

Proposal Summary

2026 9% LIHTC AHFA Proposal Application

Affordable Housing Funding Application (AHFA)

Project Name: Cottages on West

Basic Project Information

Project Name:	Cottages on West
OHFA Project Number:	TBD
LIHTC Type:	9%
Project Address:	2255 West Avenue
Project City or Township:	Ashtabula
Project County:	Ashtabula
Construction Type:	New Construction
Age Restriction:	Senior 55+
Funding Pool:	New Affordability - Seniors
State Region:	Northeast
Lead Developer:	Volker Development Inc.
Total Number of Units:	80
Total Number of Buildings:	12

Project Rendering



OHFA Resource Request Requiring Board Approval

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

Project Narrative

The Cottages on West Project is a proposed new construction, eighty (80) unit senior project located on West Avenue in the City of Ashtabula. Cottages on West will provide much needed affordable housing for seniors in the City of Ashtabula and Ashtabula County. Residential units will include a mix of single story one and two-bedroom units. The Project will serve seniors aged 55 and older, with incomes between 30% and 70% AMI. Amenities will include in-unit washer and dryer hookups, private patios, Energy Star dishwashers, and open concept floor plans. The Project will feature a Community Building with an onsite laundry room, a community room/multi-purpose room with kitchenette, a business center, management offices, and supportive service offices.

Set Asides Sought

Set Aside Type	Potentially Eligible?	Sought by Applicant?
Community Housing Development Organization:	No	No
QCT with Concerted Community Revitalization Plan:	No	No
Community Impact Strategic Initiative:	No	No
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 - Seniors Pool

Competitive Criterion	Maximum Score	Auto-Calculated Score	Applicant Self-Score
Opportunity Senior Index	40		
Housing Needs Index:	35		
LIHTC Request per LIHTC Unit:	25		
Total:	100	0.0	0.0

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

Development and Operations Team

Lead Developer	Volker Development Inc.
Co-Developer #1	N/A
Co-Developer #2	N/A
Development Consultant	N/A
LIHTC Syndicator/Investor	Key Community Development Corp.
OLIHTC Syndicator/Investor	N/A
GP/MM #1 Parent Entity	Volker Housing Partners, LLC
GP/MM #2 Parent Entity	N/A
GP/MM #3 Parent Entity	N/A
General Contractor	John G. Johnson Construction
Architect of Record	RDL Architects, Inc.
Property Management Firm	LSC Service Corp. (dba, Barton Communities)
Supportive Services Provider	LSC Service Corp. (dba, Barton Communities)

Site Information

Site Size (Acres)	9.9
Scattered Sites?	No
Total Number of Buildings	12
Total Number of Elevator-Serviced Buildings	0
Total Parking Spaces	165
Parking Ratio (Parking Spaces per Unit)	2.1
Metropolitan or Rural?	Rural
Located in a Participating Jurisdiction (PJ)?	No
Located in a Qualified Census Tract (QCT)?	Yes
Located in a Difficult Development Area (DDA)?	No
Neighborhood Opportunity Senior Index	58.97
Housing Needs Index	74.26
Neighborhood Change Index	55.49

Residential Units by Income Restrictions

Income Restriction	Number of Units	Percent of Total Units
20% AMI		
30% AMI	9	11%
40% AMI		
50% AMI		
60% AMI	46	58%
70% AMI	25	31%
80% AMI		
Unrestricted Manager's		
Total Units	80	100%

Consolidated Annual Operating Budget

Operating Line Item	Annual Amount	Annual Per Unit Amount
Potential Gross Rental Income and Fee Income	\$830,892	\$10,386
Potential Gross Commercial Income	\$0	\$0
Potential Gross Service Income	\$0	\$0
Vacancy Allowance (Blended) 7%	(\$58,162)	(\$727)
Effective Gross Income (EGI)	\$772,730	\$9,659
(Administrative Expenses)	(\$135,191)	(\$1,690)
(Property Management Fee)	(\$46,364)	(\$580)
(Owner-Paid Utility Expenses)	(\$56,000)	(\$700)
(Maintenance Expenses)	(\$114,955)	(\$1,437)
(Net Real Estate Taxes)	(\$35,000)	(\$438)
(Property and Liability Insurance)	(\$40,000)	(\$500)
(Other Insurance and Tax Expenses)	(\$8,291)	(\$104)
(Ongoing Reserve Contributions)	(\$25,200)	(\$315)
Operating Subsidy	\$0	\$0
(Total Operating Expenses)	(\$461,001)	(\$5,763)
Net Operating Income (EGI - Operating Expenses)	\$311,729	\$3,897

LIHTC Calculation

	Acquisition	Rehabilitation	New Construction
LIHTC Eligible Basis			\$16,685,344
- Reductions in Eligible Basis			\$0
= Net Eligible Basis			\$16,685,344
QCT/DDA Codified Basis Boost			\$1
OHFA Discretionary Basis Boost			\$1
Adjusted Eligible Basis			\$21,690,947
X Applicable Fraction			100%
Qualified Basis			\$21,690,947
70% Present Value Rate			9%
Annual LIHTC Generated			\$1,952,185
Total 10-Year LIHTC Generated	\$19,521,852		
Total 10-Year LIHTC Requested	\$18,000,000		
LIHTC Equity Generated	\$14,938,506		
LIHTC Net Equity Price	\$0.8300		

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	40	50%	0	0%
2-BR	40	50%	0	0%
3-BR				
4-BR				
5-BR				
Total Units	80	100%	0	0%

Development Budget, Eligible Basis, and Cost Containment Standards

Development Costs	Amount	Per Unit Amount	LIHTC Eligible Basis
Acquisition	\$1,200,000	\$15,000	\$0
Predevelopment	\$537,800	\$6,723	\$537,800
Site Development	\$994,777	\$12,435	\$994,777
Hard Construction	\$12,188,832	\$152,360	\$12,188,832
Financing	\$1,287,466	\$16,093	\$917,685
Professional Fees	\$177,725	\$2,222	\$46,250
Developer Fee	\$2,000,000	\$25,000	\$2,000,000
OHFA and Other Fees	\$331,600	\$4,145	\$0
Capitalized Reserves	\$363,362	\$4,542	\$0
Total Development Costs (TDC)	\$19,081,562	\$238,520	\$16,685,344
LIHTC Eligible Basis as a Percent of Total Development Costs			87%

Cost Containment Standards

	Project	Maximum	Variance
TDC per Unit	\$238,520	\$323,327	-26%
TDC per Gross Square Foot	\$245	\$344	-29%

Maximum Permanent Debt Sizing

	Max Loan for Stabilized Y1	Max Loan to Stabilized Y15
Net Operating Income (NOI)	\$311,729	\$322,295
Debt Service Coverage Ratio	1.20	1.00
NOI Available for Debt Service	\$259,774	\$322,295
Interest Rate	6.55%	6.55%
Amortization Period	35	35
Loan Term (Years)	17	17
Maximum Perm Loan Amount	\$3,560,000	\$4,420,000
Actual Perm Loan Amount	\$3,574,000	
Amount Variance	\$14,000	
Percent Variance	0.4%	

	Year 1	Year 15
Debt Service Coverage Ratio	1.68	1.46
OHFA Minimum DSCR	1.20	1.00

