

## Proposal Summary

2027 Ohio LIHTC AHFA Proposal Application

Affordable Housing Funding Application (AHFA)

Project Name: Seton Square Portsmouth II

### Basic Project Information

Project Name:	Seton Square Portsmouth II
OHFA Project Number:	TBD
LIHTC Type:	4%
Project Address:	2215 Galena Pike
Project City or Township:	West Portsmouth
Project County:	Scioto
Construction Type:	New Construction
Age Restriction:	Senior 62+
Funding Pool:	Rural - Senior
Lead Developer:	Seton Development, Inc.
Total Number of Units:	55
Total Number of Buildings:	1

### Project Rendering



### OHFA Resource Request Requiring Board Approval

	Amount	Approval Date
Est. Total 10-Year Ohio LIHTCs:	\$8,989,510	
HDAP: OHTF	\$4,000,000	
Multifamily Bonds (Inducement):	\$6,500,000	
Multifamily Bonds (Final):		
Housing Development Loan:	\$2,500,000	

### Project Narrative

Seton Portsmouth II is the second phase of Seton Square Portsmouth, currently under construction, and the latest project pursued by Seton Development, Inc. and Borror Development Co., LLC. The project is located in rural Appalachia and provides critical affordable housing to low-income seniors at 60% and below AMI. The project provides ample amenities such as a community room, walking path, raised gardens, fitness center, scooter storage, and more. The site is located in proximity to necessary community amenities such as a senior center, grocery store, public parks, etc. Seton Portsmouth II is seeking a 4% competitive OLIHTC award in addition to HDAP resources and federal LIHTC.

### Development and Operations Team

Lead Developer	Seton Development, Inc.
Co-Developer #1	Borror Development Co., LLC.
Co-Developer #2	N/A
Development Consultant	N/A
LIHTC Syndicator/Investor	Ohio Capital Corporation for Housing
OLIHTC Syndicator/Investor	Ohio Capital Corporation for Housing
GP/MM #1 Parent Entity	Seton Square Portsmouth II, Inc
GP/MM #2 Parent Entity	N/A
GP/MM #3 Parent Entity	N/A
General Contractor	The Douglas Company
Architect of Record	Archall
Property Management Firm	Borror Properties Real Estate, LLC

### Site Information

Site Size (Acres)	2.63
Scattered Sites?	No
Total Number of Buildings	1
Total Number of Elevator-Serviced Buildings	1
Total Parking Spaces	64
Parking Ratio (Parking Spaces per Unit)	1.2
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	44.55207251
Census Tract Change Index	1

### Nearby Amenities

Amenity Type	Name of Amenity	Linear Distance from Proposed Project (miles)
Grocery Store	Westside IGA	0.15
Medical Clinic	Valley View Health Center	0.189
Childcare Facility	Portsmouth Childcare Center	2.5
Senior Center	United Scioto Senior Activity	2.34
Pharmacy	Gahm's Pharmacy II	0.48
Public Library	Scioto County Public Library	2.5
Public Park	SS Davis Park	0.55
Public School	Portsmouth High School	2.5
Public Recreation Center	The Complex	0.82

### Building Square Footage Breakdown

	Size (SF)	Pct of Total
Commercial and Fee-Driven Space		
Unrestricted/Market-Rate Unit Area		
LIHTC Unit Area	36,064	77%
Manager's Unit Area		
Common Area	8,515	18%
Support and Program Space	2,133	5%
Tenant Storage Space		
Major Vertical Penetrations (Elevator/Stairs, Etc.)	387	1%
Structured Parking/Garage		
Basement		
<b>Total Square Footage of all Buildings</b>	<b>47,099</b>	<b>100%</b>

**Units by LIHTC Income Restrictions**

LIHTC Income Restriction	Number of Units	Percent of Total Units
20% AMI		
30% AMI		
40% AMI		
50% AMI	15	27%
60% AMI	40	73%
70% AMI		
80% AMI		
Unrestricted		
Manager's		
<b>Total Units</b>	<b>55</b>	<b>100%</b>

**Consolidated Annual Operating Budget**

Operating Line Item	Annual Amount	Annual Per Unit Amount
Potential Gross Rental Income and Fee Income	\$599,070	\$10,892
Potential Gross Commercial Income	\$0	\$0
Potential Gross Service Income	\$0	\$0
Vacancy Allowance (Blended) 7%	(\$41,935)	(\$762)
<b>Effective Gross Income (EGI)</b>	<b>\$557,135</b>	<b>\$10,130</b>
(Administrative Expenses)	(\$66,750)	(\$1,214)
(Property Management Fee)	(\$35,568)	(\$647)
(Owner-Paid Utility Expenses)	(\$84,800)	(\$1,542)
(Maintenance Expenses)	(\$88,500)	(\$1,609)
(Net Real Estate Taxes)	\$0	\$0
(Property and Liability Insurance)	(\$10,000)	(\$182)
(Other Insurance and Tax Expenses)	(\$18,000)	(\$327)
(Ongoing Reserve Contributions)	(\$17,325)	(\$315)
Operating Subsidy	\$0	\$0
(Total Operating Expenses)	(\$320,943)	(\$5,835)
<b>Net Operating Income (EGI - Operating Expenses)</b>	<b>\$236,192</b>	<b>\$4,294</b>

**LIHTC Calculation**

	Acquisition	Rehabilitation	New Construction
LIHTC Eligible Basis	\$5,000		\$18,089,630
- Reductions in Eligible Basis	\$0		\$0
= Net Eligible Basis	\$5,000		\$18,089,630
Codified Basis Boost (DDA/QCT)			\$23,516,519
Agency Discretionary Basis Boost			\$23,061,263
Adjusted Eligible Basis	\$5,000		\$23,516,519
X Applicable Fraction	100%		100%
Qualified Basis	\$5,000		\$23,516,519
30% Present Value Rate	4%		4%
<b>Annual LIHTC Generated</b>	<b>\$200</b>		<b>\$940,661</b>
Total 10-Year LIHTC Generated	\$9,408,608		\$9,408,608
Total 10-Year LIHTC Requested	\$9,408,608		\$9,408,608
LIHTC Equity Generated	\$6,831,346		\$6,831,346
Equity Price	\$0.7261		\$0.7261

**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	55	100%	0	0%
2-BR				
3-BR				
4-BR				
5-BR				
<b>Total Units</b>	<b>55</b>	<b>100%</b>	<b>0</b>	<b>0%</b>

Total Number of 504-Compliant Units	13
Mobility Units	9
Sensory Units	4

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

Development Costs	Amount	Per Unit Amount	LIHTC Eligible Basis
Acquisition	\$209,000	\$3,800	\$5,000
Predevelopment	\$661,300	\$12,024	\$628,800
Site Development	\$650,000	\$11,818	\$450,000
Hard Construction	\$12,685,614	\$230,648	\$12,685,614
Financing	\$1,395,976	\$25,381	\$1,218,048
Professional Fees	\$522,673	\$9,503	\$325,722
Developer Fee	\$2,781,446	\$50,572	\$2,781,446
OHFA and Other Fees	\$213,302	\$3,878	\$0
Capitalized Reserves	\$386,891	\$7,034	\$0
<b>Total Development Costs (TDC)</b>	<b>\$19,506,202</b>	<b>\$354,658</b>	<b>\$18,094,630</b>
LIHTC Eligible Basis as a Percent of Total Development Costs			93%

Cost Containment Standards	Project	Maximum	Variance
TDC per Unit	\$354,658	\$394,000	-10%
TDC per Gross Square Foot	\$414	\$470	-12%

	Year 1	Year 15
Debt Service Coverage Ratio	1.15	1.26
OHFA Minimum DSCR	1.20	1.00

**Construction Sources of Funds**

Source Name	Amount	Percent of Total
Federal LIHTC Equity	\$548,004	3%
Ohio LIHTC Equity	\$400,971	2%
Construction Loan	\$2,000,000	10%
Housing Development Loan	\$2,500,000	13%
Deferred Developer Fee	\$764,434	4%
HDAP: OHTF	\$4,000,000	21%
Construction to Perm Equity Bridge Loan	\$2,792,793 \$6,500,000	14% 33%
<b>Total Construction Sources</b>	<b>\$19,506,202</b>	<b>100%</b>

**Permanent Sources of Funds**

Source Name	Total	Percent of Total
Federal LIHTC Equity	\$6,831,346	35%
Ohio LIHTC Equity	\$4,853,851	25%
Permanent First Mortgage	\$2,792,793	14%
Deferred Developer Fee	\$764,434	4%
HDAP: OHTF	\$4,000,000	21%
Release of Escrows	\$207,702	1%
Interest Savings	\$56,076	0%
<b>Total Permanent Sources</b>	<b>\$19,506,202</b>	<b>100%</b>