

Proposal Summary

2027 Ohio LIHTC AHFA Proposal Application

Affordable Housing Funding Application (AHFA)

Project Name: The Overlook at Theis

Basic Project Information

| | |
|----------------------------|---|
| Project Name: | The Overlook at Theis |
| OHFA Project Number: | TBD |
| LIHTC Type: | 4% |
| Project Address: | Theis Avenue (24 parcels - replat pending; primary) |
| Project City or Township: | Marietta |
| Project County: | Washington |
| Construction Type: | New Construction |
| Age Restriction: | General Population |
| Funding Pool: | Rural - General Occupancy |
| Lead Developer: | Ohio Community Development Finance Fund |
| Total Number of Units: | 87 |
| Total Number of Buildings: | 3 |

Project Rendering



OHFA Resource Request Requiring Board Approval

| | Amount | Approval Date |
|---------------------------------|--------------|---------------|
| Est. Total 10-Year Ohio LIHTCs: | \$12,441,000 | |
| HDAP: OHTF | \$3,952,382 | |
| | | |
| | | |
| | | |
| Multifamily Bonds (Inducement): | \$12,000,000 | |
| Multifamily Bonds (Final): | | |
| Housing Development Loan: | \$2,500,000 | |

Project Narrative

The Overlook at Theis addresses Marietta's unmet demand for new affordable housing for working families and individuals earning between 50% AMI and 70% AMI. The 87 apartments will be the first new affordable family housing of scale in decades, and will consist of 36 1-bedrooms, 30 2-bedrooms and 21 3-bedrooms. The project creates a service-rich, family-friendly campus setting, with three separate buildings of walk-up breezeway product forming a quad, with robust site and clubhouse amenities. The community will sit on a plateau off Theis Avenue, within 1.5 miles of Marietta College, Washington State College of Ohio, and myriad jobs, restaurants, services and places of worship. The site is also .6 miles from Memorial Health System's new satellite campus, and within two miles from Memorial Health's main campus.

Development and Operations Team

| | |
|----------------------------|---|
| Lead Developer | Ohio Community Development Finance Fund |
| Co-Developer #1 | 17 Franklin LLC |
| Co-Developer #2 | N/A |
| Development Consultant | DFP Development, LLC |
| LIHTC Syndicator/Investor | CREA, LLC |
| OLIHTC Syndicator/Investor | CREA, LLC |
| GP/MM #1 Parent Entity | Ohio Community Development Finance Fund |
| GP/MM #2 Parent Entity | 17 Franklin LLC |
| GP/MM #3 Parent Entity | N/A |
| General Contractor | Finance Fund Construction, LLC |
| Architect of Record | TC Architects |
| Property Management Firm | Romar Management Co. |

Site Information

| | |
|--|-------------|
| Site Size (Acres) | 24 |
| Scattered Sites? | No |
| Total Number of Buildings | 3 |
| Total Number of Elevator-Serviced Buildings | 0 |
| Total Parking Spaces | 184 |
| Parking Ratio (Parking Spaces per Unit) | 2.1 |
| Urban Suburban Rural (USR) Geography | Rural |
| Located in a Participating Jurisdiction (PJ)? | No |
| Located in a Qualified Census Tract (QCT)? | Yes |
| Located in a Difficult Development Area (DDA)? | No |
| Census Tract Opportunity Index | 44.87466653 |
| Census Tract Change Index | 0 |

Nearby Amenities

| Amenity Type | Name of Amenity | Linear Distance from Proposed Project (miles) |
|--------------------------|--------------------------------|---|
| Grocery Store | Giant Eagle | 0.7 |
| Medical Clinic | Spero Health | 0.13 |
| Childcare Facility | The Jane Edwards Head Start | 0.5 |
| Senior Center | O'Neill Senior Center | 1.1 |
| Pharmacy | CVS Pharmacy | 1.1 |
| Public Library | Washington County Public | 1.2 |
| Public Park | Buckeye Park | 0.6 |
| Public School | Phillips Elementary School | 0.6 |
| Public Recreation Center | Marietta Twp Recreation Center | 4 |

Building Square Footage Breakdown

| | Size (SF) | Pct of Total |
|---|---------------|--------------|
| Commercial and Fee-Driven Space | | |
| Unrestricted/Market-Rate Unit Area | | |
| LIHTC Unit Area | 76,774 | 81% |
| Manager's Unit Area | | |
| Common Area | 14,645 | 15% |
| Support and Program Space | 699 | 1% |
| Tenant Storage Space | 2,520 | 3% |
| Major Vertical Penetrations (Elevator/Stairs, Etc.) | | |
| Structured Parking/Garage | | |
| Basement | | |
| Total Square Footage of all Buildings | 94,638 | 100% |

Units by LIHTC Income Restrictions

| LIHTC Income Restriction | Number of Units | Percent of Total Units |
|--------------------------|-----------------|------------------------|
| 20% AMI | | |
| 30% AMI | | |
| 40% AMI | | |
| 50% AMI | 30 | 34% |
| 60% AMI | 52 | 60% |
| 70% AMI | 5 | 6% |
| 80% AMI | | |
| Unrestricted Manager's | | |
| Total Units | 87 | 100% |

Consolidated Annual Operating Budget

| Operating Line Item | Annual Amount | Annual Per Unit Amount |
|--|--------------------|------------------------|
| Potential Gross Rental Income and Fee Income | \$885,178 | \$10,174 |
| Potential Gross Commercial Income | \$0 | \$0 |
| Potential Gross Service Income | \$0 | \$0 |
| Vacancy Allowance (Blended) 7% | (\$61,963) | (\$712) |
| Effective Gross Income (EGI) | \$823,215 | \$9,462 |
| (Administrative Expenses) | (\$159,780) | (\$1,837) |
| (Property Management Fee) | (\$49,393) | (\$568) |
| (Owner-Paid Utility Expenses) | (\$66,000) | (\$759) |
| (Maintenance Expenses) | (\$158,800) | (\$1,825) |
| (Net Real Estate Taxes) | (\$35,000) | (\$402) |
| (Property and Liability Insurance) | (\$35,000) | (\$402) |
| (Other Insurance and Tax Expenses) | (\$20,500) | (\$236) |
| (Ongoing Reserve Contributions) | (\$36,540) | (\$420) |
| Operating Subsidy | \$0 | \$0 |
| (Total Operating Expenses) | (\$561,013) | (\$6,448) |
| Net Operating Income (EGI - Operating Expenses) | \$262,202 | \$3,014 |

LIHTC Calculation

| | Acquisition | Rehabilitation | New Construction |
|----------------------------------|--------------|----------------|--------------------|
| LIHTC Eligible Basis | | | \$28,457,635 |
| - Reductions in Eligible Basis | | | \$0 |
| = Net Eligible Basis | | | \$28,457,635 |
| Codified Basis Boost (DDA/QCT) | | | \$36,994,926 |
| Agency Discretionary Basis Boost | | | \$36,994,926 |
| Adjusted Eligible Basis | | | \$36,994,926 |
| X Applicable Fraction | | | 100% |
| Qualified Basis | | | \$36,994,926 |
| 30% Present Value Rate | | | 4% |
| Annual LIHTC Generated | | | \$1,479,797 |
| Total 10-Year LIHTC Generated | \$14,797,970 | | |
| Total 10-Year LIHTC Requested | \$14,797,970 | | |
| LIHTC Equity Generated | \$11,690,398 | | |
| Equity Price | \$0.7916 | | |

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 | 36 | 41% | 0 | 0% |
| 2-BR | 30 | 34% | 0 | 0% |
| 3-BR | 21 | 24% | 0 | 0% |
| 4-BR | | | | |
| 5-BR | | | | |
| Total Units | 87 | 100% | 0 | 0% |

| | |
|-------------------------------------|----|
| Total Number of 504-Compliant Units | 15 |
| Mobility Units | 12 |
| Sensory Units | 3 |

Development Budget, Eligible Basis, and Cost Containment Standards

| Development Costs | Amount | Per Unit Amount | LIHTC Eligible Basis |
|--|---------------------|------------------|----------------------|
| Acquisition | \$515,000 | \$5,920 | \$0 |
| Predevelopment | \$633,796 | \$7,285 | \$633,796 |
| Site Development | \$3,000,000 | \$34,483 | \$3,000,000 |
| Hard Construction | \$16,932,151 | \$194,622 | \$16,932,151 |
| Financing | \$4,183,842 | \$48,090 | \$2,873,788 |
| Professional Fees | \$565,900 | \$6,505 | \$317,900 |
| Developer Fee | \$4,700,000 | \$54,023 | \$4,700,000 |
| OHFA and Other Fees | \$327,238 | \$3,761 | \$0 |
| Capitalized Reserves | \$376,278 | \$4,325 | \$0 |
| Total Development Costs (TDC) | \$31,234,205 | \$359,014 | \$28,457,635 |
| LIHTC Eligible Basis as a Percent of Total Development Costs | | | 91% |

| Cost Containment Standards | Project | Maximum | Variance |
|----------------------------|-----------|-----------|----------|
| TDC per Unit | \$359,014 | \$394,000 | -9% |
| TDC per Gross Square Foot | \$330 | \$470 | -30% |

| | Year 1 | Year 15 |
|-----------------------------|--------|---------|
| Debt Service Coverage Ratio | 1.49 | 1.46 |
| OHFA Minimum DSCR | 1.20 | 1.00 |

Construction Sources of Funds

| Source Name | Amount | Percent of Total |
|-----------------------------------|---------------------|------------------|
| Federal LIHTC Equity | \$2,338,079 | 7% |
| Ohio LIHTC Equity | \$1,567,566 | 5% |
| Construction Loan | \$14,680,264 | 47% |
| Housing Development Loan | \$2,500,000 | 8% |
| Deferred Developer Fee | \$4,118,688 | 13% |
| HDAP: OHTF | \$3,600,000 | 12% |
| GIC/Bond Interest Earnings | \$1,155,000 | 4% |
| Other costs / Reserves | \$1,274,608 | 4% |
| Total Construction Sources | \$31,234,205 | 100% |

Permanent Sources of Funds

| Source Name | Total | Percent of Total |
|--------------------------------|---------------------|------------------|
| Federal LIHTC Equity | \$11,690,398 | 37% |
| Ohio LIHTC Equity | \$7,837,830 | 25% |
| Permanent First Mortgage | \$2,500,000 | 8% |
| Deferred Developer Fee | \$2,374,750 | 8% |
| HDAP: OHTF | \$3,952,382 | 13% |
| GP Loan / Contribution | \$1,723,845 | 6% |
| GIC / Bond Interest Earnings | \$1,155,000 | 4% |
| Total Permanent Sources | \$31,234,205 | 100% |