

2021 Housing Development Gap Financing Program Proposal Summary Holly's Edge City: Trenton and Middletown Housing Development Gap Financing Proposal County: Butler Project Narrative Partnerships for Housing, in conjunction with its sister agency, Inclusive Housing Resources (developer) proposes to build eight units of new housing for individuals with developmental disabilities in Middetown and Trenton. Each four-unit building will be located in established residential neighborthoods. These apartments will be fully-accessible on-bedroom units and conducive to integration of disabled individuals within these Butler County Communities. Partnerships for Housing has an established agreement with the Butler County Board of Developmental Disabilities, which handles the planning and implementation of services for persons with DD, as well as financial subsidite to support the operation of the housing. The project has received conditional financing commitments from Butler County for HOME funds and from the Ohio Department of Developmental Disabilities capital funds. Photograph or Rendering Project Information Development Team Developer: Inclusive Housing Resources Construction Type: New Construction ranch, MF row housing Edgewood Dr. (corner of Edgewood & Hamilton-Tri Trenton and Middletown Ohio, 45067 & 40544 39017015100 Population Phone: (513) 619-2974 Building Type Street Address: 11150 Woodward Ln Address: City, State, Zip: Cincinnati OH, 45241 City, State Zip: Census Tract: General Contractor: TBD Management Co: Partnerships for Housing Architect: City Studios Wage Rate Information **Ownership Information** Ownership Entity: Partnerships for Housing Are Davis-Bacon Wage rates required? No Majority Member: Partnerships for Housing Are State Prevailing Wage rates required? No No Parent Organization 0 Are other prevailing wage rates required? Minority Member 0 If "Other", please describe: Parent Organization 0

Units	Bdrms	Bathrooms	Square Footage	Affordable to what AMGI?	Tenant-Paid Rent	Tenant Paid Utilities	Rental Subsidy	Monthly rental income	Gross Rents	max. tenant rent + utils
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8									\$ 688	

Financing Sources		
Construction Financing		
Construction Loan:	\$	
Deferred Developer Fee:	\$ 8	1,329
HDAP:	\$ 1,02	8,971
Other Sources:	\$ 94	7,642
Total Const. Financing:	\$ 2,05	7,942
Permanent Financing		
Permanent Mortgages:	\$	-
Deferred Developer Fee:	\$	-
HDAP:	\$ 1,02	8,971
Other Soft Debt:	\$ 1,02	8,971
Other Financing:	\$	-
Total Perm. Financing:	\$ 2,05	7,942

Development Budget	Total		Per Unit:		
Acquisition:	\$ 65,000		8125		
Predevelopment:	\$ 216,336	\$	27,042		
Site Development:	\$ 342,400	\$	42,800		
Hard Construction:	\$ 1,389,134	\$	173,642		
Interim Costs/Finance:	\$ 5,322	\$	665		
Professional Fees:	\$ 23,000	\$	2,875		
Compliance Costs:	\$ 750	\$	94		
Reserves:	\$ 16,000	\$	2,000		
Total Project Costs:	\$ 2,057,942	\$	257,243		
Operating Expenses	Total	Per Unit			
Annual Op. Expenses	\$ 40,960	\$	5,120		