

<b>Proposal Summary</b>	<b>2026 9% LIHTC AHFA Proposal Application</b>
Affordable Housing Funding Application (AHFA)	Project Name: Fairview Magnolia

**Basic Project Information**

Project Name:	Fairview Magnolia
OHFA Project Number:	TBD
LIHTC Type:	9%
Project Address:	Multiple addresses
Project City or Township:	Cincinnati
Project County:	Hamilton
Construction Type:	Rehabilitation
Age Restriction:	General Occupancy
Funding Pool:	Preserved Affordability
State Region:	Southwest
Lead Developer:	Preservation of Affordable Housing, LLC
Total Number of Units:	56
Total Number of Buildings:	9

**Existing Photograph**

**OHFA Resource Request Requiring Board Approval**

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

**Project Narrative**

Fairview Magnolia is a scattered site, 10 building, 56 unit project. All units are located in the Over-the-Rhine and North and South Fairmont neighborhoods of Cincinnati. The buildings were originally built between 1845 and 1903, and were renovated in 2005 and 2006. As the buildings age and have reached 20+ years beyond their last rehab, there is significant need for updates to systems, exteriors, windows, and interior finishes. The unit mix includes efficiency and units with 1-4 bedrooms for individuals and families at or below 60% AMI. All but one unit has Section 8 rental subsidy through HUD.

**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:	Ineligible Pool	Ineligible Pool
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: Preserved Affordability Pool**

Competitive Criterion	Maximum Score	Auto-Calculated Score	Applicant Self-Score
Opportunity General Occ. Index	40	22.6	22.6
Housing Needs Index:	35	32.0	32.1
LIHTC Request per LIHTC Unit:	25	25.0	25.0
<b>Total:</b>	<b>100</b>	<b>79.7</b>	<b>79.7</b>

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

**Development and Operations Team**

Lead Developer	Preservation of Affordable Housing, LLC
Co-Developer #1	N/A
Co-Developer #2	N/A
Development Consultant	Model Property Development, LLC
LIHTC Syndicator/Investor	Enterprise Community Investments (ECI, LLC)
OLIHTC Syndicator/Investor	N/A
GP/MM #1 Parent Entity	Preservation of Affordable Housing, Inc.
GP/MM #2 Parent Entity	N/A
GP/MM #3 Parent Entity	N/A
General Contractor	Model Construction, LLC
Architect of Record	City Studios Architecture
Property Management Firm	POAH Communities
Supportive Services Provider	POAH Communities

**Site Information**

Site Size (Acres)	0.927
Scattered Sites?	Yes
Total Number of Buildings	10
Total Number of Elevator-Serviced Buildings	0
Total Parking Spaces	0
Parking Ratio (Parking Spaces per Unit)	0.0
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)?	Yes
Neighborhood Opportunity General Occupancy Index	56.53
Housing Needs Index	91.57
Neighborhood Change Index	61.14

**Residential Units by Income Restrictions**

Income Restriction	Number of Units	Percent of Total Units
20% AMI		
30% AMI		
40% AMI		
50% AMI		
60% AMI	56	100%
70% AMI		
80% AMI		
Unrestricted Manager's		
<b>Total Units</b>	<b>56</b>	<b>100%</b>

**Consolidated Annual Operating Budget**

Operating Line Item	Annual Amount	Annual Per Unit Amount
Potential Gross Rental Income and Fee Income	\$811,260	\$14,487
Potential Gross Commercial Income	\$12,792	\$228
Potential Gross Service Income	\$0	\$0
Vacancy Allowance (Blended) 5%	(\$41,842)	(\$747)
<b>Effective Gross Income (EGI)</b>	<b>\$782,210</b>	<b>\$13,968</b>
(Administrative Expenses)	(\$122,077)	(\$2,180)
(Property Management Fee)	(\$42,336)	(\$756)
(Owner-Paid Utility Expenses)	(\$79,953)	(\$1,428)
(Maintenance Expenses)	(\$201,935)	(\$3,606)
(Net Real Estate Taxes)	(\$65,117)	(\$1,163)
(Property and Liability Insurance)	(\$49,981)	(\$893)
(Other Insurance and Tax Expenses)	(\$20,848)	(\$372)
(Ongoing Reserve Contributions)	(\$24,920)	(\$445)
Operating Subsidy	\$0	\$0
<b>(Total Operating Expenses)</b>	<b>(\$607,167)</b>	<b>(\$10,842)</b>
<b>Net Operating Income (EGI - Operating Expenses)</b>	<b>\$175,043</b>	<b>\$3,126</b>

**LIHTC Calculation**

	Acquisition	Rehabilitation	New Construction
LIHTC Eligible Basis	\$4,256,000	\$14,807,787	
- Reductions in Eligible Basis	\$0	\$0	
= Net Eligible Basis	\$4,256,000	\$14,807,787	
QCT/DDA Codified Basis Boost		\$1	
OHFA Discretionary Basis Boost		\$1	
Adjusted Eligible Basis	\$4,256,000	\$18,005,290	
X Applicable Fraction	100%	100%	
Qualified Basis	\$4,256,000	\$18,005,290	
70% Present Value Rate	4%	9%	
<b>Annual LIHTC Generated</b>	<b>\$170,240</b>	<b>\$1,620,476</b>	
Total 10-Year LIHTC Generated	\$17,907,161		
Total 10-Year LIHTC Requested	\$15,500,000		
LIHTC Equity Generated	\$13,173,683		
LIHTC Net Equity Price	\$0.8500		

**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	8	14%	8	100%
1-BR	9	16%	9	100%
2-BR	15	27%	15	100%
3-BR	20	36%	19	95%
4-BR	4	7%	4	100%
5-BR				
<b>Total Units</b>	<b>56</b>	<b>100%</b>	<b>55</b>	<b>98%</b>

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

Development Costs	Amount	Per Unit Amount	LIHTC Eligible Basis
Acquisition	\$5,320,000	\$95,000	\$4,256,000
Predevelopment	\$899,195	\$16,057	\$889,440
Site Development	\$560,000	\$10,000	\$560,000
Hard Construction	\$10,996,697	\$196,370	\$10,996,697
Financing	\$650,242	\$11,611	\$614,228
Professional Fees	\$447,528	\$7,992	\$1,747,422
Developer Fee	\$1,400,000	\$25,000	\$0
OHFA and Other Fees	\$255,400	\$4,561	\$0
Capitalized Reserves	\$432,339	\$7,720	\$0
<b>Total Development Costs (TDC)</b>	<b>\$20,961,401</b>	<b>\$374,311</b>	<b>\$19,063,787</b>
LIHTC Eligible Basis as a Percent of Total Development Costs			91%

  

Cost Containment Standards	Project	Maximum	Variance
TDC per Unit	\$374,311	\$270,896	38%
TDC per Gross Square Foot	\$247	\$314	-21%

**Maximum Permanent Debt Sizing**

	Max Loan for Stabilized Y1	Max Loan to Stabilized Y15
Net Operating Income (NOI)	\$175,043	\$113,715
Debt Service Coverage Ratio	1.20	1.00
NOI Available for Debt Service	\$145,869	\$113,715
Interest Rate	6.75%	6.75%
Amortization Period	35	35
Loan Term (Years)	15	15
<b>Maximum Perm Loan Amount</b>	<b>\$1,950,000</b>	<b>\$1,520,000</b>
Actual Perm Loan Amount	\$1,316,620	
Amount Variance	(\$203,380)	
Percent Variance	-32.5%	

  

	Year 1	Year 15
Debt Service Coverage Ratio	1.29	1.12
OHFA Minimum DSCR	1.20	1.00

**Construction Sources of Funds**

Source Name	Amount	Percent of Total
Federal LIHTC Equity	\$1,317,368	6%
Construction Loan	\$11,000,000	52%
Housing Development Loan	\$1,750,000	8%
Fed. Historic Tax Credit Equity	\$95,701	0%
Post-Construction Costs	\$1,973,669	9%
Seller Note	\$2,015,423	10%
Construction Period Income	\$150,000	1%
City Funds	\$720,000	3%
Assumed Loans	\$1,939,240	9%
<b>Total Construction Sources</b>	<b>\$20,961,401</b>	<b>100%</b>

**Permanent Sources of Funds**

Source Name	Total	Percent of Total
Federal LIHTC Equity	\$13,173,683	63%
Permanent First Mortgage	\$1,316,620	6%
Fed. Historic Tax Credit Equity	\$957,564	5%
Deferred Developer Fee	\$500,000	2%
City Funds	\$800,000	4%
Assumed Loans	\$2,048,111	10%
Seller Note	\$2,015,423	10%
Construction Period Income	\$150,000	1%
<b>Total Permanent Sources</b>	<b>\$20,961,401</b>	<b>99%</b>