

Proposal Summary AHFA Kinship Family

Kinship Family Housing

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New Affordability Pool Population Affordability Type Construction Type Families New Affordability New Construction 132 Alaska St Address City County Dayton Montgomery Census Tract 39113001800

Kinship Family Housing (KFH) is 26 units of duplex-style 3-bedroom apartments for families in Dayton. KFH will target families with children being raised by someone other than a parent, often grandparents. Children living in a kinship situation have frequently experienced family instability due to high levels of trauma resulting from the death or incarceration of a parent(s). These children are also commonly in a transient housing situation. Dayton Children's Hospital currently provides services to kinship families and has seen a sharp increase in this demographic and the corresponding need for dedicated stable housing. The hospital will own the housing and will provide its expertise and specialized services. The development includes amenities for the residents such as a community room, play space, plentiful green space, and off-street parking. The project recently received support in the form of a \$2,000,000 HUD Community Project Funding grant and \$500,000 from the City of Dayton.

ent Learn Information

Model Property Development, LLC
Andrea Moneypenny
Dayton Children's Hospital

Model Construction, LLC Developer Developer Contact Co-Developer General Contractor Management Co. Syndicator Model Properties TMG, LLC TBD Architect ATA-Beilharz Architects

Ownership Entity Managing Partner Dayton Kinship, LP (TBF)
Dayton Children's Hospital Parent Organization Minority Member #1 n/a n/a Parent Organization Minority Member #2 0 n/a Nonprofit Dayton Children's Hospital

# Units	#BR	# Bath	Square Feet	Affordable to what % AMGI (rent limit)	Occupied by what % AMGI (income limit)	nant- I Rent	Tenant-Paid Utilities		Rental Subsidy	Subsidy Type	Rent to Project Per Unit	Monthly Rent to Project
6	3	2	1290	30%	30%	\$ 510	\$	146	\$ -	None	\$ 510	\$ 3,060
11	3	2	1290	50%	50%	\$ 947	\$	146	\$ -	None	\$ 947	\$ 10,417
9	3	2	1290	60%	60%	\$ 947	\$	146	\$ -	None	\$ 947	\$ 8,523
0	0	0	0	0%	0%	\$ -	\$	-	\$ -	0	\$ -	\$ -
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0	0	0	0	0%	0%	\$ -	\$	-	\$ -	0	\$ -	\$ -
26	TOTAL											\$ 22,000

Construction Financing Sources						
Tax Credit Equity	\$	367,622.00				
HDAP	\$	3,330,000.00				
Historic Tax Credit Equity	\$	-				
Deferred Developer Fee	\$	-				
Construction Loan	\$	6,000,000.00				
Other1	\$	36,000.00				
Other2	\$	450,000.00				
Other3	\$	-				
Other4	\$	-				
Other5	\$	1,452,290.00				
TOTAL	•	11 635 912 00				

Wage Rate Informa	ation
Wage Requirement	None
"Other" Detail	0

Permanent Financing Sources	
Tax Credit Equity	\$ 5,020,399.00
HDAP: OHTF/HOME	\$ 3,700,000.00
HDAP: NHTF	\$ -
HDAP: HOME-ARP	\$ -
HDAP: CDBG-DR	\$ -
Historic Tax Credit Equity	\$ -
Deferred Developer Fee	\$ 379,513.00
Permanent First Loan, Hard Debt	\$ -
Permanent Second Loan	\$ -
Other1	\$ 500,000.00
Other2	\$ 2,000,000.00
Other3	\$ -
Other4	\$ 36,000.00
Other5	\$ -
TOTAL	\$ 11 635 912 00

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Net Credit Request	\$	577,635
10-year Total	\$	5,776,350

De	velopment Budget	
Acquisition	\$	1.00
Predevelopment	\$	492,290.00
Site Development	\$	835,000.00
Hard Construction	\$	7,592,712.00
Interim Costs/Finance	\$	518,893.00
Professional Fees	\$	1,955,000.00
Compliance Costs	\$	102,058.00
Reserves	\$	139,958.00
Total Project Costs	\$	11,635,912.00

Operating Expenses	Per Unit	
Per Unit	\$	7,606
Total	\$	197,766