

Oregon Plaza (AKA Oregon Towers)

Proposal Application Summary

4% LIHTC with BGF Round

Basic Project Information

Project Name	Oregon Plaza (AKA Oregon Towers)
LIHTC Type	4% LIHTC
BGF Pool/Subpool	New Affordability in a PJ
Lead Developer	Redwood Housing Services, LLC
Project Address	440 Dayton Towers Drive, Parcel B
Project City or Township	Dayton
Project County	Montgomery
Construction Type	New Construction
Population Served	Seniors
Total Units	117
HDAP Request	\$3,500,000
Total 10-Year LIHTC Request	\$16,577,911
Total Development Cost	\$33,964,323

Project Rendering



Development and Operations Team

Lead Developer	Redwood Housing Services, LLC
Co-Developer #1	N/A
Co-Developer #2	N/A
Development Consultant	N/A
LIHTC Syndicator/Investor	Berkadia Affordable Tax Credit Solutions
GP/MM #1 Parent Entity	Redwood Housing Realty, LLC
GP/MM #2 Parent Entity	Redwood Housing Partner, LLC
GP/MM #3 Parent Entity	N/A
General Contractor	Ruscilli Construction Co., Inc
Architect of Record	TC Architects
Property Management Firm	Redwood Communities, Inc.

Project Narrative

Oregon Towers dba Oregon Plaza will consist of a 4-story building encompassing 117 one-bedroom apartments restricted to seniors aged 55 and older with income levels that are less than or equal to 50 percent of the area median income for 40 percent of all the units and 60 percent of the area median income for 60 percent of the units. All of these apartments will benefit from a HUD project based rental subsidy that will be transferred to the Project by Greater Dayton Premier Management ("GDPM"). Project amenities will include a laundry room, community room with kitchenette and integrated outdoor space, fitness center, computer room, and in-unit wireless internet. The 3.27 acre site will contain a picnic area, plaza, tree-lined brick path providing pedestrian connectivity to adjacent communities, and parking.

Site Information

Site Size (Acres)	3.3
Scattered Sites?	No
Total Number of Buildings	1
Total Parking Spaces	76
Parking Ratio (Parking Spaces per Unit)	0.6
Urban Suburban Rural (USR) Geography	Urban
Located in a Participating Jurisdiction (PJ)?	Yes
Located in a Qualified Census Tract (QCT)?	Yes
Located in a Difficult Development Area?	No
Census Tract Opportunity Index	Very High
Census Tract Change Index	Growth

Building Square Footage Breakdown

	Size (SF)	Pct of Total
Commercial and Fee-Driven Space		
Unrestricted/Market-Rate Unit Area		
LIHTC Unit Area	76,873	81%
Manager's Unit Area		
Common Area	13,779	14%
Support and Program Space	1,474	2%
Tenant Storage Space		
Major Vertical Penetrations (Elevator/Stairs, Etc.)	2,923	3%
Structured Parking/Garage		
Basement		
Total Square Footage of all Buildings	95,049	100%

Units by LIHTC Income Restrictions

LIHTC Income Restriction	Number of Units	Percent of Total Units
20% AMI		
30% AMI		
40% AMI		
50% AMI	47	40%
60% AMI	70	60%
70% AMI		
80% AMI		
Unrestricted		
Manager's		
Total Units	117	100%

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	117	100%	117	100%
2-BR				
3-BR				
4-BR				
5-BR				
Total Units	117	100%	117	100%

Consolidated Annual Operating Budget

Operating Line Item	Annual Amount	Annual Per Unit Amount
Potential Gross Rental Income	\$1,363,050	\$11,650
Potential Gross Commercial Income	\$0	\$0
Vacancy Allowance 5%	(\$68,153)	(\$583)
Interest Income and Other Financial Income	\$1,917	\$16
Laundry, Tenant Charges, and Service Income	\$0	\$0
Effective Gross Income (EGI)	\$1,296,815	\$11,084
Administrative Expenses	\$135,903	\$1,162
Owner-Paid Utilities	\$119,103	\$1,018
Maintenance Costs	\$146,119	\$1,249
Taxes and Insurance	\$175,800	\$1,503
Tax Abatement and/or Operating Subsidy	(\$78,060)	(\$667)
Reserves and Other Expenses	\$35,100	\$300
Total Operating Expenses	\$533,965	\$4,564
Net Operating Income (EGI - OpEx)	\$762,850	\$6,520

Development Budget, Eligible Basis and Cost Containment Standards

Development Costs	Amount	Per Unit Amount	LIHTC Eligible Basis
Acquisition	\$160,000	\$1,368	\$0
Predevelopment	\$1,034,120	\$8,839	\$1,034,120
Site Development	\$18,860,959	\$161,205	\$18,860,959
Hard Construction	\$4,107,504	\$35,107	\$4,107,504
Financing	\$3,687,315	\$31,516	\$2,529,583
Professional Fees	\$172,532	\$1,475	\$35,000
Developer Fee	\$5,313,433	\$45,414	\$5,313,433
OHFA and Other Fees	\$385,268	\$3,293	\$0
Capitalized Reserves	\$243,192	\$2,079	\$0
Total Development Costs (TDC)	\$33,964,323	\$290,293	\$31,880,599
LIHTC Eligible Basis as a Percent of Total Development Costs			94%

Cost Containment Standards	Project	Maximum	Variance
TDC per Unit	\$290,293	\$388,000	-25%
TDC per Gross Square Foot	\$357	\$390	-8%

LIHTC Calculation

	Acquisition	Rehabilitation	New Construction
LIHTC Eligible Basis			\$31,880,599
- Reductions in Eligible Basis			\$0
= Net Eligible Basis			\$31,880,599
Basis Boost for QCT/DDA			\$9,564,180
Adjusted Eligible Basis			\$41,444,779
X Applicable Fraction			100%
Qualified Basis			\$41,444,779
30% Present Value Rate			4.00%
Annual LIHTC Generated			\$1,657,791
Total 10-Year LIHTC	\$16,577,911		
LIHTC Equity Generated	\$14,440,000		
Equity Price	\$0.87		

Maximum Permanent Debt Sizing

	Max Loan for Stabilized Y1	Max Loan to Stabilized Y15
Net Operating Income (NOI)	\$762,850	\$762,754
Debt Service Coverage Ratio	1.15	1.00
NOI Available for Debt Service	\$663,347	\$762,754
Interest Rate	6.50%	6.50%
Amortization Period (Years)	40	40
Loan Term (Years)	17	17
Maximum Perm Loan Amount	\$9,442,020	\$10,856,959
Actual Perm Loan Amount	\$9,046,314	
Variance	(\$395,706)	

	Year 1	Year 15
Debt Service Coverage Ratio	1.20	1.42
OHFA Minimum DSCR	1.15	1.00

Construction Sources of Funds

Construction Sources	Amount	Percent of Total
LIHTC Equity	\$4,488,842	13%
Historic Tax Credit Equity		
Construction Loan	\$20,300,000	60%
OHFA HDAP Request	\$3,500,000	10%
Deferred Developer Fee	\$5,268,003	16%
Berkadia (Ohio State Tax Credit)	\$407,472	1%
N/A		
N/A		
N/A		
N/A		
Total Construction Sources	\$33,964,317	100%

Permanent Sources of Funds

Permanent Sources	Total	Percent of Total
LIHTC Equity	\$14,440,000	43%
Historic Tax Credit Equity		
Permanent First Mortgage	\$9,046,314	27%
Permanent Second Mortgage		
OHFA HDAP Request	\$3,500,000	10%
Deferred Developer Fee	\$5,268,003	16%
Berkadia (Ohio State Tax Credit)	\$1,710,000	5%
N/A		
N/A		
N/A		
N/A		
Total Permanent Sources	\$33,964,317	100%