

Proposal Summary	2024 4% LIHTC Only Final Application
Affordable Housing Funding Application (AHFA)	Project Name: Albright Apartments

Basic Project Information

Project Name	Albright Apartments
LIHTC Type	4%
Project Address	4400 Biddison Avenue
Project City or Township	Trotwood
Project County	Montgomery
Construction Type	Rehabilitation
Age Restriction	General Occupancy

OHFA Resource Request Requiring Board Approval

Residential Rental PABs:	N/A
Housing Development Loan:	N/A
Multifamily Lending Program:	N/A

Development and Operations Team

Lead Developer	Related Affordable, LLC
Co-Developer #1	N/A
Co-Developer #2	N/A
Development Consultant	N/A
LIHTC Syndicator/Investor	Merchants Capital Investments, LLC
GP/MM #1 Parent Entity	The Related Companies, L.P.
GP/MM #2 Parent Entity	N/A
GP/MM #3 Parent Entity	N/A
General Contractor	Hernandez Construction Services, Inc.
Architect of Record	ATA Beilharz Architects
Property Management Firm	PK Management, LLC

Site Information

Site Size (Acres)	7.2
Scattered Sites?	No
Total Number of Buildings	1
Total Parking Spaces	161
Parking Ratio (Parking Spaces per Unit)	1.4
Urban Suburban Rural (USR) Geography	Central City
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	Growth

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%

Existing Photograph



Project Narrative

Albright Apartments is a 112-unit, project-based Section 8 family affordable property located in Trotwood, OH. The property, originally built in 1973 and last rehabilitated in 2007, came off its 15-year compliance period in 2022. It is currently managed by PK Management. Today, Related Affordable (via Albright Housing, L.P.) is seeking to acquire and rehabilitate the asset through the use of tax-exempt bonds and Low Income Housing Tax Credits ("LIHTC") to ensure its preservation as a safe and reliable community for low-income residents of the greater Dayton area.

Building Square Footage Breakdown

	Size (SF)	Pct of Total
Commercial and Fee-Driven Space		
Unrestricted/Market-Rate Unit Area		
LIHTC Unit Area	111,408	96%
Manager's Unit Area		
Common Area	3,413	3%
Support and Program Space	847	1%
Tenant Storage Space		
Major Vertical Penetrations (Elevator/Stairs, Etc.)		
Structured Parking/Garage		
Basement		
Total Square Footage of all Buildings	115,668	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	10	9%	10	100%
2-BR	54	48%	54	100%
3-BR	28	25%	28	100%
4-BR	10	9%	10	100%
5-BR	10	9%	10	100%
Total Units	112	100%	112	100%

Consolidated Annual Operating Budget

Operating Line Item	Annual Amount	Annual Per Unit Amount
Potential Gross Rental Income and Fee Income	\$1,865,359	\$16,655
Potential Gross Commercial Income	\$0	\$0
Potential Gross Service Income	\$0	\$0
Vacancy Allowance (Blended) 5%	(\$93,268)	(\$833)
Effective Gross Income (EGI)	\$1,772,091	\$15,822
Administrative Expenses	\$157,200	\$1,404
Property Management Fee	\$53,760	\$480
Owner-Paid Utility Expenses	\$95,636	\$854
Maintenance Expenses	\$200,823	\$1,793
Real Estate Taxes	\$0	\$0
(Abated Real Estate Taxes)	\$0	\$0
Property and Liability Insurance	\$66,367	\$593
Other Insurance and Tax Expenses	\$71,133	\$635
Ongoing Reserve Contributions (Operating Subsidy)	\$47,600	\$425
	\$0	\$0
Total Annual Operating Expenses	\$692,519	\$6,183
Net Operating Income (EGI - OpEx)	\$1,079,572	\$9,639

LIHTC Calculation

	Acquisition	Rehabilitation	New Construction
LIHTC Eligible Basis	\$9,660,000	\$15,625,347	
- Reductions in Eligible Basis	\$0	\$0	
= Net Eligible Basis	\$9,660,000	\$15,625,347	
Codified Basis Boost		\$15,625,347	
Adjusted Eligible Basis	\$9,660,000	\$15,625,347	
X Applicable Fraction	100%	100%	
Qualified Basis	\$9,660,000	\$15,625,347	
30% Present Value Rate	4.00%	4.00%	
Annual LIHTC Generated	\$386,400	\$625,014	
Total 10-Year LIHTC Requested	\$10,114,139		
LIHTC Equity Generated	\$8,393,000		
Equity Price	\$0.83		

Construction Sources of Funds

Construction Sources	Amount	Percent of Total
Federal LIHTC Equity	\$7,553,700	28%
Construction Loan	\$15,200,000	56%
Housing Development Loan		
Fed. Historic Tax Credit Equity		
Deferred Developer Fee	\$3,689,853	13%
Sponsor Loan		
GP/MM Capital Contribution		
Post-Construction Costs		
Income from Operations	\$902,400	3%
N/A		
N/A		
N/A		
N/A		
N/A		
N/A		
Total Construction Sources	\$27,345,953	100%

Development Budget, Eligible Basis and Cost Containment Standards

Development Costs	Amount	Per Unit Amount	LIHTC Eligible Basis
Acquisition	\$8,500,000	\$75,893	\$8,050,000
Predevelopment	\$657,229	\$5,868	\$652,729
Site Development	\$949,415	\$8,477	\$949,415
Hard Construction	\$10,415,408	\$92,995	\$10,415,408
Financing	\$1,479,092	\$13,206	\$936,267
Professional Fees	\$313,304	\$2,797	\$193,304
Developer Fee	\$4,088,224	\$36,502	\$4,088,224
OHFA and Other Fees	\$332,985	\$2,973	\$0
Capitalized Reserves	\$610,296	\$5,449	\$0
Total Development Costs (TDC)	\$27,345,953	\$244,160	\$25,285,347
LIHTC Eligible Basis as a Percent of Total Development Costs			92%

Cost Containment Standards	Project	Maximum	Variance
TDC per Unit	\$244,160	\$347,000	-30%
TDC per Gross Square Foot	\$236	\$390	-39%

Maximum Permanent Debt Sizing

	Max Loan for Stabilized Y1	Max Loan to Stabilized Y15
Net Operating Income (NOI)	\$1,079,572	\$1,079,572
Debt Service Coverage Ratio	1.15	1.00
NOI Available for Debt Service	\$938,758	\$1,079,572
Interest Rate	5.50%	5.50%
Amortization Period (Years)	40	40
Loan Term (Years)	17	17
Maximum Perm Loan Amount	\$15,167,579	\$17,442,715
Actual Perm Loan Amount	\$15,200,000	
Variance	\$32,421	
	Year 1	Year 15
Debt Service Coverage Ratio	1.15	1.37
OHFA Minimum DSCR	1.15	1.00

Permanent Sources of Funds

Permanent Sources	Total	Percent of Total
Federal LIHTC Equity	\$8,393,000	31%
Permanent First Mortgage	\$15,200,000	56%
Permanent Second Mortgage		
Fed. Historic Tax Credit Equity		
Deferred Developer Fee	\$2,786,502	10%
Sponsor Loan		
GP/MM Capital Contribution		
Income from Operations	\$902,400	3%
Solar ITC Equity	\$64,051	0%
N/A		
N/A		
N/A		
N/A		
N/A		
N/A		
Total Permanent Sources	\$27,345,953	100%