

The Reserve at Chatford

Proposal Application Summary

SFY2024 4% LIHTC with Ohio LIHTC Round

Basic Project Information

Project Name	The Reserve at Chatford
LIHTC Type	4% LIHTC
Funding Pool	New Affordability - Central City and Metro/Subu
Lead Developer	KCG Development, LLC
Project Address	Chatford Drive
Project City or Township	Columbus
Project County	Franklin
Construction Type	New Construction
Population Served	Families
Total Units	192
10-Year LIHTC Request	\$24,625,701
10-Year OLIHTC Request	\$10,000,000
Total Development Cost	\$51,776,176

Project Rendering



Development and Operations Team

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

Project Narrative

The Reserve at Chatford is a proposed 192-unit multifamily development to serve lower-income residents of Columbus. The proposal utilizes both the 4% LIHTC bond program, and the newly issued OHFA State LIHTC 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)	6.59
Scattered Sites?	No
Total Number of Buildings	1
Total Parking Spaces	288
Parking Ratio (Parking Spaces per Unit)	1.5
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	Low
Census Tract Change Index	Slight Growth
Discount to Market Rent	-3.1%

Building Square Footage Breakdown

	Size (SF)	Pct of Total
Commercial and Fee-Driven Space		
Unrestricted/Market-Rate Unit Area		
LIHTC Unit Area	174,144	86%
Manager's Unit Area		
Common Area	28,104	14%
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	203,498	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	48	25%	0	0%
2-BR	96	50%	0	0%
3-BR	48	25%	0	0%
4-BR				
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	\$2,789,568	\$14,529
Potential Gross Commercial Income	\$0	\$0
Vacancy Allowance 7%	(\$195,270)	(\$1,017)
Interest Income and Other Financial Income	\$0	\$0
Laundry, Tenant Charges, and Service Income	\$19,200	\$100
Effective Gross Income (EGI)	\$2,613,498	\$13,612
Administrative Expenses	\$373,661	\$1,946
Owner-Paid Utilities	\$115,200	\$600
Maintenance Costs	\$326,600	\$1,701
Taxes and Insurance	\$425,821	\$2,218
Tax Abatement and/or Operating Subsidy	(\$232,951)	(\$1,213)
Reserves and Other Expenses	\$76,800	\$400
Total Operating Expenses	\$1,085,131	\$5,652
Net Operating Income (EGI - OpEx)	\$1,528,367	\$7,960

LIHTC Calculation

	Acquisition	Rehabilitation	New Construction
LIHTC Eligible Basis			\$47,357,118
- Reductions in Eligible Basis			\$0
= Net Eligible Basis			\$47,357,118
Basis Boost for QCT/DDA			\$14,207,135
Adjusted Eligible Basis			\$61,564,253
X Applicable Fraction			100%
Qualified Basis			\$61,564,253
30% Present Value Rate			4.00%
Annual LIHTC Generated			\$2,462,570
Total 10-Year LIHTC	\$24,625,701		
LIHTC Equity Generated	\$21,052,869		
Equity Price	\$0.85		

Construction Sources of Funds

Construction Sources	Amount	Percent of Total
LIHTC Equity	\$4,210,574	9%
OLIHTC Equity	\$1,100,000	2%
Historic Tax Credit Equity		
Construction Loan	\$42,800,000	89%
OHFA HDAP Request		
Deferred Developer Fee		
GP Equity	\$100	0%
N/A		
N/A		
N/A		
N/A		
Total Construction Sources	\$48,110,674	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	\$1,094,500	\$5,701	\$1,094,500
Site Development	\$4,080,837	\$21,254	\$4,080,837
Hard Construction	\$30,894,381	\$160,908	\$30,894,381
Financing	\$6,116,600	\$31,857	\$4,677,400
Professional Fees	\$685,000	\$3,568	\$610,000
Developer Fee	\$6,000,000	\$31,250	\$6,000,000
OHFA and Other Fees	\$612,055	\$3,188	\$0
Capitalized Reserves	\$1,092,803	\$5,692	\$0
Total Development Costs (TDC)	\$51,776,176	\$269,668	\$47,357,118
LIHTC Eligible Basis as a Percent of Total Development Costs			91%
Cost Containment Standards	Project	Maximum	Variance
TDC per Unit	\$269,668	\$403,000	-33%
TDC per Gross Square Foot	\$254	\$410	-38%

Maximum Permanent Debt Sizing

	Max Loan for Stabilized Y1	Max Loan to Stabilized Y15
Net Operating Income (NOI)	\$1,528,367	\$1,528,367
Debt Service Coverage Ratio	1.20	1.00
NOI Available for Debt Service	\$1,273,639	\$1,528,367
Interest Rate	6.00%	6.00%
Amortization Period (Years)	40	40
Loan Term (Years)	18	18
Maximum Perm Loan Amount	\$19,290,073	\$23,148,088
Actual Perm Loan Amount	\$20,000,000	
Variance	\$709,927	
	Year 1	Year 15
Debt Service Coverage Ratio	1.16	1.37
OHFA Minimum DSCR	1.20	1.00

Permanent Sources of Funds

Permanent Sources	Total	Percent of Total
LIHTC Equity	\$21,052,869	41%
OLIHTC Equity	\$5,500,000	11%
Historic Tax Credit Equity		
Permanent First Mortgage	\$20,000,000	39%
Permanent Second Mortgage		
OHFA HDAP Request		
Deferred Developer Fee	\$4,723,207	9%
GP Equity	\$100	0%
Cash from Operations	\$500,000	1%
N/A		
N/A		
N/A		
Total Permanent Sources	\$51,776,176	100%