

## Proposal Summary

2024 4% LIHTC Only Final Application

Affordable Housing Funding Application (AHFA)

Project Name: The Reserve at Chatford

### Basic Project Information

Project Name	The Reserve at Chatford
LIHTC Type	4%
Project Address	Near Chatford Drive
Project City or Township	Columbus
Project County	Franklin
Construction Type	New Construction
Age Restriction	General Occupancy

### OHFA Resource Request Requiring Board Approval

Residential Rental PABs:	N/A
Housing Development Loan:	N/A
Multifamily Lending Program:	N/A

### Development and Operations Team

Lead Developer	KCG Development, LLC
Co-Developer #1	N/A
Co-Developer #2	N/A
Development Consultant	N/A
LIHTC Syndicator/Investor	Alliant Capital, LTD
GP/MM #1 Parent Entity	N/A
GP/MM #2 Parent Entity	0
GP/MM #3 Parent Entity	0
General Contractor	KCG Construction, LLC
Architect of Record	Ebersoldt + Associates LLC
Property Management Firm	KCG Residential, LLC

### Project Rendering



### Project Narrative

The Reserve at Chatford is a proposed 192-unit multifamily development to serve lower-income residents of Columbus. The proposal utilizes the 4% LIHTC & tax-exempt bond program. The development will be located on a 6.59-acre site, 11 miles east of downtown Columbus. The site's quick access to I-70 renders approximately a 15-minute drive to downtown Columbus. With the majority of the surrounding housing stock being built between 1960s-80s; The Reserve at Chatford will provide a modern, quality attainable housing option to serve the demonstrated need for affordable housing in the area. This development will be an entirely new construction deal, and serve residents living and working in Columbus at or below the 60% AMI level.

### Site Information

Site Size (Acres)	8.72
Scattered Sites?	No
Total Number of Buildings	1
Total Parking Spaces	291
Parking Ratio (Parking Spaces per Unit)	1.5
Urban Suburban Rural (USR) Geography	Central City
Located in a Participating Jurisdiction (PJ)?	Yes
Located in a Qualified Census Tract (QCT)?	Yes
Located in a Difficult Development Area (DDA)?	No
Census Tract Opportunity Index	Low
Census Tract Change Index	Slight Growth

### Building Square Footage Breakdown

	Size (SF)	Pct of Total
Commercial and Fee-Driven Space		
Unrestricted/Market-Rate Unit Area		
LIHTC Unit Area	190,266	87%
Manager's Unit Area		
Common Area	28,104	13%
Support and Program Space	1,250	1%
Tenant Storage Space		
Major Vertical Penetrations (Elevator/Stairs, Etc.)		
Structured Parking/Garage		
Basement		
Total Square Footage of all Buildings	219,620	100%

### Units by LIHTC Income Restrictions

LIHTC Income Restriction	Number of Units	Percent of Total Units
20% AMI		
30% AMI		
40% AMI		
50% AMI		
60% AMI	192	100%
70% AMI		
80% AMI		
Unrestricted		
Manager's		
Total Units	192	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	42	22%	0	0%
2-BR	54	28%	0	0%
3-BR	66	34%	0	0%
4-BR	30	16%	0	0%
5-BR				
Total Units	192	100%	0	0%

## Consolidated Annual Operating Budget

Operating Line Item	Annual Amount	Annual Per Unit Amount
Potential Gross Rental Income and Fee Income	\$3,149,624	\$16,404
Potential Gross Commercial Income	\$0	\$0
Potential Gross Service Income	\$0	\$0
Vacancy Allowance (Blended) 7%	(\$220,474)	(\$1,148)
Effective Gross Income (EGI)	\$2,929,150	\$15,256
Administrative Expenses	\$296,200	\$1,543
Property Management Fee	\$102,502	\$534
Owner-Paid Utility Expenses	\$116,400	\$606
Maintenance Expenses	\$265,490	\$1,383
Real Estate Taxes	\$20,160	\$105
(Abated Real Estate Taxes)	\$0	\$0
Property and Liability Insurance	\$144,000	\$750
Other Insurance and Tax Expenses	\$48,070	\$250
Ongoing Reserve Contributions (Operating Subsidy)	\$76,800	\$400
	\$0	\$0
Total Annual Operating Expenses	\$1,069,622	\$5,571
Net Operating Income (EGI - OpEx)	\$1,859,528	\$9,685

## LIHTC Calculation

	Acquisition	Rehabilitation	New Construction
LIHTC Eligible Basis			\$51,052,125
- Reductions in Eligible Basis			\$0
= Net Eligible Basis			\$51,052,125
Codified Basis Boost			\$66,367,763
Adjusted Eligible Basis			\$66,367,763
X Applicable Fraction			100%
Qualified Basis			\$66,367,763
30% Present Value Rate			4.00%
Annual LIHTC Generated			\$2,654,711
Total 10-Year LIHTC Requested	\$26,547,105		
LIHTC Equity Generated	\$23,190,149		
Equity Price	\$0.87		

## Construction Sources of Funds

Construction Sources	Amount	Percent of Total
Federal LIHTC Equity	\$4,638,030	8%
Construction Loan	\$42,403,000	75%
Housing Development Loan		
Fed. Historic Tax Credit Equity		
Deferred Developer Fee	\$7,657,668	14%
Sponsor Loan		
GP/MM Capital Contribution		
Post-Construction Costs		
Equity Post Construction	\$1,899,119	3%
N/A		
N/A		
N/A		
N/A		
N/A		
N/A		
Total Construction Sources	\$56,597,817	100%

## Development Budget, Eligible Basis and Cost Containment Standards

Development Costs	Amount	Per Unit Amount	LIHTC Eligible Basis
Acquisition	\$1,200,000	\$6,250	\$0
Predevelopment	\$1,152,200	\$6,001	\$1,152,200
Site Development	\$4,236,903	\$22,067	\$4,236,903
Hard Construction	\$31,563,769	\$164,395	\$31,563,769
Financing	\$7,129,385	\$37,132	\$5,151,457
Professional Fees	\$830,010	\$4,323	\$428,044
Developer Fee	\$8,519,752	\$44,374	\$8,519,752
OHFA and Other Fees	\$623,583	\$3,248	\$0
Capitalized Reserves	\$1,342,215	\$6,991	\$0
Total Development Costs (TDC)	\$56,597,817	\$294,780	\$51,052,125
LIHTC Eligible Basis as a Percent of Total Development Costs			90%

## Cost Containment Standards

	Project	Maximum	Variance
TDC per Unit	\$294,780	\$400,000	-26%
TDC per Gross Square Foot	\$258	\$420	-39%

## Maximum Permanent Debt Sizing

	Max Loan for Stabilized Y1	Max Loan to Stabilized Y15
Net Operating Income (NOI)	\$1,859,528	\$1,859,528
Debt Service Coverage Ratio	1.20	1.00
NOI Available for Debt Service	\$1,549,607	\$1,859,528
Interest Rate	5.61%	5.61%
Amortization Period (Years)	40	40
Loan Term (Years)	15	15
Maximum Perm Loan Amount	\$24,677,990	\$29,613,588
Actual Perm Loan Amount	\$25,750,000	
Variance	\$1,072,010	
	Year 1	Year 15
Debt Service Coverage Ratio	1.15	1.39
OHFA Minimum DSCR	1.20	1.00

## Permanent Sources of Funds

Permanent Sources	Total	Percent of Total
Federal LIHTC Equity	\$23,190,149	41%
Permanent First Mortgage	\$25,750,000	45%
Permanent Second Mortgage		
Fed. Historic Tax Credit Equity		
Deferred Developer Fee	\$7,657,668	14%
Sponsor Loan		
GP/MM Capital Contribution		
N/A		
N/A		
N/A		
N/A		
N/A		
N/A		
Total Permanent Sources	\$56,597,817	100%