

Proposal Summary

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



New Affordability- Central City

Pool
Population
Affordability Type
Construction Type
Address
City
County
County Seniors New Affordability New Construction 2155 Arlington Ave.

Toledo Lucas Census Tract 39095010200

Arlington Senior Housing

National Church Residences and the Area Office on Aging of Northwestern Ohlo, Inc. (AOoA) proposes the construction of Arlington Senior Housing, a new affordable senior housing community in Toledo, Ohio that will utilize the competitive 9% Low-Income Housing Credit (LIHTC) equity along with other soft financing to create the greatest impact on low-income seniors in the Toledo area. The Arlington Senior Housing site is located at the southwest corner of S Detroit Ave. and Arlington Ave just South of the Area Office on Aging's offices, in Toledo, Ohio. The community will be located on the Area Office on Aging's lakewoods Campus, a Senior and Supportive Services Campus. The building will be a new construction, four story, 57 unit, elevator serviced building. Of the total 57 one-bedroom units, 42 will be affordable to individuals at or below 60% AMI, and 25% (15 units) will be affordable to individuals at or below 60% AMI. All of the units will be restricted to older adults (aged 55+).

nent Team Information

National Church Residences

Amy Rosenthal

Area Office on Aging of Nortweste

TBD

National Church Residences

Developer
Developer Contact
Co-Developer
General Contractor
Management Co.
Syndicator

National Church Residences Architect Berardi + Partners

Ownership Entity Managing Partner Parent Organization Minority Member #1 Parent Organization Minority Member #2 In Information
Arlington Senior Housing Limited Partnership
National Church Residences of Arlington, LLC
National Church Residences
A TBD Area Office on Aging of Northwestern O
Area Office on Aging of Northwest Ohio
N/A

National Church Residences Nonprofit

# Units	# BR	# Bath	Square Feet	Affordable to what % AMGI (rent limit)	Occupied by what % AMGI (income limit)	Paid	nant- i Rent	Tenant-Paid Utilities	Re	ental Subsidy	Subsidy Type	Rent to Project Per Unit	Monthly Rent to Project
12	1	1	648	30%	30%	\$	396	\$ -	\$	-	None	\$ 396	\$ 4,752
0	0	0	0	0%	0%	\$	-	\$ -	\$	-	0	\$ -	\$ -
36	1	1	648	60%	60%	\$	792	\$ -	\$	-	None	\$ 792	\$ 28,512
0	0	0	0	0%	0%	\$	-	\$ -	\$	-	0	\$ -	\$ -
0	0	0	0	0%	0%	\$	-	\$ -	\$	-	0	\$ -	\$ -
1	2	1	885	30%	30%	\$	475	\$ -	\$	-	None	\$ 475	\$ 475
0	0	0	0	0%	0%	\$	-	\$ -	\$	-	0	\$ -	\$ -
3	2	1	885	60%	60%	\$	950	\$ -	\$		None	\$ 950	\$ 2,850
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	\$ -	\$ -
52	TOTAL												\$ 36,589

	Financing Sour	ces
Tax Credit Equity	\$	1,684,561.00
HDAP	\$	
Historic Tax Credit Equity	\$	
Deferred Developer Fee	\$	1,384,001.00
Construction Loan	\$	9,312,947.00
Other1	\$	2,500,000.00
Other2	\$	780,000.00
Other3	\$	-
Other4	\$	-
Other5	\$	-
TOTAL	\$	15,661,509.00

	Wage Rate Information	
Wage Requirement		None
"Other" Detail		0

Permanent Financing Sources		
Tax Credit Equity	\$	11,230,409.00
HDAP: OHTF/HOME	\$	-
HDAP: NHTF	\$	-
Historic Tax Credit Equity	\$	-
Deferred Developer Fee	\$	131,000.00
Permanent First Loan, Hard Debt	\$	1,020,000.00
Permanent Second Loan	\$	-
Other1	\$	780,000.00
Other2	\$	2,500,000.00
Other3	\$	100.00
Other4	\$	-
Other5	\$	
TOTAL	9	15 661 509 00

Ho	using	Credit Request	
Net Credit Request	\$		1,247,948
10-year Total	\$		12,479,480

Development Budget					
Acquisition	\$	42,000.00			
Predevelopment	\$	693,868.00			
Site Development	\$	739,742.00			
Hard Construction	\$	11,278,800.00			
Interim Costs/Finance	\$	855,334.00			
Professional Fees	\$	1,715,588.00			
Compliance Costs	\$	211,177.00			
Reserves	\$	125,000.00			
Total Project Costs	S	15.661.509.00			

Operating Expenses	Per Unit
Per Unit	\$ 6,143
Total	\$ 319,428