

Proposal Summary AHFA Arlington Senior F

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



Photograph or Rendering

Arlington Senior Housing National Church Residences and the Area Office on Aging of Northwestern Ohio, Inc. (AOoA) propose Arlington Senior the next phase in the development of the AOoA Lakewoods Campus in Toledo, Lucas County, Ohio. Arlington Senior is new construction mixed use affordable, senior housing community combined with the relocated Margaret Hunt Senior Center. Arlington Senior will be located across the street from the proposed Program for Ali-Inclusive Care for the Elderly (PACE) comprehensive medical and social services center, and will consist of 52 con-befordon units. Arlington Senior will feature an onsite fitnes area and on-site, CORES Certified service coordination, which will be available at no cost to all residents, offering essential services and critical links to resources in the community. Residents will benefit from an amenity-rich location with easy access to health care services, grocery stores, senior services, and the rich amenities provided on the AOoA Lakewoods Campus.

Pool	New Affordability- Central City	
Population	Seniors	
Affordability Type	New Affordability	
Construction Type	New Construction	
Address	2155 Arlington Ave.	
City	Toledo	
County	Lucas	
Census Tract	39095010200	

Develop	oment Team Information		Ownership Information
Developer	National Church Residences	Ownership Entity	
Developer Contact	Stephanie Rhodes	Managing Partner	National Church Residences of Arlington, L
Co-Developer	Area Office on Aging of Nortwestern Of	hio, Inc. Parent Organizatio	on National Church Residences
General Contractor	TBD	Minority Member #	#1 A TBD Area Office on Aging of Northwester
Management Co.	National Church Residences	Parent Organizatio	on Area Office on Aging of Northwest Ohio
Syndicator	TBD	Minority Member #	#2 0
Architect	Berardi + Partners	Nonprofit	National Church Residences

# Units	# BR	# Bath	Square Feet	Affordable to what % AMGI (rent limit)	Occupied by what % AMGI (income limit)	Tena Paid I	Rent	Tenant-Paid Utilities	Rental Subsidy	Subsidy Type	Rent to Project Per Unit	Monthly Rent to Project
11	1	1	648	30%	30%	\$	438		\$-	None	\$ 438	\$ 4,818
0	0	0	0	0%	0%	\$	-	\$ -	\$-	0	\$-	\$ -
11	1	1	648	60%	60%	\$	875	\$ -	\$-	None	\$ 875	\$ 9,625
0	0	0	0	0%	0%	\$	-	\$ -	\$-	0	\$-	\$ -
30	1	1	648	70%	70%	\$	875	\$ -	\$-	None	\$ 875	\$ 26,250
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52	TOTAL											\$ 40,693

Construction F	inonoing Sou	7000			
	manuling 300				
Tax Credit Equity	ş	2,246,175.00			
HDAP	\$	-			
Historic Tax Credit Equity	\$	-			
Deferred Developer Fee	\$	1,115,900.00			
Construction Loan	\$	9,768,802.00			
Other1	\$	1,500,000.00			
Other2	\$	2,500,000.00			
Other3	\$	100.00			
Other4	\$	-			
Other5	\$	-			
TOTAL	\$	17,130,977.00			
Wage Rate Information					
Wage Requirement		None			
"Other" Detail		0			

Permanent Financing Sources		
Tax Credit Equity	\$	11,230,877.00
HDAP: OHTF/HOME	\$	-
HDAP: NHTF	\$	-
Historic Tax Credit Equity	\$	-
Deferred Developer Fee	\$	390,000.00
Permanent First Loan, Hard Debt	\$	1,510,000.00
Permanent Second Loan	\$	-
Other1	\$	1,500,000.00
Other2	\$	2,500,000.00
Other3	\$	100.00
Other4	\$	-
Other5	\$	-
TOTAL	S	17,130,977.00

Hoi	sing Credit Re	quest
Net Credit Request	\$	1,248,000
10-year Total	\$	12,480,000

Development Budget					
Acquisition	\$	42,000.00			
Predevelopment	\$	747,515.00			
Site Development	\$	739,742.00			
Hard Construction	\$	12,270,206.00			
Interim Costs/Finance	\$	1,307,163.00			
Professional Fees	\$	1,672,171.00			
Compliance Costs	\$	211,180.00			
Reserves	\$	141,000.00			
Total Project Costs	\$	17,130,977.00			

Operating Expenses	Per Unit	
Per Unit	\$	6,079
Total	\$ 31	6,098

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