

Proposal Summary	2024 9% LIHTC Proposal Application
Affordable Housing Funding Application (AHFA)	Project Name: Cornerstone at Eclipse Run

Basic Project Information

Project Name	Cornerstone at Eclipse Run
LIHTC Type	9%
Allocation Pool	New Affordability - General Occupancy
Project Address	53 Johnson Road
Project City or Township	The Plains
Project County	Athens
Construction Type	New Construction
Age Restriction	General Occupancy

OHFA Resource Request Requiring Board Approval

HDAP: HOME	N/A
Housing Development Loan	\$1,750,000
Multifamily Lending Program:	N/A

Development and Operations Team

Lead Developer	Fairfield Homes, Inc.
Co-Developer #1	
Co-Developer #2	N/A
Development Consultant	N/A
LIHTC Syndicator/Investor	Grow America
GP/MM #1 Parent Entity	N/A
GP/MM #2 Parent Entity	N/A
GP/MM #3 Parent Entity	N/A
General Contractor	Gorsuch Construction, Inc.
Architect of Record	The Columbus Design Company
Property Management Firm	Fairfield Homes, Inc.

Site Information

Site Size (Acres)	5.15
Scattered Sites?	No
Total Number of Buildings	2
Total Parking Spaces	122
Parking Ratio (Parking Spaces per Unit)	2.1
Urban Suburban Rural (USR) Geography	Rural
Located in a Participating Jurisdiction (PJ)?	No
Located in a Qualified Census Tract (QCT)?	Yes
Located in a Difficult Development Area (DDA)?	No
Census Tract Opportunity Index	Very High
Census Tract Change Index	Growth

Units by LIHTC Income Restrictions

LIHTC Income Restriction	Number of Units	Percent of Total Units
20% AMI		
30% AMI	6	10%
40% AMI		
50% AMI	11	19%
60% AMI	37	64%
70% AMI		
80% AMI	4	7%
Unrestricted		
Manager's		
Total Units	58	100%

Project Rendering



Project Narrative

The Cornerstone at Eclipse Run is an exciting opportunity to provide high-quality affordable housing for low-income families in The Plains, Athens County, Ohio. The development will offer affordable family-sized apartments, which are currently lacking in the market, with a mix of 58 one, two, and three-bedroom floorplans. The community design is cost effective to build and manage, visually appealing, and complementary to housing in the surrounding neighborhood. The Cornerstone at Eclipse Run amenities will include a playground, covered patio area, and fitness room for residents. In a family oriented residential community of The Plains, the community sits adjacent to Athens High School and Joe Burrow Stadium, and connects to The Plains Preserve and HockHockingAdena Bikeway. The Plains Preserve protects the Eclipse Run stream and includes a path connecting to the HockHocking Adena Bikeway, which connects The Plains to Nelsonville and Athens.

Building Square Footage Breakdown

	Size (SF)	Pct of Total
Commercial and Fee-Driven Space		
Unrestricted/Market-Rate Unit Area		
LIHTC Unit Area	46,429	87%
Manager's Unit Area		
Common Area	6,139	11%
Support and Program Space	229	0%
Tenant Storage Space		
Major Vertical Penetrations (Elevator/Stairs, Etc.)	754	1%
Structured Parking/Garage		
Basement		
Total Square Footage of all Buildings	53,551	100%

Units by Bedroom Type and Rental Subsidy

Bedroom Type	Number of Units	Percent of Total Units	Units with Rental Subsidy	Percent of Total Units Subsidized
Studio				
1-BR	20	34%	0	0%
2-BR	28	48%	0	0%
3-BR	10	17%	0	0%
4-BR				
5-BR				
Total Units	58	100%	0	0%

Consolidated Annual Operating Budget

Operating Line Item	Annual Amount	Annual Per Unit Amount
Potential Gross Rental Income and Fee Income	\$591,640	\$10,201
Potential Gross Commercial Income	\$0	\$0
Potential Gross Service Income	\$0	\$0
Vacancy Allowance (Blended) 7%	(\$41,415)	(\$714)
Effective Gross Income (EGI)	\$550,225	\$9,487
Administrative Expenses	\$58,958	\$1,017
Property Management Fee	\$38,457	\$663
Owner-Paid Utility Expenses	\$54,880	\$946
Maintenance Expenses	\$83,390	\$1,438
Real Estate Taxes	\$40,000	\$690
(Abated Real Estate Taxes)	\$0	\$0
Property and Liability Insurance	\$37,500	\$647
Other Insurance and Tax Expenses	\$16,270	\$281
Ongoing Reserve Contributions (Operating Subsidy)	\$23,200	\$400
	\$0	\$0
Total Annual Operating Expenses	\$352,655	\$6,080
Net Operating Income (EGI - OpEx)	\$197,570	\$3,406

LIHTC Calculation

	Acquisition	Rehabilitation	New Construction
LIHTC Eligible Basis			\$15,371,412
- Reductions in Eligible Basis			\$0
= Net Eligible Basis			\$15,371,412
Codified Basis Boost; or Discretionary Basis Boost			\$19,982,836
Adjusted Eligible Basis			\$17,199,209
X Applicable Fraction			100%
Qualified Basis			\$19,982,836
70% Present Value Rate			9.00%
Annual LIHTC Generated			\$1,798,455
Total 10-Year LIHTC Requested	\$17,399,420		
LIHTC Equity Generated	\$14,774,717		
Equity Price	\$0.85		

Construction Sources of Funds

Construction Sources	Amount	Percent of Total
Federal LIHTC Equity	\$2,756,624	16%
Construction Loan	\$11,000,000	64%
HDAP: HOME		
Housing Development Loan	\$1,750,000	10%
Fed. Historic Tax Credit Equity		
Deferred Developer Fee	\$305,722	2%
Sponsor Loan		
GP/MM Capital Contribution	\$100	0%
Post-Construction Costs	\$1,418,093	8%
N/A		
Total Construction Sources	\$17,230,539	100%

Development Budget, Eligible Basis and Cost Containment Standards

Development Costs	Amount	Per Unit Amount	LIHTC Eligible Basis
Acquisition	\$665,000	\$11,466	\$0
Predevelopment	\$570,000	\$9,828	\$570,000
Site Development	\$1,250,000	\$21,552	\$1,250,000
Hard Construction	\$9,991,260	\$172,263	\$9,991,260
Financing	\$1,406,180	\$24,244	\$840,750
Professional Fees	\$355,000	\$6,121	\$157,500
Developer Fee	\$2,561,902	\$44,171	\$2,561,902
OHFA and Other Fees	\$263,197	\$4,538	\$0
Capitalized Reserves	\$168,000	\$2,897	\$0
Total Development Costs (TDC)	\$17,230,539	\$297,078	\$15,371,412
LIHTC Eligible Basis as a Percent of Total Development Costs			89%

Cost Containment Standards

	Project	Maximum	Variance
TDC per Unit	\$297,078	\$301,458	-1%
TDC per Gross Square Foot	\$322	\$342	-6%

Maximum Permanent Debt Sizing

	Max Loan for Stabilized Y1	Max Loan to Stabilized Y15
Net Operating Income (NOI)	\$197,570	\$197,570
Debt Service Coverage Ratio	1.20	1.00
NOI Available for Debt Service	\$164,642	\$197,570
Interest Rate	7.00%	7.00%
Amortization Period (Years)	40	40
Loan Term (Years)	17	17
Maximum Perm Loan Amount	\$2,207,831	\$2,649,397
Actual Perm Loan Amount	\$2,150,000	
Variance	(\$57,831)	
	Year 1	Year 15
Debt Service Coverage Ratio	1.23	1.20
OHFA Minimum DSCR	1.20	1.00

Permanent Sources of Funds

Permanent Sources	Total	Percent of Total
Federal LIHTC Equity	\$14,774,717	86%
Permanent First Mortgage	\$2,150,000	12%
Permanent Second Mortgage		
HDAP: HOME		
Fed. Historic Tax Credit Equity		
Deferred Developer Fee	\$305,722	2%
Sponsor Loan		
GP/MM Capital Contribution	\$100	0%
N/A		
Total Permanent Sources	\$17,230,539	100%