

 Proposal Summary

 AHFA
 Harvest Crossing Senior Villas II

 This 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 Harvest Crossing Senior Villas II The proposed development is expected to serve moderate income seniors 55+ or older with affordable rents. It will offer 40 residential units that feature open floor plans to maximize the amount of livable space, providing comfortable living accommodations for seniors. To encourage recreational activities and social interaction, amenities will include a community building, shelter house, dog park, and accessible pathways for residents to enjoy. Frontier Community Services plan to seek affordable housing resources from the Ohio Housing Finance Agency and if funded, will begin construction in early 2024 Comments and suggestions from residents and community leaders are sought to ensure community awareness, input and support. We look forward to hearing from you. https://www.frontiercommunity.com/ 1 New Affordability- Rural Pool Pool Population Affordability Type Construction Type Address City County Census Tract New Attordability- Rura Seniors New Affordability New Construction 1045 Wheatland Drive Milton Twp Jackson

Develop	ment Team Information		Ownership Information
Developer	Frontier Community Services	Ownership Entity	Harvest Senior Housing
Developer Contact	Todd Valentine	Managing Partner	Harvest Senior Housing
Co-Developer	NA	Parent Organization	Frontier Community Ser
General Contractor	RCS Construction	Minority Member #1	NA
Management Co.	Burlington Captial Properties, LLC	Parent Organization	NA
Syndicator	PNC Real Estate	Minority Member #2	NA
Architect	Lusk Architecture	Nonprofit	Frontier Community Ser

# Units	# BR	# Bath	Square Feet	Affordable to what % AMGI (rent limit)	what % AMGI (income limit)	Paid	nant- I Rent	Tenant-Paid Utilities	Rental Subsidy	Subsidy Type	Re	nt to Project Per Unit	Monthly Rent to Project
1	1	1	804	30%	30%	\$	325	\$ 92	\$-	None	\$	325	\$ 325
2	1	1	804	50%	50%	\$	538	\$ 92	\$-	None	\$	538	\$ 1,076
3	1	1	804	60%	60%	\$	638	\$ 92	\$-	None	\$	638	\$ 1,914
0	0	0	0	0%	0%	\$	-	\$ -	\$-	0	\$	-	\$ -
3	2	1	928	30%	30%	\$	388	\$ 112	\$-	None	\$	388	\$ 1,164
8	2	1	928	50%	50%	\$	618	\$ 112	\$-	None	\$	618	\$ 4,944
23	2	1	928	60%	60%	\$	718	\$ 112	\$-	None	Ş	718	\$ 16,514
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40	TOTAL												\$ 25,937

Construction I	Financing Sour	ces
Tax Credit Equity	\$	324,503.00
HDAP	\$	600,000.00
Historic Tax Credit Equity	\$	-
Deferred Developer Fee	\$	124,117.00
Construction Loan	\$	5,004,220.00
Other1	\$	240,000.00
Other2	\$	1,250,000.00
Other3	\$	100.00
Other4	\$	-
Other5	\$	1,644,309.00
TOTAL	\$	9,187,249.00
Wage Rat	e Information	
Wage Requirement		None
"Other" Detail		NA

Jackson 39079957700

Permanent Financing Sources		
Tax Credit Equity	\$	7,907,648.00
HDAP: OHTF/HOME	\$	600,000.00
HDAP: NHTF	Ş	-
Historic Tax Credit Equity	\$	-
Deferred Developer Fee	\$	124,117.00
Permanent First Loan, Hard Debt	\$	315,384.00
Permanent Second Loan	\$	240,000.00
Other1	Ş	100.00
Other2	Ş	-
Other3	Ş	-
Other4	Ş	-
Other5	Ş	-
ΤΟΤΔΙ	S	9 187 249 00

Hou	sing Credit Reque	st
Net Credit Request	\$	883,62
10-year Total	\$	8,836,24
De	velopment Budget	
Acquisition	\$	215,000.0
Predevelopment	\$	301,500.0
Site Development	\$	900,000.0
Hard Construction	\$	5,511,645.0
Interim Costs/Finance	\$	523,544.0
Professional Fees	\$	1,458,780.0

Compliance Costs	\$	157,017.00
Reserves	\$	119,763.00
Total Project Costs	S	9.187.249.00
	Ť	0,101,210,00
Operating Expenses		Per Unit
	s	