

Friendship Acres
2017 Low Income Housing Tax Credit Proposal

City: Blanchester
County: Clinton



Project Narrative

Episcopal Retirement Services Affordable Living, LLC (ERSAL), an experienced property developer proposes to renovate the tired and deteriorating Friendship Acres located at 901 Cherry Street into high-quality senior housing. Friendship Acres is a single-story apartment building located in Blanchester Ohio. Developed in 1980, the building was constructed under the HUD Section 202 program and provides 64 units of supportive housing for elderly low-income or disabled residents. The building has a general plan form of two back-to-back M-shaped wings that are connected by corridors and a central rectangular wing that contains interior common spaces.

Current owners, and 10% members of the to-be-formed new general partnership, Blanchester Friends Housing Inc., are a non-profit and have adequately maintained the property and developed strong relationships with their residents. However, over the previous 37 years some of the essential building features have reached or exceeded their expected useful life. Budget constraints have prohibited any renovation to the building, and many of the amenities are no longer conducive to the residents they serve.

ERSAL has over 60 years' experience in developing, managing and servicing the senior housing community in Ohio neighborhoods. Our management staff, which took over in June of 2015, is currently managing the property and will work diligently with residents to create community engagement and reinvigorate the essential peice of affordable housing in the community.

Project Information

Pool: Preservation (Rural Asset)
Construction Type: Acquisition and Substantial Rehab
Population: Senior
Building Type: Multifamily
Address: 901 Cherry Street
City, State Zip: Blanchester, Ohio 45104
Census Tract: 9649

Development Team

Developer: Episcopal Retirement Services Affordable Living
Phone: (513) 260-1155
Street Address: 3870 Virginia Ave
City, State, Zip: Cincinnati, Ohio 45206
General Contractor: Model Construction LLC
Management Co: Episcopal Retirement Services Affordable Living
Syndicator: Ohio Capital Corporation for Housing
Architect: RDL Architects

Ownership Information

Ownership Entity: Friendship Acres Limited Partnership (TBF)
Majority Member: Friendship Acres General Partnership (tbf)
Parent Organization Episopcal Retirement Services Affordable Livir
Minority Member: Friendship Acres General Partnership (tbf)
Parent Organization Blanchester Friends Housing, Inc.
Syndicator/Investor: Ohio Capital Corporation for Housing
Non-Profit: Episcopal Retirement Services Affordable Livir

Wage Rate Information

Are Davis-Bacon Wage rates required?	No
Are State Prevailing Wage rates required?	No
Are other prevailing wage rates required?	No
If "Other", please describe:	



Units	Bedrooms	Bathrooms	Square Footage	Affordable to what AMGI?	Occupied by what AMGI?	Tenant-Paid Rent	Tenant Paid Utilities	Rental Subsidy	Rent to Project	Monthly Rental Income	Maximum Gross Rent
4	1	1	530	30%	30%	\$ 100	\$ -	\$ 583	\$ 683	\$ 2,732	\$ 314
19	1	1	530	50%	60%	\$ 100	\$ -	\$ 583	\$ 683	\$ 12,977	\$ 523
41	1	1	530	60%	60%	\$ 100	\$ -	\$ 583	\$ 683	\$ 28,003	\$ 628
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64										\$ 43,712	

Financing Sources	
Construction Financing	
Construction Loan:	\$ 5,390,032
Tax Credit Equity:	\$ 128,003
Historic tax Credits:	\$ -
Deferred Developer Fee:	\$ -
HDAP:	\$ -
Other Sources:	\$ 2,709,927
Total Const. Financing:	\$ 8,227,962
Permanent Financing	
Permanent Mortgages:	\$ 1,500,000
Tax Credit Equity:	\$ 6,264,973
Historic tax Credits:	\$ -
Deferred Developer Fee:	\$ 162,989
HDAP:	\$ -
Other Soft Debt:	\$ -
Other Financing:	\$ 300,000
Total Perm. Financing:	\$ 8,227,962

Housing Credit Request		
Net Credit Request:		704,000
10 YR Total:		7,040,000
Development Budget	Total	Per Unit:
Acquisition:	\$ 1,434,766	\$ 22,418
Predevelopment:	\$ 269,873	\$ 4,217
Site Development:	\$ 521,640	\$ 8,151
Hard Construction:	\$ 4,239,207	\$ 66,238
Interim Costs/Finance:	\$ 303,506	\$ 4,742
Professional Fees:	\$ 1,098,800	\$ 17,169
Compliance Costs:	\$ 140,240	\$ 2,191
Reserves:	\$ 219,930	\$ 3,436
Total Project Costs:	\$ 8,227,962	\$ 128,562
Operating Expenses	Total	Per Unit
Annual Op. Expenses	\$ 345,004	\$ 5,391