

# Newton Family Apartments

Proposal Application Summary SFY2024 4% LIHTC with Ohio LIHTC Round

### Basic Project Information

Project Name	Newton Family Apartments
LIHTC Type	4% LIHTC
Funding Pool	New Affordability - Central City and Metro/Subu
Lead Developer	Woda Cooper Development, Inc.
Project Address	1031 Tuscarawas Street West
Project City or Township	Canton
Project County	Stark
Construction Type	New Construction
Population Served	Families
Total Units	52
10-Year LIHTC Request	\$9,872,084
10-Year OLIHTC Request	\$9,872,080
Total Development Cost	\$20,326,645

### Project Rendering



### Development and Operations Team

Lead Developer	Woda Cooper Development, Inc.
Co-Developer #1	Canton For All People, Inc.
Co-Developer #2	N/A
Development Consultant	N/A
LIHTC Syndicator/Investor	Marble Cliff Capital
OLIHTC Syndicator/Investor	Marble Cliff Capital
GP/MM #1 Parent Entity	Woda Cooper Communities II, LLC
GP/MM #2 Parent Entity	Canton For All People, Inc.
GP/MM #3 Parent Entity	N/A
General Contractor	Woda Construction, Inc.
Architect of Record	PCI Design Group, Inc.
Property Management Firm	Woda Management & Real Estate, LLC

### Project Narrative

Newton Family Apartments will target households with incomes ranging from at or below 30% area median gross income to 80% of area median gross incomes. Newton Family Apartments will offer four (4) one-bedroom units, twenty (20) two-bedroom units, and twenty-eight (28) three-bedroom units. The target population for Newton Family Apartments will be general occupancy. Newton Family Apartments will include the construction of a four-story elevator building. The development will also have various amenities including: on-site management office, community room with kitchenette, and more. The development is strategically located in the City of Canton Central Neighborhood Revitalization Strategy Area and is part of a comprehensive community revitalization strategy seeking to create partnerships among federal and local governments, the private sector, community organizations and neighborhood residents.

### Site Information

Site Size (Acres)	1.809 +/-
Scattered Sites?	No
Total Number of Buildings	1
Total Parking Spaces	80
Parking Ratio (Parking Spaces per Unit)	1.5
Urban Suburban Rural (USR) Geography	Central City
Located in a Qualified Census Tract (QCT)?	Yes
Located in a Difficult Development Area?	No
Census Tract Opportunity Index	Very Low
Census Tract Change Index	No Change
Discount to Market Rent	-15.6%

### Building Square Footage Breakdown

	Size (SF)	Pct of Total
Commercial and Fee-Driven Space	1,811	3%
Unrestricted/Market-Rate Unit Area		
LIHTC Unit Area	51,824	78%
Manager's Unit Area		
Common Area	9,321	14%
Support and Program Space	1,264	2%
Tenant Storage Space		
Major Vertical Penetrations (Elevator/Stairs, Etc.)	2,292	3%
Structured Parking/Garage		
Basement		
<b>Total Square Footage of all Buildings</b>	<b>66,512</b>	<b>100%</b>

### Units by LIHTC Income Restrictions

LIHTC Income Restriction	Number of Units	Percent of Total Units
20% AMI		
30% AMI	8	13%
40% AMI	8	13%
50% AMI	8	13%
60% AMI	17	28%
70% AMI		
80% AMI	19	32%
Unrestricted		
Manager's		
<b>Total Units</b>	<b>60</b>	<b>100%</b>

### 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	4	8%	0	0%
2-BR	20	38%	0	0%
3-BR	28	54%	0	0%
4-BR				
5-BR				
<b>Total Units</b>	<b>52</b>	<b>100%</b>	<b>0</b>	<b>0%</b>

### Consolidated Annual Operating Budget

Operating Line Item	Annual Amount	Annual Per Unit Amount
Potential Gross Rental Income	\$506,760	\$8,446
Potential Gross Commercial Income	\$0	\$0
Vacancy Allowance 7%	(\$35,473)	(\$591)
Interest Income and Other Financial Income	\$0	\$0
Laundry, Tenant Charges, and Service Income	\$5,200	\$87
<b>Effective Gross Income (EGI)</b>	<b>\$476,487</b>	<b>\$7,941</b>
Administrative Expenses	\$106,947	\$1,782
Owner-Paid Utilities	\$37,700	\$628
Maintenance Costs	\$86,700	\$1,445
Taxes and Insurance	\$91,644	\$1,527
Tax Abatement and/or Operating Subsidy	(\$50,148)	(\$836)
Reserves and Other Expenses	\$20,800	\$347
<b>Total Operating Expenses</b>	<b>\$293,643</b>	<b>\$4,894</b>
<b>Net Operating Income (EGI - OpEx)</b>	<b>\$182,844</b>	<b>\$3,047</b>

### LIHTC Calculation

	Acquisition	Rehabilitation	New Construction
LIHTC Eligible Basis			\$18,984,777
- Reductions in Eligible Basis			\$0
= Net Eligible Basis			\$18,984,777
Basis Boost for QCT/DDA			\$5,695,433
Adjusted Eligible Basis			\$24,680,210
X Applicable Fraction			100%
Qualified Basis			\$24,680,210
30% Present Value Rate			4.00%
Annual LIHTC Generated			\$987,208
<b>Total 10-Year LIHTC</b>	<b>\$9,872,084</b>		
<b>LIHTC Equity Generated</b>	<b>\$8,060,238</b>		
<b>Equity Price</b>	<b>\$0.82</b>		

### Construction Sources of Funds

Construction Sources	Amount	Percent of Total
LIHTC Equity	\$829,172	4%
OLIHTC Equity	\$483,732	2%
Historic Tax Credit Equity		
Construction Loan	\$10,500,000	52%
OHFA HDAP Request		
Deferred Developer Fee	\$2,013,741	10%
OHFA HDL	\$2,000,000	10%
City of Canton	\$3,000,000	15%
Ohio Affordable Housing Found	\$1,500,000	7%
N/A		
N/A		
<b>Total Construction Sources</b>	<b>\$20,326,645</b>	<b>100%</b>

### Development Budget, Eligible Basis and Cost Containment Standards

Development Costs	Amount	Per Unit Amount	LIHTC Eligible Basis
Acquisition	\$500	\$8	\$0
Predevelopment	\$872,372	\$14,540	\$832,372
Site Development	\$1,900,000	\$31,667	\$1,900,000
Hard Construction	\$12,384,312	\$206,405	\$12,067,387
Financing	\$1,328,954	\$22,149	\$868,389
Professional Fees	\$249,500	\$4,158	\$152,500
Developer Fee	\$3,164,129	\$52,735	\$3,164,129
OHFA and Other Fees	\$187,533	\$3,126	\$0
Capitalized Reserves	\$239,345	\$3,989	\$0
<b>Total Development Costs (TDC)</b>	<b>\$20,326,645</b>	<b>\$338,777</b>	<b>\$18,984,777</b>
LIHTC Eligible Basis as a Percent of Total Development Costs			93%

### Cost Containment Standards

	Project	Maximum	Variance
TDC per Unit	\$338,777	\$403,000	-16%
TDC per Gross Square Foot	\$306	\$410	-25%

### Maximum Permanent Debt Sizing

	Max Loan for Stabilized Y1	Max Loan to Stabilized Y15
Net Operating Income (NOI)	\$182,844	\$182,844
Debt Service Coverage Ratio	1.20	1.00
NOI Available for Debt Service	\$152,370	\$182,844
Interest Rate	7.25%	7.25%
Amortization Period (Years)	40	40
Loan Term (Years)	15	15
<b>Maximum Perm Loan Amount</b>	<b>\$1,985,000</b>	<b>\$2,382,000</b>
Actual Perm Loan Amount	\$1,950,000	
Variance	(\$35,000)	
	<b>Year 1</b>	<b>Year 15</b>
Debt Service Coverage Ratio	1.22	1.23
OHFA Minimum DSCR	1.20	1.00

### Permanent Sources of Funds

Permanent Sources	Total	Percent of Total
LIHTC Equity	\$8,060,238	40%
OLIHTC Equity	\$4,837,319	24%
Historic Tax Credit Equity		
Permanent First Mortgage	\$1,950,000	10%
Permanent Second Mortgage		
OHFA HDAP Request		
Deferred Developer Fee	\$479,088	2%
City of Canton	\$3,000,000	15%
Ohio Affordable Housing Foundation	\$1,500,000	7%
Erie Ohio Capital CDFI Fund, LLC	\$500,000	2%
N/A		
N/A		
<b>Total Permanent Sources</b>	<b>\$20,326,645</b>	<b>100%</b>