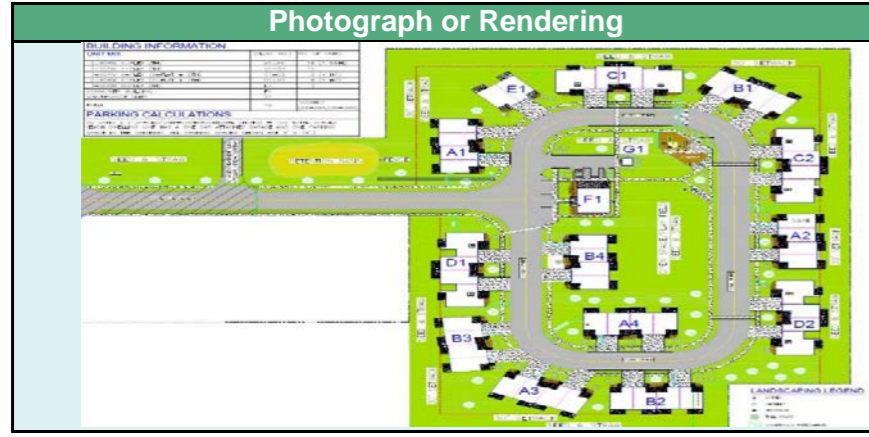


Proposal Summary

AHFA **Greene Acres**

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Greene Acres

Greene Acres is by intention and design, a community where families can thrive. Proposed is a fifty-unit development of twenty-four two-bedroom and twenty-six three-bedroom units. Eight units will be handicapped accessible flats and the remaining units will be townhomes. All units will have an attached garage and private driveway. The community building will house the manager's office, laundry facilities, and a community room. Other amenities include coordinated supportive services and a Green certification to support healthy and energy efficient housing. The site will provide ample green space and recreation for families and children. The recreation area will be located in the courtyard. In addition to playground equipment, the site will feature an outdoor music garden, featuring sculptural instruments for all ages. Neighborhood Housing Partnership of Greater Springfield Inc., (NHP) will be the CHDO "owner". Buckeye Community Hope Foundation and NHP will be Co-developers.

Pool	New Affordability: General Occupancy Urban Housing
Population	Families
Building Type	Multifamily
Construction Type	New Construction
Address	457 Dayton Ave
City	Xenia
County	Greene
Census Tract	39057240200

Development Team Information	
Developer	Buckeye Community Hope Foundation
Developer Contact	IanMaute
Co-Developer	NHP of Greater Springfield, Inc.
General Contractor	TBD
Management Co	RLJ Management Company, Inc.
Syndicator	Ohio Capital Corporation for Housing
Architect	John Haytas, Architect

Ownership Information	
Ownership Entity	Greene Acres, L.P.
Managing Partner	NHP of Greater Springfield, Inc.
Parent Organization	NHP of Greater Springfield, Inc.
Minority Member #1	0
Parent Organization	0
Minority Member #2	0
Non-Profit	NHP of Greater Springfield, Inc.

#Units	# BR	# Bath	SQFT	%Affordable To	%Occupied By	Tenant-Paid Rent	Tenant-Paid Utilities	Subsidy	Subsidy Type	Rent to Project Per Unit	Monthly Rent to Project
3	2	1.5	1404	30%	30%	\$ 345.00	\$ 99.00	\$ -	0	\$ 345.00	\$ 1,035.00
7	2	1.5	1404	50%	50%	\$ 522.00	\$ 99.00	\$ -	0	\$ 522.00	\$ 3,654.00
10	2	1.5	1404	60%	60%	\$ 522.00	\$ 99.00	\$ -	0	\$ 522.00	\$ 5,220.00
4	2	1	1294	60%	60%	\$ 522.00	\$ 99.00	\$ -	0	\$ 522.00	\$ 2,088.00
2	3	1.5	1532	30%	30%	\$ 397.00	\$ 115.00	\$ -	0	\$ 397.00	\$ 794.00
6	3	1.5	1532	50%	50%	\$ 640.00	\$ 115.00	\$ -	0	\$ 640.00	\$ 3,840.00
14	3	1.5	1532	60%	60%	\$ 640.00	\$ 115.00	\$ -	0	\$ 640.00	\$ 8,960.00
4	3	1.5	1437	60%	60%	\$ 640.00	\$ 115.00	\$ -	0	\$ 640.00	\$ 2,560.00
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$ -
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$ -
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$ -
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$ -
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0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$ -
0	0	0	0	50%	30%	\$ 220.00	\$ -	\$ 355.00	811 PRA	\$ -	\$ -
0	0	0	0	50%	30%	\$ 220.00	\$ -	\$ 355.00	811 PRA	\$ -	\$ -
0	0	0	0	50%	30%	\$ 220.00	\$ -	\$ 355.00	811 PRA	\$ -	\$ -
0	0	0	0	50%	30%	\$ 220.00	\$ -	\$ 355.00	811 PRA	\$ -	\$ -
50	TOTAL									\$	28,151.00

Construction Financing Sources	
Tax Credit Equity	\$ 233,750.00
HDAP	\$ 540,000.00
Historic Tax Credit Equity	\$ -
Deferred Developer Fee	\$ -
Construction Loan	\$ 7,827,529.00
Other1	\$ 1,250,000.00
Other2	\$ 1,285,442.00
Other3	\$ -
Other4	\$ -
Other5	\$ -
TOTAL	\$ 11,136,721.00

Rate Information	
Wage Requirement	None
"Other" Detail	0

Permanent Financing Sources	
Tax Credit Equity	\$ 9,290,700.00
HDAP: OHTF/HOME	\$ 600,000.00
HDAP: Nat'l Housing Trust Fund	\$ -
Historic Tax Credit Equity	\$ -
Deferred Developer Fee	\$ 215,000.00
Permanent First Loan, Hard Debt	\$ 630,000.00
Permanent Second Loan	\$ -
Other1	\$ 401,021.00
Other2	\$ -
Other3	\$ -
Other4	\$ -
Other5	\$ -
TOTAL	\$ 11,136,721.00

Composite Score	2.80
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Housing Credit Request	
Net Credit Request	\$ 1,000,000.00
10 YR Total	\$ 10,000,000.00

Development Budget	
Acquisition	\$ 300,000.00
Predevelopment	\$ 278,500.00
Site Development	\$ 1,300,000.00
Hard Construction	\$ 7,082,531.00
Interim Costs/Finance	\$ 538,998.00
Professional Fees	\$ 1,299,500.00
Compliance Costs	\$ 141,000.00
Reserves	\$ 196,192.00
Total Project Costs	\$ 11,136,721.00

Operating Expenses Per Unit	
Per Unit	\$ 4,892.00
Total	\$ 244,600.00