

Proposal Summary

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



Pool
Population
Affordability Type
Construction Type
Address
City
County Preserved Affordability Seniors Preserved Affordability Rehabilitation 2000 North Blanchard Street

Findlay Hancock 39063000500 Census Tract

Blanchard House

Nonprofit

Blanchard House is a 100% subsidized housing community for ages 62+ located in Findlay, Hancock County, Ohio. Built in 1994 with the Section 202 PRAC program, Blanchard House has 36 units, plus 1 manager's unit, in a 3-story building. The average senior at Blanchard House is 75 years old with an annual income of \$16,000. Seniors at Blanchard House is 75 years old with an annual income of \$16,000. Seniors at Blanchard House receive assistance from an on-site Service Coordinator that connects seniors to community services such as the North Senior Center. The renovation of Blanchard House will address building critical needs, achieve a green build

Developer
Developer Contact
Co-Developer
General Contractor
Management Co.
Syndicator
Architect National Church Residences TBD Berardi + Partners

pip Information
Blanchard Senior Housing Limited Partnership
National Church Residences of Blanchard, LLC
National Church Residences
N/A Ownership Entity Managing Partner Parent Organization Minority Member #1 Parent Organization Minority Member #2 0 N/A

National Church Residences

# Units	#BR	# Bath	Square Feet	Affordable to what % AMGI (rent limit)	Occupied by what % AMGI (income limit)	Tena Paid F		Tenant-Paid Utilities	R	Rental Subsidy	Subsidy Type	Rent to Project Per Unit	Monthly Rent to Project
30	1	1	573	60%	60%			\$ -	\$		HUD	\$ 630	\$ 18,900
6	1	1	579	60%	60%			\$ -	\$	630	HUD	\$ 630	\$ 3,780
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37	TOTAL												\$ 22,680

Construction F	inancing Sou	rces
Tax Credit Equity	\$	775,698.00
HDAP	\$	
Historic Tax Credit Equity	\$	-
Deferred Developer Fee	\$	751,820.00
Construction Loan	\$	3,643,801.00
Other1	\$	2,620,000.00
Other2	\$	95,828.00
Other3	\$	100.00
Other4	\$	
Other5	\$	
TOTAL	\$	7,887,247.00

	Wage Rate Information	
Wage Requirement		None
"Other" Detail		0

Permanent Financing Sources							
Tax Credit Equity	\$	5,171,319.00					
HDAP: OHTF/HOME	\$						
HDAP: NHTF	\$						
Historic Tax Credit Equity	\$	-					
Deferred Developer Fee	\$	-					
Permanent First Loan, Hard Debt	\$	-					
Permanent Second Loan	\$						
Other1	\$	2,620,000.00					
Other2	\$	95,828.00					
Other3	\$	100.00					
Other4	\$						
Other5	\$	-					
TOTAL	9	7 887 247 00					

Housing Credit Request					
Net Credit Request	\$	594,464			
10-year Total	\$	5,944,640			
	evelopment Bu	dast			

De	velopment Budget	
Acquisition	\$	2,620,000.00
Predevelopment	\$	312,489.00
Site Development	\$	166,150.00
Hard Construction	\$	3,326,230.00
Interim Costs/Finance	\$	176,489.00
Professional Fees	\$	1,035,921.00
Compliance Costs	\$	137,968.00
Reserves	\$	112,000.00
Total Project Costs	•	7 887 247 00

Operating Expenses		Per Unit	
Per Unit	\$		5,620
Total	S		207.949