

Proposal Summary

Affordable Housing Funding Application (AHFA)

2026 HDGF AHFA Proposal Application

Project Name: Ross Commons

Basic Project Information

Project Name:	Ross Commons
OHFA Project Number:	TBD
LIHTC Type:	N/A - Non-LIHTC
Project Address:	11047 5th Street
Project City or Township:	Clarksburg, Ohio
Project County:	Ross
Construction Type:	Rehabilitation
Age Restriction:	General Occupancy
Funding Pool:	General Housing
State Region:	Southeast
Lead Developer:	Fairfield Homes, Inc
Total Number of Units:	6
Total Number of Buildings:	1

Existing Photograph

Note to Applicants:

Please insert a project rendering (if new construction or adaptive reuse) or an existing project photo (if rehabilitation) in the area to the left.


OHFA Resource Request Requiring Board Approval

	Amount	Approval Date
HDAP-HDGF	\$237,341	

Project Narrative

Ross Commons, located at 11047 5th Street in Clarksburg, is an existing USDA RD Section 515 multifamily housing community. The project provides 6 one-bedroom units restricted to 50% and 60% of the Area Median Income. The requested HDGF investment will be paired with an existing commitment of USDA RD Multifamily Preservation and Revitalization (MPR) funding to support a preservation effort that reinforces the long-term affordability of Ross Commons while maintaining the quality, safety, and functionality of the housing. Improvements will address ongoing capital needs, building durability, and energy efficiency to reduce operating costs and enhance resident comfort. These investments are critical to extending the useful life of the property and protecting the public investment already made in the development.

Note to Applicants:

Please include a brief narrative about the project in the area to the left in 1,000 characters or less.



Current Characters: 819

Competitive Scoring

Competitive Criterion	Maximum Score	Auto-Calculated Score	Applicant Self-Score
Neighborhood Opportunity Index	15	6.7	6.7
Housing Needs Index	15	4.9	4.9
Neighborhood Change Index	10	4.9	4.9
Percent of Units ≤ 60% AMI	30	30.0	30.0
Percent of Non-OHFA Gap Funds	30	22.2	22.2
Total	100	69	69

Tiebreakers

Tiebreaker Order	Preference	Auto-Calculated Value
HDGF Request per Unit	Lowest	\$39,557
Number of Total Units	Highest	6
Housing Needs Index Raw Score	Highest	32.35
Neighborhood Opportunity Index	Highest	44.64
OHFA Discretion		

Development and Operations Team

Lead Developer	Fairfield Homes, Inc
Co-Developer #1	N/A
Co-Developer #2	N/A
Development Consultant	N/A
LIHTC Syndicator/Investor	N/A
OLIHTC Syndicator/Investor	N/A
MM/GP/Owner Parent Entity	N/A
Co-MM/GP/Owner Parent Entity	N/A
Co-MM/GP/Owner Parent Entity	N/A
General Contractor	Gorsuch Construction
Architect of Record	Hooker & DeJong
Property Management Firm	Fairfield Homes, Inc
Supportive Services Provider	N/A

Site Information

Site Size (Acres)	1.5
Scattered Sites?	No
Total Number of Buildings	1
Total Number of Elevator-Serviced Buildings	0
Total Parking Spaces	10
Parking Ratio (Parking Spaces per Unit)	1.7
Metropolitan or Rural?	Rural
Located in a Participating Jurisdiction (PJ)?	No
Located in a Qualified Census Tract (QCT)?	No
Located in a Difficult Development Area (DDA)?	No
Neighborhood Opportunity Index	44.64
Housing Needs Index	32.35
Neighborhood Change Index	49.05

Residential Units by Income Restrictions

Income Restriction	Number of Units	Percent of Total Units
20% AMI		
30% AMI		
40% AMI		
50% AMI	3	50%
60% AMI	3	50%
70% AMI		
80% AMI		
Unrestricted Manager's		
Total Units	6	100%

Residential 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	6	100%	5	83%
1-BR				
2-BR				
3-BR				
4-BR				
5-BR				
Total Units	6	100%	5	83%

Consolidated Annual Operating Budget

Operating Line Item	Annual Amount	Annual Per Unit Amount
Potential Gross Rental Income and Fee Income	\$71,120	\$11,853
Potential Gross Commercial Income	\$0	\$0
Potential Gross Service Income	\$0	\$0
Vacancy Allowance (Blended)	5%	(\$3,557)
Effective Gross Income (EGI)	\$67,563	\$11,261
(Administrative Expenses)	(\$10,480)	(\$1,747)
(Property Management Fee)	(\$6,192)	(\$1,032)
(Owner-Paid Utility Expenses)	(\$10,900)	(\$1,817)
(Maintenance Expenses)	(\$15,680)	(\$2,613)
(Net Real Estate Taxes)	(\$2,700)	(\$450)
(Property and Liability Insurance)	(\$5,250)	(\$875)
(Other Insurance and Tax Expenses)	(\$2,645)	(\$441)
(Ongoing Reserve Contributions)	(\$2,670)	(\$445)
Operating Subsidy	\$0	\$0
(Total Operating Expenses)	(\$56,517)	(\$9,420)
Net Operating Income (EGI - Operating Expenses)	\$11,046	\$1,841

Development Budget, Eligible Costs, and Cost Containment Standards

Development Costs	Amount	Per Unit Amount	HDAP Eligible Costs
Acquisition	\$0	\$0	\$0
Predevelopment	\$95,100	\$15,850	\$82,400
Site Development	\$15,000	\$2,500	\$5,000
Hard Construction	\$243,368	\$40,561	\$224,548
Financing	\$0	\$0	\$0
Professional Fees	\$20,000	\$3,333	\$20,000
Developer Fee	\$61,915	\$10,319	\$61,915
OHFA and Other Fees	\$20,300	\$3,383	\$15,300
Capitalized Reserves	\$19,000	\$3,167	\$19,000
Total Development Costs (TDC)	\$474,683	\$79,114	\$428,163
HDAP Eligible Costs as a Percent of Total Development Costs			90%

Cost Containment Standards	Project	Maximum	Variance
TDC per Unit	\$79,114	\$260,995	-70%
TDC per Gross Square Foot	\$114	\$279	-59%

Estimated HDAP Assisted Units and Unit Comparability

Bedroom Type	High HDAP Assisted Units	High HDAP Rent Standard	Low HDAP Assisted Units	Low HDAP Rent Standard
Studio	4	FMR		

Maximum Permanent Debt Sizing

	Max Loan for Stabilized Y1	Max Loan to Stabilized Y15
Net Operating Income (NOI)	\$11,047	\$3,662
Debt Service Coverage Ratio	1.20	1.00

2-BR			
3-BR			
4-BR			
5-BR			
Total Units	4	0	

NOI Available for Debt Service	\$9,206	\$3,662
Interest Rate	0.00%	0.00%
Amortization Period	0	0
Loan Term (Years)	0	0
Maximum Perm Loan Amount	\$0	\$0
Actual Perm Loan Amount	\$0	
Amount Variance	\$0	
Percent Variance	0.0%	

Unit Comparability Test

Are units comparable in configuration?	Yes
Are units comparable in size?	Yes
Are units comparable in amenities and finishes?	Yes
Which cost allocation methodology is being used?	Proration

Debt Service Coverage Ratio	Year 1	Year 15
OHFA Minimum DSCR	1.20	1.04

Construction Sources of Funds

Source Name	Amount	Percent of Total
Deferred Developer Fee	\$61,907	13%
HDAP-HDGF	\$237,341	50%
USDA - RD MPR	\$175,435	37%
Total Construction Sources	\$474,683	100%

Permanent Sources of Funds

Souce Name	Total	Percent of Total
Deferred Developer Fee	\$61,907	13%
HDAP-HDGF	\$237,341	50%
USDA - RD MPR	\$175,435	37%
Total Permanent Sources	\$474,683	100%