

## Proposal Summary

2025 4% LIHTC w/ BGF Proposal Application

Affordable Housing Funding Application (AHFA)

Project Name: Walnut Grove Apartments

### Basic Project Information

Project Name:	Walnut Grove Apartments
OHFA Project Number:	TBD
LIHTC Type:	4%
Project Address:	751 Chestnut Drive
Project City or Township:	Blacklick
Project County:	Franklin
Construction Type:	Rehabilitation
Age Restriction:	General Occupancy
Funding Pool:	Preserved Affordability
Lead Developer:	Preservation of Affordable Housing, Inc.
Total Number of Units:	176
Total Number of Buildings:	17

\*Actual building count is 67. Please see AHFA attachment for full list.

### OHFA Resource Request Requiring Board Approval

	Amount	Approval Date
HDAP: HOME	\$2,674,550	

### Existing Photograph



### Project Narrative

Walnut Grove is a community of 175 rental homes in suburban Blacklick. Since being constructed in 2003, it has become home to a large community of Somali Americans who were attracted to the area for its excellent schools, well-maintained green spaces and abundance of quality-of-life amenities. Despite some physical wear and tear, it remains a desirable community from which low-income Columbus families can secure an economic foothold and begin their journeys toward financial stability. Importantly, it offers large units (up to four-bedrooms) which are rare among affordable housing communities and necessary for many local families. Having been originally constructed in 2003, Walnut Grove does not reflect POAH's commitment to durable and sustainable finishes. The rehabilitation described in this application will allow for a full-scale modernization in addition to upgrades that will effectively improve residents' quality of

### Development and Operations Team

Lead Developer	Preservation of Affordable Housing, Inc.
Co-Developer #1	N/A
Co-Developer #2	N/A
Development Consultant	N/A
LIHTC Syndicator/Investor	National Affordable Housing Trust
OLIHTC Syndicator/Investor	N/A
GP/MM #1 Parent Entity	Preservation of Affordable Housing, Inc.
GP/MM #2 Parent Entity	N/A
GP/MM #3 Parent Entity	N/A
General Contractor	To be selected via forthcoming request for proposal
Architect of Record	Berardi + Partners, Inc.
Property Management Firm	POAH Communities LLC

### Site Information

Site Size (Acres)	19.6
Scattered Sites?	No
Total Number of Buildings	21
Total Number of Elevator-Serviced Buildings	0
Total Parking Spaces	288
Parking Ratio (Parking Spaces per Unit)	1.6
Urban Suburban Rural (USR) Geography	Metro/Suburban
Located in a Participating Jurisdiction (PJ)?	Yes
Located in a Qualified Census Tract (QCT)?	No
Located in a Difficult Development Area (DDA)?	No
Census Tract Opportunity Index	Low
Census Tract Change Index	Decline

### Nearby Amenities

Amenity Type	Name of Amenity	Linear Distance from Proposed Project (miles)
Grocery Store	Meijer	1.3
Medical Clinic	Walk In Urgent Care	1.3
Childcare Facility	Waggoner Academy Learning	0.8
Senior Center	Gahanna Senior Center	6.3
Pharmacy	Walgreens	1.3
Public Library	Licking County Library	3.1
Public Park	Crawford Farms Park	1.1
Public School	Licking Heights West	1.8
Public Recreation Center	The All-Purpose Center	2.9

### Building Square Footage Breakdown

	Size (SF)	Pct of Total
Commercial and Fee-Driven Space		
Unrestricted/Market-Rate Unit Area		
LIHTC Unit Area	205,944	99%
Manager's Unit Area		
Common Area	2,243	1%
Support and Program Space	248	0%
Tenant Storage Space		
Major Vertical Penetrations (Elevator/Stairs, Etc.)		
Structured Parking/Garage		
Basement		
Total Square Footage of all Buildings	208,435	100%

#### Units by LIHTC Income Restrictions

LIHTC Income Restriction	Number of Units	Percent of Total Units
20% AMI		
30% AMI	53	30%
40% AMI		
50% AMI		
60% AMI	122	70%
70% AMI		
80% AMI		
Unrestricted		
Manager's	1	1%
Total Units	175	100%

#### Consolidated Annual Operating Budget

Operating Line Item		Annual Amount	Annual Per Unit Amount
Potential Gross Rental Income and Fee Income		\$2,702,364	\$15,442
Potential Gross Commercial Income		\$0	\$0
Potential Gross Service Income		\$0	\$0
Vacancy Allowance (Blended)	7%	(\$189,165)	(\$1,081)
Effective Gross Income (EGI)		\$2,513,199	\$14,361
(Administrative Expenses)		(\$310,303)	(\$1,763)
(Property Management Fee)		(\$126,403)	(\$718)
(Owner-Paid Utility Expenses)		(\$193,252)	(\$1,098)
(Maintenance Expenses)		(\$463,303)	(\$2,632)
(Net Real Estate Taxes)		(\$203,490)	(\$1,156)
(Property and Liability Insurance)		(\$189,634)	(\$1,077)
(Other Insurance and Tax Expenses)		(\$50,239)	(\$285)
(Ongoing Reserve Contributions)		(\$74,800)	(\$425)
Operating Subsidy		\$0	\$0
(Total Operating Expenses)		(\$1,611,423)	(\$9,156)
Net Operating Income (EGI - Operating Expenses)		\$901,776	\$5,153

#### LIHTC Calculation

	Acquisition	Rehabilitation	New Construction
LIHTC Eligible Basis	\$16,690,539	\$28,352,357	
- Reductions in Eligible Basis	\$0	\$0	
= Net Eligible Basis	\$16,690,539	\$28,352,357	
Codified Basis Boost (DDA/QCT)		\$28,352,357	
Agency Discretionary Basis Boost		\$36,858,064	
Adjusted Eligible Basis	\$16,690,539	\$28,352,357	
X Applicable Fraction	100%	100%	
Qualified Basis	\$16,690,539	\$28,352,357	
30% Present Value Rate	4%	4%	
Annual LIHTC Generated	\$667,622	\$1,134,094	
Total 10-Year LIHTC Generated	\$18,017,158		
Total 10-Year LIHTC Requested	\$18,017,158		
LIHTC Equity Generated	\$15,208,469		
Equity Price	\$0.8442		

#### 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	63	36%	8	13%
3-BR	62	35%	32	52%
4-BR	50	29%	13	26%
5-BR				
Total Units	175	100%	53	30%

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

Development Costs	Amount	Per Unit Amount	LIHTC Eligible Basis
Acquisition	\$17,600,000	\$100,571	\$16,690,539
Predevelopment	\$763,559	\$4,363	\$748,559
Site Development	\$2,438,558	\$13,935	\$2,438,558
Hard Construction	\$15,492,543	\$88,529	\$15,492,543
Financing	\$4,090,312	\$23,373	\$2,925,369
Professional Fees	\$533,503	\$3,049	\$6,747,328
Developer Fee	\$6,400,000	\$36,571	\$0
OHFA and Other Fees	\$588,303	\$3,362	\$0
Capitalized Reserves	\$1,274,098	\$7,281	\$0
Total Development Costs (TDC)	\$49,180,876	\$281,034	\$45,042,896
LIHTC Eligible Basis as a Percent of Total Development Costs			92%

Cost Containment Standards	Project	Maximum	Variance
TDC per Unit	\$281,034	\$375,000	-25%
TDC per Gross Square Foot	\$236	\$400	-41%

	Year 1	Year 15
Debt Service Coverage Ratio	1.21	1.23
OHFA Minimum DSCR	1.20	1.00

### Construction Sources of Funds

Source Name	Amount	Percent of Total
Federal LIHTC Equity	\$2,271,269	5%
Construction Loan	\$23,526,200	48%
Deferred Developer Fee	\$2,500,000	5%
Sponsor Loan	\$1,988,020	4%
HDAP: HOME	\$2,674,550	5%
Existing Soft Loans to be Assumed	\$6,871,267	14%
City Bond Funds	\$2,000,000	4%
Seller Note	\$4,547,303	9%
Sponsor Loan - Reserves	\$390,000	1%
Sponsor Loan - Construction Period	\$545,108	1%
Bond Reinvestment Income	\$1,867,159	4%
Total Construction Sources	\$49,180,876	100%

### Permanent Sources of Funds

Source Name	Total	Percent of Total
Federal LIHTC Equity	\$15,208,469	33%
Permanent First Mortgage	\$10,589,000	23%
Deferred Developer Fee	\$2,500,000	5%
Sponsor Loan	\$1,988,020	4%
HDAP: HOME	\$2,674,550	6%
Existing Soft Loans to be Assumed	\$6,871,267	15%
City Bond Funds	\$2,000,000	4%
Seller Note	\$4,547,303	10%
Sponsor Loan - Reserves	\$390,000	1%
Sponsor Loan - Construction Period	\$545,108	1%
Bond Reinvestment Income	\$1,867,159	4%
Total Permanent Sources	\$46,378,609	100%

\*Perm sources not adding correctly in the above cell. True total development cost is \$49,180,876.