

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



Miami Valley Housing Opportunities, Inc. is partnering with Oberte Companies to develop forty one bedroom units of PSH that will be contained in a single story building. The property is located on Needmore Rd. just west of Old Troy Pike in the City of Dayton. Social services will be provided by Places, Inc. and the community will accept referrals from the Housing First, County-Wide Coordinated Entry Program. The building will contain common areas to include: meeting room, community kitchen, property management office and space for providing social services. Operating subsidy will be provided by an allocation of Project Based Section 8 Vouchers provided by Greater Dayton Premier Management. The operating subsidy will ensure that no resident will have to pay more than 30% of their income toward rent. The owner of the community will pay all utilities.

Pool	HOME-ARP
Population	PSH
Affordability Type	New Affordability
Construction Type	New Construction
Address	Needmore Rd. (3950 appox)
City	Dayton
County	Montgomery
Census Tract	39113090302

Development Team Information		Ov	vnership Information
Developer	Miami Valley Housing Opportunies, Inc.	Ownership Entity	Beacon Place Associates, LLC
Developer Contact	Debbie Watts-Robinson	Managing Partner	Beacon Place Associates, Inc.
Co-Developer	Oberer Residential Construction, Ltd.	Parent Organization	Miami Valley Housing Opportunities, Inc.
General Contractor	Greater Dayton Construction, Ltd.	Minority Member #1	0
Management Co.	Miami Valley Housing Opportunies, Inc.	Parent Organization	0
Syndicator	Ohio Capital Corporation for Housing	Minority Member #2	0
Architect	RDA Group Architects, LLC	Nonprofit	Miami Valley Housing Opportunies, Inc.
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# Units	# BR	# Bath	Square Feet	Affordable to what % AMGI (rent limit)	Occupied by what % AMGI (income limit)	Tenai Paid R	ent	Tenant-Paid Utilities	R	Rental Subsidy	Subsidy Type	Rent to Project Per Unit	Monthly Rent to Project
35	1	1	681	30%	30%		50		\$	630	HUD	\$ 680	\$ 23,800
5	1	1	681	50%	50%	\$	50	\$-	\$	630	HUD	\$ 680	\$ 3,400
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40	TOTAL												\$ 27,200

Construction Financing Sources						
Tax Credit Equity	\$	225,000.00				
HDAP	\$	5,500,000.00				
Historic Tax Credit Equity	\$	-				
Deferred Developer Fee	\$	1,957,480.00				
Construction Loan	\$	3,154,070.00				
Other1	\$	500,000.00				
Other2	\$	-				
Other3	\$	300,500.00				
Other4	\$	-				
Other5	\$	-				
TOTAL	\$	11,637,050.00				
Wage Rat	e Information					
Wage Requirement		Davis Bacon				
"Other" Detail		0				

Permanent Financing Sources	
Tax Credit Equity	\$ 3,819,340.00
HDAP: OHTF/HOME	\$ -
HDAP: NHTF	\$ -
HDAP: HOME-ARP	\$ 5,500,000.00
HDAP: CDBG-DR	\$ -
Historic Tax Credit Equity	\$ -
Deferred Developer Fee	\$ 469,304.00
Permanent First Loan, Hard Debt	\$ -
Permanent Second Loan	\$ -
Other1	\$ 500,000.00
Other2	\$ 400,000.00
Other3	\$ 948,406.00
Other4	\$
Other5	\$ -
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Hou	sing Credit Red	uest
Net Credit Request	\$	409,959
10-year Total	\$	4,099,590
	velopment Bud	
Acquisition	\$	260,000.00
Predevelopment	\$	444,642.00
Site Development	\$	960,000.00
Hard Construction	\$	6,927,320.00
Interim Costs/Finance	\$	419,453.00
Professional Fees	\$	2,370,945.00
Compliance Costs	\$	130,190.00
Reserves	\$	124,500.00
Total Project Costs	\$	11,637,050.00
<b>Operating Expenses</b>		Per Unit
Per Unit	\$	6,225
Total	\$	249,000