,429
Total 10-Year LIHTC Requested		\$10,295,631	
LIHTC Equity Generated		\$8,583,840	
Equity Price		\$0.83	

Construction Sources of Funds

Construction Sources	Amount	Percent of Total
Federal LIHTC Equity	\$1,716,768	8%
Ohio LIHTC Equity	\$394,802	2%
Construction Loan	\$10,000,000	49%
Housing Development Loan	\$2,500,000	12%
Post-Construction Costs	\$3,248,515	16%
CDF Affordable Housing Fund	\$2,565,000	13%
Total Construction Sources	\$20,425,085	100%

Development Budget, Eligible Basis, and Cost Containment Standards

Development Costs	Amount	Per Unit Amount	LIHTC Eligible Basis
Acquisition	\$1	\$0	\$1
Predevelopment	\$902,680	\$15,836	\$902,680
Site Development	\$950,000	\$16,667	\$950,000
Hard Construction	\$13,780,186	\$241,758	\$13,780,186
Financing	\$1,044,675	\$18,328	\$1,003,175
Professional Fees	\$218,249	\$3,829	\$163,249
Developer Fee	\$3,000,000	\$52,632	\$3,000,000
OHFA and Other Fees	\$215,174	\$3,775	\$0
Capitalized Reserves	\$314,120	\$5,511	\$0
Total Development Costs (TDC)	\$20,425,085	\$358,335	\$19,799,291
LIHTC Eligible Basis as a Percent of Total Development Costs			97%

Cost Containment Standards	Project	Maximum	Variance
TDC per Unit	\$358,335	\$400,000	-10%
TDC per Gross Square Foot	\$373	\$420	-11%

Maximum Permanent Debt Sizing

	Max Loan for Stabilized Y1	Max Loan to Stabilized Y15
Net Operating Income (NOI)	\$231,949	\$231,949
Debt Service Coverage Ratio	1.20	1.00
NOI Available for Debt Service	\$193,291	\$231,949
Interest Rate	6.85%	6.85%
Amortization Period (Years)	20	20
Loan Term (Years)	20	20
Maximum Perm Loan Amount	\$2,101,938	\$2,522,326
Actual Perm Loan Amount	\$2,000,000	
Variance	(\$101,938)	
	Year 1	Year 15
Debt Service Coverage Ratio	1.26	1.24
OHFA Minimum DSCR	1.20	1.00

Permanent Sources of Funds

Source Name	Total	Percent of Total
Federal LIHTC Equity	\$8,583,840	42%
Ohio LIHTC Equity	\$4,470,442	22%
Permanent First Mortgage	\$2,000,000	10%
Deferred Developer Fee	\$586,585	3%
GP/MM Capital Contribution	\$1,934,218	9%
CDF Affordable Housing Fund	\$2,850,000	14%
Total Permanent Sources	\$20,425,085	100%