## OHIO HOUSING FINANCE AGENCY

## Proposal Summary

## This page auto-populates, but will permit you to add a photo or rendering. On the Insert tab, select 'Pictures' to insert an image.



At main is a cooperative effort between County Corp and the Oberer Companies to provide 51 units of disaster replacement housing through the use of CDGB-DR funds in Trotwood, Ohio. This building will contain one, two, and three bedroom units and serve tenants at 30% 50% and 60% of AMI. County Corp will serve as the sole Managing Member and Developer. Members of the Oberer Companies will serve as Co-Developer, General Contractor and Property Mgr.

On-site services will be available including an exercise room, a community room and on site property management. This location is on a major Miami Valley RTA bus route, it is within walking distance of a locally owned drug store, a Dollar General, a US Post Office, a YMCA and several other restaurants and businesses. This entire area is currently experiencing a revitalization. New projects within a block of the proposed site include a new county court house, a new branch of the Dayton Metropolitan Library and a Goodwill Service Center.

ſ	Pool	CDBG-DR
	Population	Families
	Affordability Type	New Affordability
	Construction Type	New Construction
	Address	Main Street and Olive Road
	City	Trotwood
	County	Montgomery
	Census Tract	39113070400

Developi				Ownership information
Developer	CountyCorp		Ownership Entity	At Main, LLC
Developer Contact	Adam Blake		Managing Partner	Lofts KTC - County Corp, Inc.
Co-Developer	Oberer Residential Construction, Ltd	ł	Parent Organization	County Corp
General Contractor	Greater Dayton Construction, Ltd.		Minority Member #1	0
Management Co.	Oberer Realty Services (DBA Obere	er Management Ser	Parent Organization	0
Syndicator	Ohio Capital Corporation for Housing	g	Minority Member #2	0
Architect	RDA Group Architects, LLC		Nonprofit	County Corp

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# Units	# BR	# Bath	Square Feet	Affordable to what % AMGI (rent limit)	limit)	Tena Paid I	Rent	Tenant-Paid Utilities		Rental Subsidy	Subsidy Type	Re	nt to Project Per Unit	Monthly Rent to Project
4	1	1	643	30%	30%	\$	400	\$ 73		\$-	0	\$	400	1,600
7	1	1	643	50%	50%		715	\$ 73		\$-	0	\$	715	5,005
7	1	1	643	60%	60%		825	\$ 73		\$-	0	\$	825	5,775
7	2	2	817	30%	30%		473	\$ 94		\$-	0	\$	473	\$ 3,311
3	2	2	817	50%	50%		852	\$ 94		\$-	0	\$	852	\$ 2,556
11	2	2	817	60%	60%		962	\$ 94		\$-	0	\$	962	10,582
1	3	3	1140	50%	50%		950	\$ 114		\$-	0	\$	950	950
11	3	3	1140	60%		\$1,	100	\$ 114	40	\$-	0	\$	1,100	12,100
0	0	0	0	0%	0%	\$		\$ -	40	\$-	0	\$	-	\$ -
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0	0	0	0	0%	0%	\$		\$ -	40	\$-	0	\$	-	\$ -
0	0	0	0	0%	0%	\$		\$ -	07	\$-	0	\$	-	\$ -
0	0	0	0	0%	0%	\$		\$ -	44	\$-	0	\$		\$ -
0	0	0	0	0%	0%	\$		\$ -	40	\$-	0	\$	-	\$ -
0	0	0	0	0%	0%	Ψ	-	\$ -	40	\$-	0	\$	-	\$ -
0	0	0	0	0%	0%	\$		\$ -	40	\$-	0	\$	-	\$ -
0	0	0	0	0%	0%	\$	-	\$ -	5	\$-	0	\$	-	\$ -
0	0	0	0	0%	0%	÷	-	\$ -	40	\$-	0	\$	-	\$ -
0	0	0	0	0%	0%	\$		\$ -	40	\$-	0	\$	-	\$ -
51	TOTAL													\$ 41,879

t Team Informatio

Construction F	Financing Sou	rces
Tax Credit Equity	\$	350,000.00
HDAP	\$	4,000,000.00
Historic Tax Credit Equity	\$	-
Deferred Developer Fee	\$	2,620,290.00
Construction Loan	\$	7,888,868.00
Other1	\$	510,000.00
Other2	\$	341,384.00
Other3	\$	-
Other4	\$	-
Other5	\$	-
TOTAL	\$	15,710,542.00
	e Information	
Wage Requirement		0
"Other" Detail		0

Permanent Financing Sources	
Tax Credit Equity	\$ 6,795,232.00
HDAP: OHTF/HOME	\$ 1,500,000.00
HDAP: NHTF	\$
HDAP: HOME-ARP	\$ -
HDAP: CDBG-DR	\$ 2,500,000.00
Historic Tax Credit Equity	\$ -
Deferred Developer Fee	\$ 391,526.00
Permanent First Loan, Hard Debt	\$ 2,301,000.00
Permanent Second Loan	\$ -
Other1	\$ 1,712,784.00
Other2	\$ 510,000.00
Other3	\$ -
Other4	\$ -
Other5	\$ -
TOTAL	\$ 15,710,542.00

Hou	sing Cre	dit Request
Net Credit Request	\$	778,73
10-year Total	\$	7,787,3
De	velopme	nt Budget
Acquisition	\$	226,500.
Predevelopment	\$	297,503.
Site Development	\$	1,275,000.
Hard Construction	\$	9,643,904.
Interim Costs/Finance	\$	768,159.
Professional Fees	\$	3,183,755.
Compliance Costs	\$	176,737.
Reserves	\$	138,984.
Total Project Costs	\$	15,710,542.
Operating Expenses		Per Unit
Per Unit	\$	5,3
Total	\$	272,7