

## Proposal Summary AHFA North Shore Vill

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New Affordability: Non-Urban Housing

Population Affordability Type Families New Affordability Construction Type New Construction Address 12195 N Shore Dr. City County Paint Twp

Census Tract

Highland 39071955000

North Shore Village, Hillsboro/Highland County Ohio

The proposed development is expected to serve moderate income families with affordable rents. It will offer 50 residential units that feature open floor

plans to maximize the amount of livable space, providing comfortable living accommodations for families.
To encourage recreational activities and social interaction, amenities will include a community building, shelter house, dog park, children's playground, and

accessible pathways for residents to enjoy.

Frontier Community Services plan to seek affordable housing resources from the Ohio Housing Finance Agency and if funded, will begin construction in early 2022.

Comments and suggestions from residents and community leaders are sought to ensure community awareness, input and support. We look forward to hearing from you.

Nonprofit

Developer Developer Contact Frontier Community Services Todd Valentine Co-Developer NA General Contractor RCS Construction Burlington Capital Properties, LLC
Ohio Capital Corporation for Housing Management Co.

Syndicator Architect Lusk Architecture Ownership Entity Managing Partner North Shore Village, LLC North Shore Village, Inc Frontier community Services Parent Organization Minority Member #1 Parent Organization Minority Member #2 NA

Frontier Community Services

# Units	#BR	# Bath	Square Feet	Affordable to what % AMGI (rent limit)	Occupied by what % AMGI (income limit)	nant- d Rent	Tenant-Paid Utilities		Rental Subsidy	Subsidy Type	Rer	nt to Project Per Unit	Monthly Rent to Project
3	1	1	756	30%	30%	\$ 296	\$ 70		\$ -	0	\$	296	888
4	1	1	756	50%	50%	\$	\$ 70		\$ -	0	\$	530	2,120
1	1	1	756	60%	60%	\$ 630	\$ 70	,	\$ -	0	\$	630	\$ 630
0	0	0	0	0%	0%	\$ -	\$ -		\$ -	0	\$	-	\$ -
4	2	1	919	30%	30%	\$ 352	\$		\$ -	0	\$	352	\$ 1,408
2	2	1	919	50%	50%	\$ 613	\$ 87		\$ -	0	\$	613	\$ 1,226
18	2	1	919	60%	60%	\$ 713	\$ 87	,	\$ -	0	\$	713	\$ 12,834
0	0	0	0	0%	0%	\$ -	\$ -	,	\$ -	0	\$	-	\$ -
1	3	2	1081	30%	30%	\$ 405	\$ 103	,	\$ -	0	\$	405	\$ 405
4	3	2	1081	50%	50%	\$ 697	\$ 103	,	\$ -	0	\$	697	\$ 2,788
13	3	2	1081	60%	60%	\$ 797	\$ 103	,	\$ -	0	\$	797	\$ 10,361
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	\$	-	\$ -
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	\$	-	\$ -
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	\$	-	\$ -
0	0	0	0	0%	0%	\$ -	\$ -	,	\$ -	0	\$	-	\$ -
0	0	0	0	0%	0%	\$ -	\$ -	,	\$ -	0	\$	-	\$ -
0	0	0	0	0%	0%	\$ -	\$ -	5	\$ -	0	\$	-	\$ -
50	TOTAL												\$ 32,660

Construction	Financing Sour	ces
Tax Credit Equity	\$	1,957,304.00
HDAP	\$	600,000.00
Historic Tax Credit Equity	\$	-
Deferred Developer Fee	\$	243,860.00
Construction Loan	\$	3,543,893.00
Other1	\$	1,250,000.00
Other2	\$	100.00
Other3	\$	800,000.00
Other4	\$	-
Other5	\$	-
TOTAL	\$	8,395,157.00

	Wage Rate Information	
Wage Requirement		None
"Other" Detail		NA

Permanent Financing Sources	
Tax Credit Equity	\$ 7,829,217.00
HDAP: OHTF/HOME	\$ 600,000.00
HDAP: NHTF	\$ -
Historic Tax Credit Equity	\$ -
Deferred Developer Fee	\$ 243,860.00
Permanent First Loan, Hard Debt	\$ 1,111,425.00
Permanent Second Loan	\$ -
Other1	\$ 100.00
Other2	\$ -
Other3	\$ -
Other4	\$ -
Other5	\$ -
TOTAL	\$ 9,784,602.00

Composite Score	5.40

H	Credit Request	
Net Credit Request	\$	900,000
10-year Total	\$	9,000,000

De	velopment Budget	
Acquisition	\$	175,188.00
Predevelopment	\$	318,493.00
Site Development	\$	1,000,000.00
Hard Construction	\$	5,923,064.00
Interim Costs/Finance	\$	541,689.00
Professional Fees	\$	1,524,724.00
Compliance Costs	\$	137,000.00
Reserves	\$	164,444.00
Total Project Costs	\$	9,784,602.00

Operating Expenses	Per Unit	
Per Unit	\$	5,370
Total	\$	268,494