

Proposal Summary

2024 4% LIHTC Only Final Application

Affordable Housing Funding Application (AHFA)

Project Name: Byrneport Apartments

Basic Project Information

Project Name	Byrneport Apartments
LIHTC Type	4%
Project Address	909 Byrneport Dr.
Project City or Township	Toledo
Project County	Lucas
Construction Type	Rehabilitation
Age Restriction	General Occupancy

OHFA Resource Request Requiring Board Approval

Residential Rental PABs:	\$12,600,000
Housing Development Loan:	\$2,000,000
Multifamily Lending Program:	N/A

Development and Operations Team

Lead Developer	American Community Developers, Inc.
Co-Developer #1	N/A
Co-Developer #2	N/A
Development Consultant	N/A
LIHTC Syndicator/Investor	The Richman Group Affordable Housing Corporation
GP/MM #1 Parent Entity	American Community Developers, Inc.
GP/MM #2 Parent Entity	N/A
GP/MM #3 Parent Entity	N/A
General Contractor	St. Clair Construction Company
Architect of Record	DesignWerks Architecture, LLC
Property Management Firm	Independent Management Services

Site Information

Site Size (Acres)	8.5
Scattered Sites?	No
Total Number of Buildings	11
Total Parking Spaces	163
Parking Ratio (Parking Spaces per Unit)	1.6
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	Very Low
Census Tract Change Index	Decline

Units by LIHTC Income Restrictions

LIHTC Income Restriction	Number of Units	Percent of Total Units
20% AMI		
30% AMI	96	96%
40% AMI	2	2%
50% AMI	1	1%
60% AMI	1	1%
70% AMI		
80% AMI		
Unrestricted		
Manager's		
Total Units	100	100%

Existing Photograph



Project Narrative

Byrneport Apts. (the "Property") is a 100-unit affordable housing project consisting of 11 residential buildings and one community building situated on a 8.5-acre site. The Property was constructed in 1978. The Property has Section 8 PBRA for 100% of the units. The prospective owner has already received allocations of HUD GRRP Leading Edge funding and Low Income Communities Bonus Investment Tax Credits that will allow it to target Net Zero certification with the installation of a solar power generation system. The Property has suffered from sustained physical deterioration, operational distress and tenant turnover over the past several years. The proposed recapitalization of the Property will allow the applicant to (1) complete a substantial rehabilitation program that will replace all major building systems and components that are in need of replacement, (2) address operational and social issues and (3) restore stabilized operations.

Building Square Footage Breakdown

	Size (SF)	Pct of Total
Commercial and Fee-Driven Space		
Unrestricted/Market-Rate Unit Area		
LIHTC Unit Area	102,116	76%
Manager's Unit Area		
Common Area	6,455	5%
Support and Program Space	480	0%
Tenant Storage Space		
Major Vertical Penetrations (Elevator/Stairs, Etc.)	330	0%
Structured Parking/Garage	25,106	19%
Basement		
Total Square Footage of all Buildings	134,487	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				
2-BR	48	48%	48	100%
3-BR	42	42%	42	100%
4-BR	10	10%	10	100%
5-BR				
Total Units	100	100%	100	100%

Consolidated Annual Operating Budget

Operating Line Item	Annual Amount	Annual Per Unit Amount
Potential Gross Rental Income and Fee Income	\$1,389,031	\$13,890
Potential Gross Commercial Income	\$0	\$0
Potential Gross Service Income	\$0	\$0
Vacancy Allowance (Blended)	5%	(\$69,451)
Effective Gross Income (EGI)	\$1,319,580	\$13,196
Administrative Expenses	\$141,770	\$1,418
Property Management Fee	\$60,000	\$600
Owner-Paid Utility Expenses	\$222,625	\$2,226
Maintenance Expenses	\$204,555	\$2,046
Real Estate Taxes	\$122,720	\$1,227
(Abated Real Estate Taxes)	\$0	\$0
Property and Liability Insurance	\$65,000	\$650
Other Insurance and Tax Expenses	\$31,351	\$314
Ongoing Reserve Contributions (Operating Subsidy)	\$42,500	\$425
	\$0	\$0
Total Annual Operating Expenses	\$890,520	\$8,905
Net Operating Income (EGI - OpEx)	\$429,060	\$4,291

LIHTC Calculation

	Acquisition	Rehabilitation	New Construction
LIHTC Eligible Basis	\$6,678,340	\$15,791,253	
- Reductions in Eligible Basis	\$0	\$0	
= Net Eligible Basis	\$6,678,340	\$15,791,253	
Codified Basis Boost		\$20,528,629	
Adjusted Eligible Basis	\$6,678,340	\$20,528,629	
X Applicable Fraction	100%	100%	
Qualified Basis	\$6,678,340	\$20,528,629	
30% Present Value Rate	4.00%	4.00%	
Annual LIHTC Generated	\$267,134	\$821,145	
Total 10-Year LIHTC Requested	\$10,882,788		
LIHTC Equity Generated	\$9,290,009		
Equity Price	\$0.85		

Construction Sources of Funds

Construction Sources	Amount	Percent of Total
Federal LIHTC Equity	\$1,858,002	8%
Construction Loan		
Housing Development Loan	\$2,000,000	8%
Fed. Historic Tax Credit Equity		
Deferred Developer Fee	\$2,068,326	8%
Sponsor Loan	\$7,500,000	30%
GP/MM Capital Contribution		
Post-Construction Costs		
HUD GRRP Surplus Cash Loan	\$5,400,000	22%
Solar Investment Tax Credits Equity	\$491,524	2%
Permanent 1st Mortgage (assume)	\$5,359,108	22%
N/A		
N/A		
N/A		
N/A		
Total Construction Sources	\$24,676,960	100%

Development Budget, Eligible Basis and Cost Containment Standards

Development Costs	Amount	Per Unit Amount	LIHTC Eligible Basis
Acquisition	\$7,150,800	\$71,508	\$6,350,800
Predevelopment	\$323,436	\$3,234	\$323,436
Site Development	\$100,000	\$1,000	\$100,000
Hard Construction	\$11,023,137	\$110,231	\$11,023,137
Financing	\$1,151,398	\$11,514	\$832,288
Professional Fees	\$105,000	\$1,050	\$95,000
Developer Fee	\$3,744,932	\$37,449	\$3,744,932
OHFA and Other Fees	\$320,397	\$3,204	\$0
Capitalized Reserves	\$757,860	\$7,579	\$0
Total Development Costs (TDC)	\$24,676,960	\$246,770	\$22,469,593
LIHTC Eligible Basis as a Percent of Total Development Costs			91%

Cost Containment Standards

	Project	Maximum	Variance
TDC per Unit	\$246,770	\$347,000	-29%
TDC per Gross Square Foot	\$183	\$390	-53%

Maximum Permanent Debt Sizing

	Max Loan for Stabilized Y1	Max Loan to Stabilized Y15
Net Operating Income (NOI)	\$429,060	\$429,060
Debt Service Coverage Ratio	1.15	1.00
NOI Available for Debt Service	\$373,095	\$429,060
Interest Rate	2.64%	2.64%
Amortization Period (Years)	31.5	31.5
Loan Term (Years)	31.5	31.5
Maximum Perm Loan Amount	\$7,974,206	\$9,170,337
Actual Perm Loan Amount	\$5,359,108	
Variance	(\$2,615,098)	
	Year 1	Year 15
Debt Service Coverage Ratio	1.71	1.57
OHFA Minimum DSCR	1.15	1.00

Permanent Sources of Funds

Permanent Sources	Total	Percent of Total
Federal LIHTC Equity	\$9,290,009	38%
Permanent First Mortgage	\$5,359,108	22%
Permanent Second Mortgage		
Fed. Historic Tax Credit Equity		
Deferred Developer Fee	\$1,570,222	6%
Sponsor Loan		
GP/MM Capital Contribution		
Solar Investment Tax Credits Equity	\$2,457,621	10%
Permanent Second Mortgage	\$6,000,000	24%
N/A		
N/A		
N/A		
N/A		
Total Permanent Sources	\$24,676,960	100%