

Havens Edge Apartments

Proposal Application Summary SFY2024 4% LIHTC with Ohio LIHTC Round

Basic Project Information

| | |
|--------------------------|---|
| Project Name | Havens Edge Apartments |
| LIHTC Type | 4% LIHTC |
| Funding Pool | New Affordability - Central City and Metro/Subu |
| Lead Developer | Evan J. Hunden |
| Project Address | 2677 Weyburn Rd |
| Project City or Township | Columbus |
| Project County | Franklin |
| Construction Type | New Construction |
| Population Served | Families |
| Total Units | 246 |
| 10-Year LIHTC Request | \$37,562,224 |
| 10-Year OLIHTC Request | \$10,000,000 |
| Total Development Cost | \$83,803,407 |

Project Rendering



Development and Operations Team

| | |
|----------------------------|----------------------------|
| Lead Developer | Evan J. Hunden |
| Co-Developer #1 | N/A |
| 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 | JMAC Architects & Planners |
| Property Management Firm | KMG Prestige |

Project Narrative

Havens Edge Apartments is a single phase development, focusing on workforce housing in Columbus, OH. The project consists of two contiguous sites that will offer 246 units of two, three, and four bedroom apartment homes. All of the units at the property will be income and rent restricted at 60% of the area median income. Tenant Amenities will include a toddler's playground, a bigger kid's playground, fire pit sitting area, dog park, community gardens, and a community center that will include a gym, community space, and on-site management. Within a couple miles of the site, you have many commercial uses, office parks, and grocery store options.

Site Information

| | |
|--|--------------|
| Site Size (Acres) | 16.1 |
| Scattered Sites? | No |
| Total Number of Buildings | 2 |
| Total Parking Spaces | 406 |
| 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 | Low |
| Census Tract Change Index | No Change |
| 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 | 239,360 | 78% |
| Manager's Unit Area | | |
| Common Area | 60,383 | 20% |
| Support and Program Space | 793 | 0% |
| Tenant Storage Space | | |
| Major Vertical Penetrations (Elevator/Stairs, Etc.) | 6,169 | 2% |
| Structured Parking/Garage | | |
| Basement | | |
| Total Square Footage of all Buildings | 306,705 | 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 | 246 | 100% |
| 70% AMI | | |
| 80% AMI | | |
| Unrestricted | | |
| Manager's | | |
| Total Units | 246 | 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 | 137 | 56% | 0 | 0% |
| 3-BR | 55 | 22% | 0 | 0% |
| 4-BR | 54 | 22% | 0 | 0% |
| 5-BR | | | | |
| Total Units | 246 | 100% | 0 | 0% |

Consolidated Annual Operating Budget

| Operating Line Item | Annual Amount | Annual Per Unit Amount |
|---|--------------------|------------------------|
| Potential Gross Rental Income | \$3,831,588 | \$15,576 |
| Potential Gross Commercial Income | \$0 | \$0 |
| Vacancy Allowance 7% | (\$268,211) | (\$1,090) |
| Interest Income and Other Financial Income | \$0 | \$0 |
| Laundry, Tenant Charges, and Service Income | \$233,356 | \$949 |
| Effective Gross Income (EGI) | \$3,796,733 | \$15,434 |
| Administrative Expenses | \$383,049 | \$1,557 |
| Owner-Paid Utilities | \$61,500 | \$250 |
| Maintenance Costs | \$325,458 | \$1,323 |
| Taxes and Insurance | \$418,200 | \$1,700 |
| Tax Abatement and/or Operating Subsidy | (\$201,198) | (\$818) |
| Reserves and Other Expenses | \$98,400 | \$400 |
| Total Operating Expenses | \$1,085,409 | \$4,412 |
| Net Operating Income (EGI - OpEx) | \$2,711,324 | \$11,022 |

LIHTC Calculation

| | Acquisition | Rehabilitation | New Construction |
|--------------------------------|---------------------|----------------|------------------|
| LIHTC Eligible Basis | | | \$72,235,047 |
| - Reductions in Eligible Basis | | | \$0 |
| = Net Eligible Basis | | | \$72,235,047 |
| Basis Boost for QCT/DDA | | | \$21,670,514 |
| Adjusted Eligible Basis | | | \$93,905,561 |
| X Applicable Fraction | | | 100% |
| Qualified Basis | | | \$93,905,561 |
| 30% Present Value Rate | | | 4.00% |
| Annual LIHTC Generated | | | \$3,756,222 |
| Total 10-Year LIHTC | \$37,562,224 | | |
| LIHTC Equity Generated | \$33,802,622 | | |
| Equity Price | \$0.90 | | |

Construction Sources of Funds

| Construction Sources | Amount | Percent of Total |
|-----------------------------------|---------------------|------------------|
| LIHTC Equity | \$6,760,524 | 9% |
| OLIHTC Equity | \$1,099,890 | 2% |
| Historic Tax Credit Equity | | |
| Construction Loan | \$42,159,726 | 58% |
| OHFA HDAP Request | | |
| Deferred Developer Fee | | |
| GP Contribution | \$100 | 0% |
| Income from Operations | \$1,548,444 | 2% |
| Taxable Construction Loan | \$21,000,000 | 29% |
| N/A | | |
| N/A | | |
| Total Construction Sources | \$72,568,684 | 100% |

Development Budget, Eligible Basis and Cost Containment Standards

| Development Costs | Amount | Per Unit Amount | LIHTC Eligible Basis |
|--|---------------------|------------------|----------------------|
| Acquisition | \$4,050,000 | \$16,463 | \$0 |
| Predevelopment | \$1,079,997 | \$4,390 | \$979,997 |
| Site Development | \$5,211,723 | \$21,186 | \$5,211,723 |
| Hard Construction | \$50,340,782 | \$204,637 | \$49,971,782 |
| Financing | \$8,609,957 | \$35,000 | \$3,727,371 |
| Professional Fees | \$471,500 | \$1,917 | \$305,000 |
| Developer Fee | \$12,039,174 | \$48,940 | \$12,039,174 |
| OHFA and Other Fees | \$819,274 | \$3,330 | \$0 |
| Capitalized Reserves | \$1,181,000 | \$4,801 | \$0 |
| Total Development Costs (TDC) | \$83,803,407 | \$340,664 | \$72,235,047 |
| LIHTC Eligible Basis as a Percent of Total Development Costs | | | 86% |

Cost Containment Standards

| | Project | Maximum | Variance |
|---------------------------|-----------|-----------|----------|
| TDC per Unit | \$340,664 | \$403,000 | -15% |
| TDC per Gross Square Foot | \$273 | \$410 | -33% |

Maximum Permanent Debt Sizing

| | Max Loan for Stabilized Y1 | Max Loan to Stabilized Y15 |
|---------------------------------|----------------------------|----------------------------|
| Net Operating Income (NOI) | \$2,711,324 | \$2,711,324 |
| Debt Service Coverage Ratio | 1.20 | 1.00 |
| NOI Available for Debt Service | \$2,259,436 | \$2,711,324 |
| Interest Rate | 6.13% | 6.13% |
| Amortization Period (Years) | 40 | 40 |
| Loan Term (Years) | 30 | 30 |
| Maximum Perm Loan Amount | \$33,685,597 | \$40,422,716 |
| Actual Perm Loan Amount | \$33,451,000 | |
| Variance | (\$234,597) | |
| | Year 1 | Year 15 |
| Debt Service Coverage Ratio | 1.21 | 1.50 |
| OHFA Minimum DSCR | 1.20 | 1.00 |

Permanent Sources of Funds

| Permanent Sources | Total | Percent of Total |
|--------------------------------|---------------------|------------------|
| LIHTC Equity | \$33,802,622 | 40% |
| OLIHTC Equity | \$5,499,450 | 7% |
| Historic Tax Credit Equity | | |
| Permanent First Mortgage | \$33,451,000 | 40% |
| Permanent Second Mortgage | | |
| OHFA HDAP Request | | |
| Deferred Developer Fee | \$9,501,791 | 11% |
| GP Contribution | \$100 | 0% |
| Income from Operations | \$1,548,444 | 2% |
| N/A | | |
| N/A | | |
| N/A | | |
| Total Permanent Sources | \$83,803,407 | 100% |