

Proposal Summary AHFA Geiger House for

Census Tract

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

transportation.



Pool Population Affordability Type Construction Type Address Service Enriched City County Cincinnati Hamilton

HOME-ARP New Affordability New Construction 2631-2633 Gilbert Ave

39061026700

Developer Developer Contact Neil Tilow Co-Developer General Contractor n/a Model Construction, LLC Management Co. Syndicator Talbert Services, Inc.
Ohio Capital Corporation for Housing Architect PCA Architecture

The Geiger House for Veterans PSH is proposed new construction in the Walnut Hills neighborhood of Cincinnati by Talbert Services. The target population for the 48 units are individuals who are homeless or at risk of homelessness, with direct referrals coming through the Hamilton County
Continuum of Care's Coordinated Entry process. Veterans will be prioritized for residency. All units will have rental subsidy. Amenities include a community room, on-site parking, outdoor recreation space, and rooms for service-delivery. The project will offer a host of supportive services and service connections for residents, and tailored to Veterans, including mental health and substance abuse services, primary care, financial literacy, employment services, and

Geiger House Limited Partnership (TBF 2631 Gilbert Associates, LLC (TBF)

Ownership Entity Managing Partner Parent Organization Minority Member #1 Talbert Services, Inc. n/a Parent Organization Minority Member #2 0 n/a

Nonprofit Talbert Services, Inc.

# Units	# BR	# Bath	Square Feet	Affordable to what % AMGI (rent limit)	(income limit)	ant- Rent		Rental Subsidy	Subsidy Type	Rent to Project Per Unit	Monthly Rent to Project
10	1	1	508	30%	30%	\$ 100		\$ 642	Other	\$ 742	
20	1	1	508	50%	50%	\$ 100		\$ 642	Other	\$ 742	\$ 14,840
18	1	1	508	60%	60%	\$ 100	\$ -	\$ 642	Other	\$ 742	\$ 13,356
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%	\$ -	\$ -	\$ -	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	\$ -	\$
48	TOTAL										\$ 35,616

Construction F	inancing Sou	rces
Tax Credit Equity	\$	586,900.00
HDAP	\$	4,900,000.00
Historic Tax Credit Equity	\$	-
Deferred Developer Fee	\$	-
Construction Loan	\$	7,572,681.00
Other1	\$	1,350,000.00
Other2	\$	
Other3	\$	
Other4	\$	
Other5	\$	611,015.00
TOTAL	\$	15,020,596.00

	Vage Rate Information
Wage Requirement	Davis Bacon
"Other" Detail	(

Permanent Financing Sources	
Tax Credit Equity	\$ 6,276,369.00
HDAP: OHTF/HOME	\$ -
HDAP: NHTF	\$ -
HDAP: HOME-ARP	\$ 5,500,000.00
HDAP: CDBG-DR	\$ -
Historic Tax Credit Equity	\$ -
Deferred Developer Fee	\$ 433,500.00
Permanent First Loan, Hard Debt	\$ -
Permanent Second Loan	\$
Other1	\$ 1,500,000.00
Other2	\$ 1,310,727.00
Other3	\$ -
Other4	\$ -
Other5	\$ -
TOTAL	\$ 15.020.596.00

Н	ousing Cre	edit Request
Net Credit Request	\$	721,396
10-year Total	\$	7,213,960

Development Budget						
Acquisition	\$	1.00				
Predevelopment	\$	444,000.00				
Site Development	\$	990,000.00				
Hard Construction	\$	9,502,236.00				
Interim Costs/Finance	\$	734,479.00				
Professional Fees	\$	2,792,500.00				
Compliance Costs	\$	236,281.00				
Reserves	\$	321,099.00				
Total Project Costs	\$	15.020.596.00				

Operating Expenses	Per Unit	
Per Unit	\$	6,740
Total	\$	323,496