

# 31. Proposal Summary



**Residential Units by Income Restrictions**

Income Restriction	Number of Units	Percent of Total Units
20% AMI		
30% AMI		
40% AMI		
50% AMI	32	42%
60% AMI	44	58%
70% AMI		
80% AMI		
Unrestricted		
Manager's		
<b>Total Units</b>	<b>76</b>	<b>100%</b>

**Consolidated Annual Operating Budget**

Operating Line Item	Annual Amount	Annual Per Unit Amount
Potential Gross Rental Income and Fee Income	\$742,624	\$9,771
Potential Gross Commercial Income	\$0	\$0
Potential Gross Service Income	\$0	\$0
Vacancy Allowance (Blended) 7%	(\$51,984)	(\$684)
<b>Effective Gross Income (EGI)</b>	<b>\$690,640</b>	<b>\$9,087</b>
(Administrative Expenses)	(\$85,130)	(\$1,120)
(Property Management Fee)	(\$41,438)	(\$545)
(Owner-Paid Utility Expenses)	(\$182,400)	(\$2,400)
(Maintenance Expenses)	(\$75,250)	(\$990)
(Net Real Estate Taxes)	(\$30,000)	(\$395)
(Property and Liability Insurance)	(\$45,600)	(\$600)
(Other Insurance and Tax Expenses)	(\$11,228)	(\$148)
(Ongoing Reserve Contributions)	(\$27,740)	(\$365)
Operating Subsidy	\$0	\$0
<b>(Total Operating Expenses)</b>	<b>(\$498,786)</b>	<b>(\$6,563)</b>
<b>Net Operating Income (EGI - Operating Expenses)</b>	<b>\$191,854</b>	<b>\$2,524</b>

**LIHTC Calculation**

	Acquisition	Rehabilitation	New Construction
LIHTC Eligible Basis	\$6,345,852	\$10,994,174	
- Reductions in Eligible Basis	\$0	\$0	
<b>= Net Eligible Basis</b>	<b>\$6,345,852</b>	<b>\$10,994,174</b>	
QCT/DDA Codified Basis Boost		\$0	
OHFA Discretionary Basis Boost		\$1	
<b>Adjusted Eligible Basis</b>	<b>\$6,345,852</b>	<b>\$14,292,426</b>	
X Applicable Fraction	100%	100%	
<b>Qualified Basis</b>	<b>\$6,345,852</b>	<b>\$14,292,426</b>	
70% Present Value Rate	4%	9%	
<b>Annual LIHTC Generated</b>	<b>\$253,834</b>	<b>\$1,286,318</b>	
Total 10-Year LIHTC Generated	\$15,401,524		
Total 10-Year LIHTC Requested	\$15,000,000		
LIHTC Equity Generated	\$12,546,181		
<b>LIHTC Net Equity Price</b>	<b>\$0.8365</b>		

**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	76	100%	0	0%
2-BR				
3-BR				
4-BR				
5-BR				
<b>Total Units</b>	<b>76</b>	<b>100%</b>	<b>0</b>	<b>0%</b>

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

Development Costs	Amount	Per Unit Amount	LIHTC Eligible Basis
Acquisition	\$5,516,000	\$72,579	\$5,288,210
Predevelopment	\$501,720	\$6,602	\$491,720
Site Development	\$752,400	\$9,900	\$500,000
Hard Construction	\$7,308,733	\$96,168	\$7,308,733
Financing	\$1,067,645	\$14,048	\$716,359
Professional Fees	\$198,600	\$2,613	\$3,035,004
Developer Fee	\$2,890,004	\$38,026	\$0
OHFA and Other Fees	\$303,400	\$3,992	\$0
Capitalized Reserves	\$327,225	\$4,306	\$0
<b>Total Development Costs (TDC)</b>	<b>\$18,865,727</b>	<b>\$248,233</b>	<b>\$17,340,026</b>
LIHTC Eligible Basis as a Percent of Total Development Costs			92%

**Cost Containment Standards**

	Project	Maximum	Variance
TDC per Unit	\$248,233	\$260,995	-5%
TDC per Gross Square Foot	\$328	\$279	18%

**Maximum Permanent Debt Sizing**

	Max Loan for Stabilized Y1	Max Loan to Stabilized Y15
Net Operating Income (NOI)	\$191,854	\$156,827
Debt Service Coverage Ratio	1.20	1.00
NOI Available for Debt Service	\$159,879	\$156,827
Interest Rate	6.75%	6.75%
Amortization Period	40	40
Loan Term (Years)	15	15
<b>Maximum Perm Loan Amount</b>	<b>\$2,200,000</b>	<b>\$2,160,000</b>
Actual Perm Loan Amount	\$2,150,000	
Amount Variance	(\$10,000)	
Percent Variance	-2.3%	

  

	Year 1	Year 15
Debt Service Coverage Ratio	1.38	1.21
OHFA Minimum DSCR	1.20	1.00

**Construction Sources of Funds**

Source Name	Amount	Percent of Total
Federal LIHTC Equity	\$1,274,873	7%
Construction Loan	\$9,800,000	52%
Housing Development Loan	\$1,750,000	9%
Deferred Developer Fee	\$2,814,056	15%
Seller Note	\$306,186	2%
Assumed OHFA HDAP	\$2,920,612	15%
<b>Total Construction Sources</b>	<b>\$18,865,727</b>	<b>100%</b>

**Permanent Sources of Funds**

Source Name	Total	Percent of Total
Federal LIHTC Equity	\$12,546,181	67%
Permanent First Mortgage	\$2,150,000	11%
Deferred Developer Fee	\$142,748	1%
Sponsor Loan	\$800,000	4%
Seller Note	\$306,186	2%
Assumed OHFA HDAP	\$2,920,612	15%
<b>Total Permanent Sources</b>	<b>\$18,865,727</b>	<b>100%</b>