

Cornerstone Station Apartments

Proposal Application Summary

SFY2024 4% LIHTC with Ohio LIHTC Round

Basic Project Information

Project Name	Cornerstone Station Apartments
LIHTC Type	4% LIHTC
Funding Pool	New Affordability - Central City and Metro/Suburb
Lead Developer	Evan J. Hunden
Project Address	1160 Camden Ave
Project City or Township	Columbus
Project County	Franklin
Construction Type	New Construction
Population Served	Families
Total Units	217
10-Year LIHTC Request	\$37,246,452
10-Year OLIHTC Request	\$10,000,000
Total Development Cost	\$80,183,973

Project Rendering



Development and Operations Team

Lead Developer	Evan J. Hunden
Co-Developer #1	Columbus Housing Partnership, Inc. dba
Co-Developer #2	N/A
Development Consultant	N/A
LIHTC Syndicator/Investor	US Bank
OLIHTC Syndicator/Investor	US Bank
GP/MM #1 Parent Entity	Evan J. Hunden
GP/MM #2 Parent Entity	N/A
GP/MM #3 Parent Entity	N/A
General Contractor	TBD
Architect of Record	Moody Nolan
Property Management Firm	KMG Prestige Inc.

Project Narrative

Cornerstone Station Apartments involves the new construction of (3) Four-story apartment buildings with elevator(s), comprised of 217 Affordable housing units for families. To be located within Columbus, Franklin County. Tenant Amenities will include a toddler's playground, a big kid's playground, a basketball court, an outdoor seating area with fire pit, a dog park, and a community center that will include a fitness room, along with on-site management.

Site Information

Site Size (Acres)	12.48
Scattered Sites?	No
Total Number of Buildings	3
Total Parking Spaces	363
Parking Ratio (Parking Spaces per Unit)	1.7
Urban Suburban Rural (USR) Geography	Central City
Located in a Qualified Census Tract (QCT)?	Yes
Located in a Difficult Development Area?	No
Census Tract Opportunity Index	Very Low
Census Tract Change Index	Growth
Discount to Market Rent	18.7%

Building Square Footage Breakdown

	Size (SF)	Pct of Total
Commercial and Fee-Driven Space		
Unrestricted/Market-Rate Unit Area		
LIHTC Unit Area	236,060	80%
Manager's Unit Area		
Common Area	42,645	14%
Support and Program Space	6,556	2%
Tenant Storage Space	1,758	1%
Major Vertical Penetrations (Elevator/Stairs, Etc.)	8,043	3%
Structured Parking/Garage		
Basement		
Total Square Footage of all Buildings	295,062	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	217	100%
70% AMI		
80% AMI		
Unrestricted		
Manager's		
Total Units	217	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	121	56%	0	0%
3-BR	48	22%	0	0%
4-BR	48	22%	0	0%
5-BR				
Total Units	217	100%	0	0%

Consolidated Annual Operating Budget

Operating Line Item	Annual Amount	Annual Per Unit Amount
Potential Gross Rental Income	\$3,430,776	\$15,810
Potential Gross Commercial Income	\$0	\$0
Vacancy Allowance 7%	(\$240,154)	(\$1,107)
Interest Income and Other Financial Income	\$0	\$0
Laundry, Tenant Charges, and Service Income	\$221,340	\$1,020
Effective Gross Income (EGI)	\$3,411,962	\$15,723
Administrative Expenses	\$342,760	\$1,580
Owner-Paid Utilities	\$55,335	\$255
Maintenance Costs	\$336,350	\$1,550
Taxes and Insurance	\$396,659	\$1,828
Tax Abatement and/or Operating Subsidy	(\$160,920)	(\$742)
Reserves and Other Expenses	\$0	\$0
Total Operating Expenses	\$970,184	\$4,471
Net Operating Income (EGI - OpEx)	\$2,441,778	\$11,252

LIHTC Calculation

	Acquisition	Rehabilitation	New Construction
LIHTC Eligible Basis			\$71,627,792
- Reductions in Eligible Basis			\$0
= Net Eligible Basis			\$71,627,792
Basis Boost for QCT/DDA			\$21,488,338
Adjusted Eligible Basis			\$93,116,130
X Applicable Fraction			100%
Qualified Basis			\$93,116,130
30% Present Value Rate			4.00%
Annual LIHTC Generated			\$3,724,645
Total 10-Year LIHTC	\$37,246,452		
LIHTC Equity Generated	\$32,401,172		
Equity Price	\$0.87		

Construction Sources of Funds

Construction Sources	Amount	Percent of Total
LIHTC Equity	\$6,480,234	10%
OLIHTC Equity	\$1,099,890	2%
Historic Tax Credit Equity		
Construction Loan	\$41,303,000	61%
OHFA HDAP Request		
Deferred Developer Fee		
US Bank	\$12,000,000	18%
Income from Operations	\$1,879,827	3%
GP Equity	\$100	0%
Sponsor Loan	\$4,500,000	7%
N/A		
Total Construction Sources	\$67,263,051	100%

Development Budget, Eligible Basis and Cost Containment Standards

Development Costs	Amount	Per Unit Amount	LIHTC Eligible Basis
Acquisition	\$3,400,000	\$15,668	\$0
Predevelopment	\$1,463,500	\$6,744	\$1,441,000
Site Development	\$0	\$0	\$0
Hard Construction	\$52,053,096	\$239,876	\$51,727,596
Financing	\$9,156,633	\$42,196	\$6,231,231
Professional Fees	\$370,000	\$1,705	\$290,000
Developer Fee	\$11,937,965	\$55,014	\$11,937,965
OHFA and Other Fees	\$747,779	\$3,446	\$0
Capitalized Reserves	\$1,055,000	\$4,862	\$0
Total Development Costs (TDC)	\$80,183,973	\$369,511	\$71,627,792
LIHTC Eligible Basis as a Percent of Total Development Costs			89%

Cost Containment Standards

	Project	Maximum	Variance
TDC per Unit	\$369,511	\$403,000	-8%
TDC per Gross Square Foot	\$272	\$410	-34%

Maximum Permanent Debt Sizing

	Max Loan for Stabilized Y1	Max Loan to Stabilized Y15
Net Operating Income (NOI)	\$2,441,778	\$2,441,778
Debt Service Coverage Ratio	1.20	1.00
NOI Available for Debt Service	\$2,034,815	\$2,441,778
Interest Rate	6.53%	6.53%
Amortization Period (Years)	40	40
Loan Term (Years)	15	15
Maximum Perm Loan Amount	\$28,875,462	\$34,650,554
Actual Perm Loan Amount	\$28,850,000	
Variance	(\$25,462)	
	Year 1	Year 15
Debt Service Coverage Ratio	1.20	1.46
OHFA Minimum DSCR	1.20	1.00

Permanent Sources of Funds

Permanent Sources	Total	Percent of Total
LIHTC Equity	\$32,401,172	40%
OLIHTC Equity	\$5,499,450	7%
Historic Tax Credit Equity		
Permanent First Mortgage	\$28,850,000	36%
Permanent Second Mortgage		
OHFA HDAP Request		
Deferred Developer Fee	\$7,053,424	9%
Sponsor Loan	\$4,500,000	6%
Income from Operations	\$1,879,827	2%
GP Equity	\$100	0%
N/A		
N/A		
Total Permanent Sources	\$80,183,973	100%