

Proposal Summary AHFA YWCA Hamilton PSH This page auto-populates, but will permit you to add a photo or rendering. On the Insert tab, select 'Pictures' to insert an image.



Pool	Service Enriched Housing: PSH
Population	Service Enriched
Building Type	Multifamily
Construction Type	New Construction
Address	1550 Grand Blvd
City	Hamilton
County	Butler
Census Tract	39017000400

The YWCA Hamilton PSH development offers a critical and impactful opportunity to increase capacity in a region with the highest need for supportive
housing units in the state. Located in Region 14, which has been named by COHHIO as their highest priority for permanent supportive housing, the YWCA
Hamilton PSH will provide 45 one bedroom units to individuals who are chronically homeless in the City of Hamilton and in Butler County. Owned,
operated and co-developed (with Model Group), the YWCA Hamilton will continue to house residents in need by providing a safe, supportive living
environment, along with comprehensive services that focus on providing trauma informed care. The project will receive rental subsidy from Butler Metro
Housing Authority to assist with successful operations.

on PSF

YWCA Hamilt

	Development Team Information				Ownership Information
D	eveloper	Model Property Development, LLC		Ownership Entity	YWCA Hamilton PSH, LLC
D	eveloper Contact	JenniferWalke		Managing Partner	YWCA Hamilton
C	o-Developer	YWCA Hamilton		Parent Organization	NA
G	eneral Contractor	Model Construction, LLC		Minority Member #1	NA
M	lanagement Co.	YWCA Hamilton		Parent Organization	0
S	yndicator	Ohio Capital Corporation for Housing	g	Minority Member #2	NA
A	rchitect	City Studios		Nonprofit	YWCA Hamilton

# Units	# BR	# Bath	Square Feet	Affordable to what % AMGI (rent limit)	(income limit)	Paid	Rent	Tenant-Paid Utilities	Rental S	-	Subsidy Type	Rent to Project Per Unit	Monthly Rent to Project
5	1	1	515	35%	35%		100		\$	558	HUD	\$ 658	3,290
14	1	1	515	50%	50%		100		\$	558	HUD	\$ 658	9,212
9	1	1	515	50%	60%		100		\$	558	HUD	\$ 658	5,922
17	1	1	515	60%	60%	\$	100	\$ -	\$	558	HUD	\$ 658	\$ 11,186
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45	TOTAL												\$ 29,610

Construction I	Financing Sourc	es
Tax Credit Equity	\$	244,329.00
HDAP	\$	-
Historic Tax Credit Equity	\$	-
Deferred Developer Fee	\$	164,281.00
Construction Loan	\$	8,775,000.00
Other1	\$	150,000.00
Other2	\$	400,000.00
Other3	\$	-
Other4	\$	-
Other5	\$	1,321,471.00
TOTAL	\$	11,055,081.00
Wage Rat	e Information	
Wage Requirement		None
"Other" Detail		0

Permanent Financing Sources		
Tax Credit Equity	\$	9,190,800.00
HDAP: OHTF/HOME	\$	-
HDAP: NHTF	\$	-
Historic Tax Credit Equity	\$	-
Deferred Developer Fee	\$	164,281.00
Permanent First Loan, Hard Debt	\$	-
Permanent Second Loan	\$	-
Other1	\$	1,000,000.00
Other2	\$	300,000.00
Other3	\$	400,000.00
Other4	\$	-
Other5	\$	-
TOTAL	\$	11,055,081.00
Composite Score 2.0	07	

		it Request
Net Credit Request	\$	1,000,000
10-year Total	\$	10,000,000
Da	velopmen	t Budgot
Acquisition	\$	400.000.00
Predevelopment	\$	512,437.0
Site Development	\$	505,000.0
Hard Construction	\$	7,334,912.0
Interim Costs/Finance	\$	451,720.0
Professional Fees	\$	1,313,250.00
Compliance Costs	\$	256,000.00
Reserves	\$	281,762.00
Total Project Costs	\$	11,055,081.0
Operating Expenses		Per Unit
Per Unit	\$	6,37
Total	\$	286,67