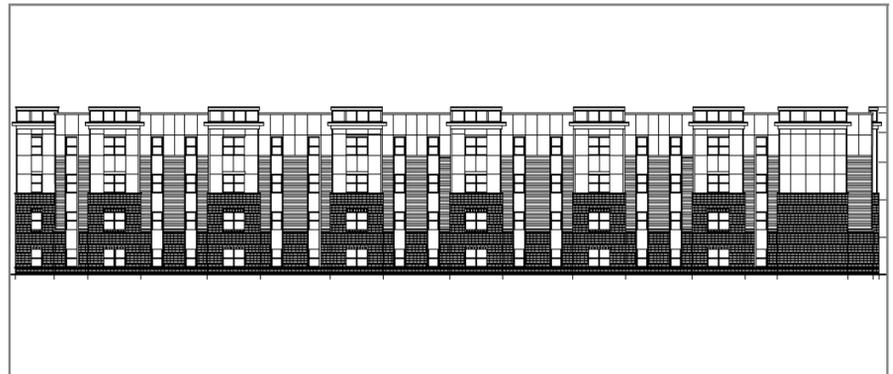


Proposal Summary	2026 9% LIHTC AHFA Proposal Application
Affordable Housing Funding Application (AHFA)	Project Name: Wick Lofts

Basic Project Information

Project Name:	Wick Lofts
OHFA Project Number:	TBD
LIHTC Type:	9%
Project Address:	NE intersection of Wick/Linden Ave
Project City or Township:	Youngstown
Project County:	Mahoning
Construction Type:	New Construction
Age Restriction:	General Occupancy
Funding Pool:	New Affordability - General Occupancy
State Region:	Northeast
Lead Developer:	Pivotal Development LLC
Total Number of Units:	63
Total Number of Buildings:	1

Project Rendering

OHFA Resource Request Requiring Board Approval

	Amount	Approval Date
Housing Development Loan:	\$1,750,000	

Project Narrative

Wick Lofts LLC is a proposed 63-unit general occupancy housing development designed to keep Youngstown-area residents active & safe. The energy-efficient development will be located on an infill lot near the core of Youngstown. The project will feature amenity-rich 1, 2 and 3-bedroom units in a 4-story, elevator-served building. The project will showcase a plethora of amenities and will boast modern/open floor plans, a living area, full-size kitchens, spacious bedrooms, and accessibility features, among others. Building amenities will include a community room, professionally trained on-site management, a computer area, extensive energy efficiency features, and much more.

Set Asides Sought

Set Aside Type	Potentially Eligible?	Sought by Applicant?
Community Housing Development Organization:	No	No
QCT with Concerted Community Revitalization Plan:	Yes	Yes
Community Impact Strategic Initiative:	Yes	Yes
Continuum of Care Referral Partnership:	Ineligible Pool	Ineligible Pool
Non-Continuum of Care Referral Partnership:	Ineligible Pool	Ineligible Pool
Balance of State or Small Continuum of Care:	Ineligible Pool	Ineligible Pool

Competitive Scoring: New Affordability - General Occupancy Pool

Competitive Criterion	Maximum Score	Auto-Calculated Score	Applicant Self-Score
Opportunity General Occ. Index	40	16.0	16.0
Housing Needs Index:	35	34.0	34.0
LIHTC Request per LIHTC Unit:	25	25.0	25.0
Total:	100	75.1	75.1

Tiebreaker #1: LIHTC Awards in Census Tract over Past Three Years: 0

Development and Operations Team

Lead Developer	Pivotal Development LLC
Co-Developer #1	Youngstown Neighborhood Development Corporation
Co-Developer #2	N/A
Development Consultant	N/A
LIHTC Syndicator/Investor	NDC Corporate Equity Fund 22 LP
OLIHTC Syndicator/Investor	N/A
GP/MM #1 Parent Entity	Pivotal GP Holding LLC
GP/MM #2 Parent Entity	Youngstown Neighborhood Development Corporation
GP/MM #3 Parent Entity	N/A
General Contractor	Ruscilli Construction Co., LLC
Architect of Record	BDCL Architects, PC
Property Management Firm	Pivotal Management LLC
Supportive Services Provider	N/A

Site Information

Site Size (Acres)	2.35
Scattered Sites?	No
Total Number of Buildings	1
Total Number of Elevator-Served Buildings	1
Total Parking Spaces	54
Parking Ratio (Parking Spaces per Unit)	0.9
Metropolitan or Rural?	Metropolitan
Located in a Participating Jurisdiction (PJ)?	Yes
Located in a Qualified Census Tract (QCT)?	Yes
Located in a Difficult Development Area (DDA)?	No
Neighborhood Opportunity General Occupancy Index	40.08
Housing Needs Index	97.24
Neighborhood Change Index	40.64

Residential Units by Income Restrictions

Income Restriction	Number of Units	Percent of Total Units
20% AMI		
30% AMI	17	27%
40% AMI		
50% AMI	3	5%
60% AMI	13	21%
70% AMI	30	48%
80% AMI		
Unrestricted		
Manager's		
Total Units	63	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				
1-BR	16	25%	0	0%
2-BR	36	57%	0	0%
3-BR	11	17%	0	0%
4-BR				
5-BR				
Total Units	63	100%	0	0%

Consolidated Annual Operating Budget

Operating Line Item	Annual Amount	Annual Per Unit Amount
Potential Gross Rental Income and Fee Income	\$687,384	\$10,911
Potential Gross Commercial Income	\$0	\$0
Potential Gross Service Income	\$0	\$0
Vacancy Allowance (Blended) 7%	(\$48,117)	(\$764)
Effective Gross Income (EGI)	\$639,267	\$10,147
(Administrative Expenses)	(\$70,884)	(\$1,125)
(Property Management Fee)	(\$31,963)	(\$507)
(Owner-Paid Utility Expenses)	(\$55,500)	(\$881)
(Maintenance Expenses)	(\$101,867)	(\$1,617)
(Net Real Estate Taxes)	\$0	\$0
(Property and Liability Insurance)	(\$44,100)	(\$700)
(Other Insurance and Tax Expenses)	\$0	\$0
(Ongoing Reserve Contributions)	(\$26,460)	(\$420)
Operating Subsidy	\$0	\$0
(Total Operating Expenses)	(\$330,774)	(\$5,250)
Net Operating Income (EGI - Operating Expenses)	\$308,493	\$4,897

Development Budget, Eligible Basis, and Cost Containment Standards

Development Costs	Amount	Per Unit Amount	LIHTC Eligible Basis
Acquisition	\$300,000	\$4,762	\$0
Predevelopment	\$858,880	\$13,633	\$848,880
Site Development	\$1,180,654	\$18,741	\$1,180,654
Hard Construction	\$12,304,481	\$195,309	\$12,304,481
Financing	\$1,124,152	\$17,844	\$798,286
Professional Fees	\$321,700	\$5,106	\$196,700
Developer Fee	\$3,000,000	\$47,619	\$3,000,000
OHFA and Other Fees	\$488,388	\$7,752	\$0
Capitalized Reserves	\$291,674	\$4,630	\$0
Total Development Costs (TDC)	\$19,869,929	\$315,396	\$18,329,001
LIHTC Eligible Basis as a Percent of Total Development Costs			92%

Cost Containment Standards	Project	Maximum	Variance
TDC per Unit	\$315,396	\$382,909	-18%
TDC per Gross Square Foot	\$293	\$388	-24%

LIHTC Calculation

	Acquisition	Rehabilitation	New Construction
LIHTC Eligible Basis			\$18,329,001
- Reductions in Eligible Basis			\$0
= Net Eligible Basis			\$18,329,001
QCT/DDA Codified Basis Boost			\$1
OHFA Discretionary Basis Boost			\$1
Adjusted Eligible Basis			\$23,827,701
X Applicable Fraction			100%
Qualified Basis			\$23,827,701
70% Present Value Rate			9%
Annual LIHTC Generated			\$2,144,493
Total 10-Year LIHTC Generated	\$21,444,931		
Total 10-Year LIHTC Requested	\$17,599,050		
LIHTC Equity Generated	\$14,944,233		
LIHTC Net Equity Price	\$0.8500		

Maximum Permanent Debt Sizing

	Max Loan for Stabilized Y1	Max Loan to Stabilized Y15
Net Operating Income (NOI)	\$308,493	\$343,174
Debt Service Coverage Ratio	1.20	1.00
NOI Available for Debt Service	\$257,078	\$343,174
Interest Rate	7.25%	7.25%
Amortization Period	35	35
Loan Term (Years)	17	17
Maximum Perm Loan Amount	\$3,260,000	\$4,350,000
Actual Perm Loan Amount	\$3,050,000	
Amount Variance	(\$210,000)	
Percent Variance	-6.4%	

	Year 1	Year 15
Debt Service Coverage Ratio	1.93	1.69
OHFA Minimum DSCR	1.20	1.00

