

Proposal Summary

2025 4% LIHTC AHFA Final Application

Affordable Housing Funding Application (AHFA)

Project Name: Wilkes Villa

Basic Project Information

Project Name:	Wilkes Villa
OHFA Project Number:	TBD
LIHTC Type:	4%
Project Address:	Multiple -- 104 Loudon Court
Project City or Township:	Elyria
Project County:	Lorain
Construction Type:	Rehabilitation
Age Restriction:	General Occupancy
Funding Pool:	Preserved Affordability
Lead Developer:	The Finch Group dba TFG Housing Resources
Total Number of Units:	174
Total Number of Buildings:	26

Existing Photograph



OHFA Resource Request Requiring Board Approval

Amount	Approval Date

Project Narrative

Wilkes Villa involves the proposed renovation of an existing Public Housing project for families in the southern area of Elyria, using the Low-Income Housing Tax Credit (LIHTC) program. Wilkes Villa originally opened in 1971. As a Public Housing project, all residents receive project-based rental assistance, which allows them to pay income-based rents equal to 30% of their adjusted household income. The project is fully occupied and shares a 2,500-household waiting list with other properties operated by Lorain Metropolitan Housing Authority. Once renovated, the unit mix will include six (6) one-bedroom units, 80 two-bedroom units, 54 three-bedroom units, 18 four-bedroom units and 16 five-bedroom units. Most project units are a townhouse design. The renovated project will utilize the Rental Assistance Demonstration (RAD) Section 18

Development and Operations Team

Lead Developer	The Finch Group dba TFG Housing Resources
Co-Developer #1	Raise Housing Development Corporation
Co-Developer #2	N/A
Development Consultant	N/A
LIHTC Syndicator/Investor	National Equity Fund
OLIHTC Syndicator/Investor	N/A
GP/MM #1 Parent Entity	Raise Housing Development Corporation
GP/MM #2 Parent Entity	TFG Housing Resources
GP/MM #3 Parent Entity	N/A
General Contractor	Ruscilli Construction
Architect of Record	LDA Architects
Property Management Firm	Lorain Metropolitan Housing Authority

Site Information

Site Size (Acres)	14.21
Scattered Sites?	No
Total Number of Buildings	26
Total Number of Elevator-Serviced Buildings	0
Total Parking Spaces	306
Parking Ratio (Parking Spaces per Unit)	1.8
Urban Suburban Rural (USR) Geography	Metro/Suburban
Located in a Participating Jurisdiction (PJ)?	No
Located in a Qualified Census Tract (QCT)?	No
Located in a Difficult Development Area (DDA)?	No
Census Tract Opportunity Index	Very Low
Census Tract Change Index	Decline

Nearby Amenities

Amenity Type	Name of Amenity	Linear Distance from Proposed Project (miles)
Grocery Store	Aldi	1.73
Medical Clinic	Walk In Urgent Care	1.7
Childcare Facility	Horizon Education Centers	0
Senior Center	Senior Citizen Associates	2.17
Pharmacy	CVS Pharmacy	2.14
Public Library	Elyria Public Library -- South	0.6
Public Park	South Park	0.3
Public School	Elyria High School	1.24
Public Recreation Center	South Park Thomas O Shores	0.46

Building Square Footage Breakdown

	Size (SF)	Pct of Total
Commercial and Fee-Driven Space		
Unrestricted/Market-Rate Unit Area		
LIHTC Unit Area	170,558	85%
Manager's Unit Area		
Common Area	19,922	10%
Support and Program Space	10,859	5%
Tenant Storage Space		
Major Vertical Penetrations (Elevator/Stairs, Etc.)		
Structured Parking/Garage		
Basement		
Total Square Footage of all Buildings	201,339	100%

Units by LIHTC Income Restrictions

LIHTC Income Restriction	Number of Units	Percent of Total Units
20% AMI		
30% AMI		
40% AMI		
50% AMI		
60% AMI	174	100%
70% AMI		
80% AMI		
Unrestricted		
Manager's		
Total Units	174	100%

Consolidated Annual Operating Budget

Operating Line Item	Annual Amount	Annual Per Unit Amount
Potential Gross Rental Income and Fee Income	\$2,847,015	\$16,362
Potential Gross Commercial Income	\$0	\$0
Potential Gross Service Income	\$0	\$0
Vacancy Allowance (Blended) 5%	(\$142,351)	(\$818)
Effective Gross Income (EGI)	\$2,704,664	\$15,544
(Administrative Expenses)	(\$403,073)	(\$2,317)
(Property Management Fee)	(\$141,829)	(\$815)
(Owner-Paid Utility Expenses)	(\$271,701)	(\$1,562)
(Maintenance Expenses)	(\$430,585)	(\$2,475)
(Net Real Estate Taxes)	\$0	\$0
(Property and Liability Insurance)	(\$71,400)	(\$410)
(Other Insurance and Tax Expenses)	(\$69,758)	(\$401)
(Ongoing Reserve Contributions)	(\$73,950)	(\$425)
Operating Subsidy	\$0	\$0
(Total Operating Expenses)	(\$1,462,296)	(\$8,404)
Net Operating Income (EGI - Operating Expenses)	\$1,242,368	\$7,140

LIHTC Calculation

	Acquisition	Rehabilitation	New Construction
LIHTC Eligible Basis	\$27,870,000	\$35,783,024	
- Reductions in Eligible Basis	\$0	\$0	
= Net Eligible Basis	\$27,870,000	\$35,783,024	
Codified Basis Boost (DDA/QCT)		\$39,911,834	
Agency Discretionary Basis Boost		\$46,517,931	
Adjusted Eligible Basis	\$27,870,000	\$39,911,834	
X Applicable Fraction	100%	100%	
Qualified Basis	\$27,870,000	\$39,911,834	
30% Present Value Rate	4%	4%	
Annual LIHTC Generated	\$1,114,800	\$1,596,473	
Total 10-Year LIHTC Generated	\$27,112,734		
Total 10-Year LIHTC Requested	\$26,843,170		
LIHTC Equity Generated	\$23,420,719		
Equity Price	\$0.8725		

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	6	3%	6	100%
2-BR	80	46%	80	100%
3-BR	54	31%	54	100%
4-BR	18	10%	18	100%
5-BR	16	9%	16	100%
Total Units	174	100%	174	100%

Development Budget, Eligible Basis, and Cost Containment Standards

Development Costs	Amount	Per Unit Amount	LIHTC Eligible Basis
Acquisition	\$24,970,000	\$143,506	\$24,270,000
Predevelopment	\$636,000	\$3,655	\$636,000
Site Development	\$3,024,550	\$17,382	\$2,744,503
Hard Construction	\$22,757,140	\$130,788	\$22,757,140
Financing	\$4,430,490	\$25,463	\$2,630,381
Professional Fees	\$861,000	\$4,948	\$10,615,000
Developer Fee	\$10,000,000	\$57,471	\$0
OHFA and Other Fees	\$586,660	\$3,372	\$0
Capitalized Reserves	\$1,307,249	\$7,513	\$0
Total Development Costs (TDC)	\$68,573,089	\$394,098	\$63,653,024
LIHTC Eligible Basis as a Percent of Total Development Costs			93%

Cost Containment Standards	Project	Maximum	Variance
TDC per Unit	\$394,098	\$375,000	5%
TDC per Gross Square Foot	\$341	\$400	-15%

Maximum Permanent Debt Sizing

	Max Loan for Stabilized Y1	Max Loan to Stabilized Y15
Net Operating Income (NOI)	\$1,242,368	\$1,242,368
Debt Service Coverage Ratio	1.15	1.00
NOI Available for Debt Service	\$1,080,320	\$1,242,368
Interest Rate	6.15%	6.15%
Amortization Period (Years)	40	40
Loan Term (Years)	40	40
Maximum Perm Loan Amount	\$16,055,959	\$18,464,352
Actual Perm Loan Amount	\$14,882,370	
Amount Variance	(\$1,173,589)	
Percent Variance	-7.3%	
	Year 1	Year 15
Debt Service Coverage Ratio	1.20	1.31
OHFA Minimum DSCR	1.15	1.00

Construction Sources of Funds

Source Name	Amount	Percent of Total
Federal LIHTC Equity	\$6,399,041	9%
Construction Loan	\$11,482,242	17%
Deferred Developer Fee	\$3,700,000	5%
GP/MM Capital Contribution	\$1,600,000	2%
Post-Construction Costs	\$7,027,673	10%
Construction Loan	\$13,394,133	20%
Seller Note	\$24,970,000	36%
Total Construction Sources	\$68,573,089	100%

Permanent Sources of Funds

Source Name	Total	Percent of Total
Federal LIHTC Equity	\$23,420,719	34%
Permanent First Mortgage	\$14,882,370	22%
Deferred Developer Fee	\$3,700,000	5%
GP/MM Capital Contribution	\$1,600,000	2%
Seller Note	\$24,970,000	36%
Total Permanent Sources	\$68,573,089	100%