

Affordable Housing Funding Application (AHFA)

Project Name: Cambridge Arms

Project Name:	Cambridge Arms
OHFA Project Number:	TBD
LIHTC Type:	4%
Project Address:	3751 Eastern Hills Lane
Project City or Township:	Cincinnati
Project County:	Hamilton
Construction Type:	Rehabilitation
Age Restriction:	Senior 62+
Funding Pool:	Preserved Affordability
Lead Developer:	Related Affordable, LLC
Total Number of Units:	215
Total Number of Buildings:	2

	Amount	Approval Date
Multifamily Bonds (Final):		

The project consists of the interior and exterior renovation of an existing apartment complex that comprises adjacent 7-story buildings containing 215 total units. Interior work will include new finishes and fixtures to all existing units, HVAC upgrades, new electrical panels and plumbing upgrades. Exterior and site work includes asphalt repaving, concrete work, and masonry repairs. A minimum of 10% of existing units will be converted to be mobility accessible and 5% will be made audio/ visual accessible. The existing common areas will be renovated to meet current accessibility standards.

Lead Developer	Related Affordable, LLC
Co-Developer #1	N/A
Co-Developer #2	N/A
Development Consultant	N/A
LIHTC Syndicator/Investor	Alliant Capital Ltd.
OLIHTC Syndicator/Investor	N/A
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	Legacy Construction Services, LLC
Architect of Record	Dyke Nelson Architecture, LLC
Property Management Firm	RA Management, LLC

Site Size (Acres)	3.225
Scattered Sites?	No
Total Number of Buildings	2
Total Number of Elevator-Served Buildings	2
Total Parking Spaces	82
Parking Ratio (Parking Spaces per Unit)	0.4
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	Very High
Census Tract Change Index	Growth

Amenity Type	Name of Amenity	Linear Distance from Proposed Project (miles)
Grocery Store	Kroger	0.1
Medical Clinic	TriHealth Priority Care	2.5
Childcare Facility	Eastern Hills Education Building	1.5
Senior Center	Green Township Senior Center	2.5
Pharmacy	Walgreens Specialty Pharmacy	2
Public Library	Hyde Park Branch Library	1.7
Public Park	Oakley Playground	0.1
Public School	Kilgour School	0.8
Public Recreation Center	Corryville Recreation Center	2

	Size (SF)	Pct of Total
Commercial and Fee-Driven Space		
Unrestricted/Market-Rate Unit Area		
LIHTC Unit Area	125,018	71%
Manager's Unit Area		
Common Area	44,236	25%
Support and Program Space	6,093	3%
Tenant Storage Space		
Major Vertical Penetrations (Elevator/Stairs, Etc.)	904	1%
Structured Parking/Garage		
Basement		
Total Square Footage of all Buildings	176,251	100%

LIHTC Income Restriction	Number of Units	Percent of Total Units
20% AMI		
30% AMI		
40% AMI		
50% AMI		
60% AMI	215	100%
70% AMI		
80% AMI		
Unrestricted Manager's		
Total Units	215	100%

Bedroom Type	Number of Units	Percent of Total Units	Units with Rental Subsidy	Percent of Total Units Subsidized
Studio				
1-BR	214	100%	214	100%
2-BR	1	0%	0	0%
3-BR				
4-BR				
5-BR				
Total Units	215	100%	214	100%

Consolidated Annual Operating Budget

Operating Line Item		Annual Amount	Annual Per Unit Amount
Potential Gross Rental Income and Fee Income		\$4,763,915	\$22,158
Potential Gross Commercial Income		\$0	\$0
Potential Gross Service Income		\$0	\$0
Vacancy Allowance (Blended)	5%	(\$238,196)	(\$1,108)
Effective Gross Income (EGI)		\$4,525,719	\$21,050
(Administrative Expenses)		(\$258,356)	(\$1,202)
(Property Management Fee)		(\$134,160)	(\$624)
(Owner-Paid Utility Expenses)		(\$291,996)	(\$1,358)
(Maintenance Expenses)		(\$283,141)	(\$1,317)
(Net Real Estate Taxes)		(\$249,380)	(\$1,160)
(Property and Liability Insurance)		(\$126,260)	(\$587)
(Other Insurance and Tax Expenses)		(\$72,343)	(\$336)
(Ongoing Reserve Contributions)		(\$75,250)	(\$350)
Operating Subsidy		\$0	\$0
(Total Operating Expenses)		(\$1,490,886)	(\$6,934)
Net Operating Income (EGI - Operating Expenses)		\$3,034,833	\$14,116

LIHTC Calculation

	Acquisition	Rehabilitation	New Construction
LIHTC Eligible Basis	\$40,088,262	\$30,509,671	
- Reductions in Eligible Basis	\$0	\$0	
= Net Eligible Basis	\$40,088,262	\$30,509,671	
Codified Basis Boost (DDA/QCT)		\$30,509,671	
Agency Discretionary Basis Boost		\$39,662,572	
Adjusted Eligible Basis	\$40,088,262	\$30,509,671	
X Applicable Fraction	100%	100%	
Qualified Basis	\$40,088,262	\$30,509,671	
30% Present Value Rate	4%	4%	
Annual LIHTC Generated	\$1,603,530	\$1,220,387	
Total 10-Year LIHTC Generated	\$28,239,173		
Total 10-Year LIHTC Requested	\$28,239,140		
LIHTC Equity Generated	\$24,283,232		
Equity Price	\$0.8600		

Construction Sources of Funds

Source Name	Amount	Percent of Total
Federal LIHTC Equity	\$16,983,063	22%
Construction Loan	\$6,186,846	8%
Deferred Developer Fee	\$9,312,652	12%
Income from Operations	\$3,333,520	4%
Eligible Reserves	\$2,524,255	3%
Tax Exempt Perm Loan	\$40,164,000	51%
Total Construction Sources	\$78,504,336	100%

Development Budget, Eligible Basis, and Cost Containment Standards

Development Costs	Amount	Per Unit Amount	LIHTC Eligible Basis
Acquisition	\$41,524,255	\$193,136	\$37,600,000
Predevelopment	\$1,313,553	\$6,110	\$1,125,428
Site Development	\$752,500	\$3,500	\$752,500
Hard Construction	\$15,439,396	\$71,811	\$15,439,396
Financing	\$4,206,149	\$19,563	\$3,333,520
Professional Fees	\$1,095,146	\$5,094	\$12,347,089
Developer Fee	\$11,766,308	\$54,727	\$0
OHFA and Other Fees	\$688,935	\$3,204	\$0
Capitalized Reserves	\$1,718,094	\$7,991	\$0
Total Development Costs (TDC)	\$78,504,336	\$365,136	\$70,597,933
LIHTC Eligible Basis as a Percent of Total Development Costs			90%
Cost Containment Standards			
	Project	Maximum	Variance
TDC per Unit	\$365,136	\$375,000	-3%
TDC per Gross Square Foot	\$445	\$400	11%

Maximum Permanent Debt Sizing

	Max Loan for Stabilized Y1	Max Loan to Stabilized Y15
Net Operating Income (NOI)	\$3,034,833	\$3,034,833
Debt Service Coverage Ratio	1.20	1.00
NOI Available for Debt Service	\$2,529,028	\$3,034,833
Interest Rate	5.66%	5.66%
Amortization Period (Years)	35	35
Loan Term (Years)	17	17
Maximum Perm Loan Amount	\$38,490,590	\$46,188,708
Actual Perm Loan Amount	\$40,164,000	
Amount Variance	\$1,673,410	
Percent Variance	4.3%	
Debt Service Coverage Ratio		
	Year 1	Year 15
OHFA Minimum DSCR	1.15	1.41
	1.20	1.00

Permanent Sources of Funds

Source Name	Total	Percent of Total
Federal LIHTC Equity	\$24,283,232	31%
Permanent First Mortgage	\$40,164,000	51%
Deferred Developer Fee	\$8,199,329	10%
Income from Operations	\$3,333,520	4%
Eligible Reserves	\$2,524,255	3%
Total Permanent Sources	\$78,504,336	100%