

## Proposal Summary

2025 4% LIHTC w/ BGF Proposal Application

Affordable Housing Funding Application (AHFA)

Project Name: Fountain Square Apartments

### Basic Project Information

Project Name:	Fountain Square Apartments
OHFA Project Number:	TBD
LIHTC Type:	4%
Project Address:	3119 Navarre Ave
Project City or Township:	Oregon
Project County:	Lucas
Construction Type:	Rehabilitation
Age Restriction:	Senior 62+
Funding Pool:	LIHTC Resyndication
Lead Developer:	EREG Housing Preservation LLC
Total Number of Units:	112
Total Number of Buildings:	4

### Existing Photograph



### OHFA Resource Request Requiring Board Approval

	Amount	Approval Date
HDAP: NHTF	\$4,000,000	
Multifamily Bonds (Inducement):	\$11,875,682	
Multifamily Bonds (Final):		

### Project Narrative

Fountain Square Apartments is an existing 112-unit senior apartment complex consisting of 4 buildings located in Oregon, Lucas County, Ohio. The project is fully subsidized by a project-based Section 8 contract. EREG Housing Preservation LLC will be the lead turn-key developer for the rehabilitation of the project utilizing 4% low-income housing tax credits and tax-exempt bonds issued by OHFA. Human and Housing Development Corporation will be the manager of the general partner. The property is comprised of 112 1-Bedroom Apartments and built around a central courtyard for residents. Rehabilitation of the project will consist of major updates to the buildings systems, roof replacements, and upgrades of kitchens, baths and flooring, including ADA upgrades.

### Development and Operations Team

Lead Developer	EREG Housing Preservation LLC
Co-Developer #1	N/A
Co-Developer #2	N/A
Development Consultant	N/A
LIHTC Syndicator/Investor	Affordable Housing Partners, Inc.
OLIHTC Syndicator/Investor	N/A
GP/MM #1 Parent Entity	Housing and Humman Development Corp
GP/MM #2 Parent Entity	N/A
GP/MM #3 Parent Entity	N/A
General Contractor	Legacy Construction
Architect of Record	E + A Architecture
Property Management Firm	Evergreen Real Estate Services, LLC

### Site Information

Site Size (Acres)	6.33
Scattered Sites?	No
Total Number of Buildings	4
Total Number of Elevator-Serviced Buildings	0
Total Parking Spaces	134
Parking Ratio (Parking Spaces per Unit)	1.2
Urban Suburban Rural (USR) Geography	Central City
Located in a Participating Jurisdiction (PJ)?	No
Located in a Qualified Census Tract (QCT)?	No
Located in a Difficult Development Area (DDA)?	No
Census Tract Opportunity Index	High
Census Tract Change Index	Slight Decline

### Nearby Amenities

Amenity Type	Name of Amenity	Linear Distance from Proposed Project (miles)
Grocery Store	Kroger	0.2
Medical Clinic	Mercy Health – Oregon Clinic	0.5
Childcare Facility	Creative Learning Center	0.4
Senior Center	Oregon Senior Center	2.2
Pharmacy	Kroger Pharmacy (in-store)	0.2
Public Library	Oregon Branch Library (TLCPL)	1.2
Public Park	Pearson Metropark	1.3
Public School	Fassett Junior High School	0.9
Public Recreation Center	Oregon Recreation Department	2.5

### Building Square Footage Breakdown

	Size (SF)	Pct of Total
Commercial and Fee-Driven Space		
Unrestricted/Market-Rate Unit Area		
LIHTC Unit Area	69,328	78%
Manager's Unit Area		
Common Area	18,999	22%
Support and Program Space		
Tenant Storage Space		
Major Vertical Penetrations (Elevator/Stairs, Etc.)		
Structured Parking/Garage		
Basement		
Total Square Footage of all Buildings	88,327	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	112	100%
70% AMI		
80% AMI		
Unrestricted Manager's		
Total Units	112	100%

## Consolidated Annual Operating Budget

Operating Line Item	Annual Amount	Annual Per Unit Amount
Potential Gross Rental Income and Fee Income	\$1,482,534	\$13,237
Potential Gross Commercial Income	\$0	\$0
Potential Gross Service Income	\$0	\$0
Vacancy Allowance (Blended) 5%	(\$74,127)	(\$662)
Effective Gross Income (EGI)	\$1,408,407	\$12,575
(Administrative Expenses)	(\$109,800)	(\$980)
(Property Management Fee)	(\$59,285)	(\$529)
(Owner-Paid Utility Expenses)	(\$160,055)	(\$1,429)
(Maintenance Expenses)	(\$176,467)	(\$1,576)
(Net Real Estate Taxes)	(\$76,267)	(\$681)
(Property and Liability Insurance)	(\$55,317)	(\$494)
(Other Insurance and Tax Expenses)	(\$38,537)	(\$344)
(Ongoing Reserve Contributions)	(\$28,000)	(\$250)
Operating Subsidy	\$0	\$0
(Total Operating Expenses)	(\$703,726)	(\$6,283)
Net Operating Income (EGI - Operating Expenses)	\$704,681	\$6,292

## LIHTC Calculation

	Acquisition	Rehabilitation	New Construction
LIHTC Eligible Basis	\$8,939,273	\$11,925,604	
- Reductions in Eligible Basis	\$0	\$0	
= Net Eligible Basis	\$8,939,273	\$11,925,604	
Codified Basis Boost (DDA/QCT)		\$11,925,604	
Agency Discretionary Basis Boost		\$15,503,286	
Adjusted Eligible Basis	\$8,939,273	\$11,925,604	
X Applicable Fraction	100%	100%	
Qualified Basis	\$8,939,273	\$11,925,604	
30% Present Value Rate	4%	4%	
Annual LIHTC Generated	\$357,571	\$477,024	
Total 10-Year LIHTC Generated	\$8,345,951		
Total 10-Year LIHTC Requested	\$8,345,951		
LIHTC Equity Generated	\$7,009,197		
Equity Price	\$0.8400		

## 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	112	100%	110	98%
2-BR				
3-BR				
4-BR				
5-BR				
Total Units	112	100%	110	98%

## Development Budget, Eligible Basis, and Cost Containment Standards

Development Costs	Amount	Per Unit Amount	LIHTC Eligible Basis
Acquisition	\$8,060,000	\$71,964	\$7,327,273
Predevelopment	\$461,500	\$4,121	\$439,250
Site Development	\$112,000	\$1,000	\$0
Hard Construction	\$8,654,199	\$77,270	\$8,458,308
Financing	\$1,971,645	\$17,604	\$867,635
Professional Fees	\$193,000	\$1,723	\$3,772,412
Developer Fee	\$3,722,412	\$33,236	\$0
OHFA and Other Fees	\$357,476	\$3,192	\$0
Capitalized Reserves	\$940,177	\$8,394	\$0
Total Development Costs (TDC)	\$24,472,408	\$218,504	\$20,864,877
LIHTC Eligible Basis as a Percent of Total Development Costs			85%

### Cost Containment Standards

	Project	Maximum	Variance
TDC per Unit	\$218,504	\$375,000	-42%
TDC per Gross Square Foot	\$277	\$400	-31%

Debt Service Coverage Ratio  
OHFA Minimum DSCR

Year 1	Year 15
1.06	1.23
1.20	1.00

**Construction Sources of Funds**

Source Name	Amount	Percent of Total
Federal LIHTC Equity	\$1,400,489	6%
Construction Loan	\$8,835,629	36%
Deferred Developer Fee	\$2,005,207	8%
GP/MM Capital Contribution	\$200	0%
HDAP: NHTF	\$4,000,000	16%
Seller Note	\$2,000,000	8%
Cash Flow From Operations	\$622,176	3%
Equity Bridge Loan	\$5,608,708	23%
Total Construction Sources	\$24,472,408	100%

**Permanent Sources of Funds**

Source Name	Total	Percent of Total
Federal LIHTC Equity	\$7,009,197	29%
Permanent First Mortgage	\$8,835,629	36%
Deferred Developer Fee	\$2,005,207	8%
GP/MM Capital Contribution	\$200	0%
HDAP: NHTF	\$4,000,000	16%
Seller Note	\$2,000,000	8%
Cash Flow From Operations	\$622,176	3%
Total Permanent Sources	\$24,472,408	100%