

Proposal Summary

2025 4% LIHTC AHFA Final Application

Affordable Housing Funding Application (AHFA)

Project Name: Terrace Ridge Apartments

Basic Project Information

Project Name:	Terrace Ridge Apartments
OHFA Project Number:	TBD
LIHTC Type:	4%
Project Address:	1312 McKaig Avenue
Project City or Township:	Troy
Project County:	Miami
Construction Type:	Rehabilitation
Age Restriction:	Senior 62+
Funding Pool:	Preserved Affordability
Lead Developer:	Related Affordable, LLC
Total Number of Units:	167
Total Number of Buildings:	1

Existing Photograph



OHFA Resource Request Requiring Board Approval

Amount	Approval Date

Project Narrative

The project consists of the interior and exterior renovation of an existing apartment building containing 167 units. Interior work will include providing new finishes and fixtures to all existing units. Exterior and site work includes asphalt repaving, concrete work, new site furniture and dumpster enclosure. 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.

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	Raymond James Affordable Housing Investments, Ir
OLIHTC Syndicator/Investor	N/A
GP/MM #1 Parent Entity	Related Affordable, LLC
GP/MM #2 Parent Entity	N/A
GP/MM #3 Parent Entity	N/A
General Contractor	LR Contracting Company
Architect of Record	DNA Workshop
Property Management Firm	Related Affordable Management, LLC

Site Information

Site Size (Acres)	13.9
Scattered Sites?	No
Total Number of Buildings	1
Total Number of Elevator-Serviced Buildings	0
Total Parking Spaces	114
Parking Ratio (Parking Spaces per Unit)	0.7
Urban Suburban Rural (USR) Geography	Rural
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	Very High
Census Tract Change Index	Growth

Nearby Amenities

Amenity Type	Name of Amenity	Linear Distance from Proposed Project (miles)
Grocery Store	Kroger Marketplace	1.2
Medical Clinic	Gemini Health & Wellness	0.4
Childcare Facility	Early Beginnings Chlid Care	1
Senior Center	Troy Senior Citizens Center	1.3
Pharmacy	CVS Pharmacy	0.8
Public Library	Troy-Miami County Public Library	0.8
Public Park	Treasure Island Park	1.3
Public School	Heywood Elementary School	0.1
Public Recreation Center	Lincoln Community Center	0.6

Building Square Footage Breakdown

	Size (SF)	Pct of Total
Commercial and Fee-Driven Space		
Unrestricted/Market-Rate Unit Area		
LIHTC Unit Area	80,750	93%
Manager's Unit Area		
Common Area	4,962	6%
Support and Program Space	665	1%
Tenant Storage Space		
Major Vertical Penetrations (Elevator/Stairs, Etc.)		
Structured Parking/Garage		
Basement		
Total Square Footage of all Buildings	86,377	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	167	100%
70% AMI		
80% AMI		
Unrestricted		
Manager's		
Total Units	167	100%

Consolidated Annual Operating Budget

Operating Line Item		Annual Amount	Annual Per Unit Amount
Potential Gross Rental Income and Fee Income		\$2,698,782	\$16,160
Potential Gross Commercial Income		\$0	\$0
Potential Gross Service Income		\$135,816	\$813
Vacancy Allowance (Blended)	5%	(\$134,939)	(\$808)
Effective Gross Income (EGI)		\$2,699,659	\$16,166
(Administrative Expenses)		(\$370,133)	(\$2,216)
(Property Management Fee)		(\$114,228)	(\$684)
(Owner-Paid Utility Expenses)		(\$77,960)	(\$467)
(Maintenance Expenses)		(\$233,220)	(\$1,397)
(Net Real Estate Taxes)		(\$10,000)	(\$60)
(Property and Liability Insurance)		(\$96,870)	(\$580)
(Other Insurance and Tax Expenses)		(\$42,864)	(\$257)
(Ongoing Reserve Contributions)		(\$58,450)	(\$350)
Operating Subsidy		\$0	\$0
(Total Operating Expenses)		(\$1,003,725)	(\$6,010)
Net Operating Income (EGI - Operating Expenses)		\$1,695,934	\$10,155

LIHTC Calculation

	Acquisition	Rehabilitation	New Construction
LIHTC Eligible Basis	\$15,948,000	\$27,457,822	
- Reductions in Eligible Basis	\$0	\$0	
= Net Eligible Basis	\$15,948,000	\$27,457,822	
Codified Basis Boost (DDA/QCT)		\$27,457,822	
Agency Discretionary Basis Boost		\$35,695,169	
Adjusted Eligible Basis	\$15,948,000	\$27,457,822	
X Applicable Fraction	100%	100%	
Qualified Basis	\$15,948,000	\$27,457,822	
30% Present Value Rate	4%	4%	
Annual LIHTC Generated	\$637,920	\$1,098,313	
Total 10-Year LIHTC Generated	\$17,362,329		
Total 10-Year LIHTC Requested	\$0		
LIHTC Equity Generated	\$14,582,899		
Equity Price	\$0.0000		

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	50	30%	50	100%
1-BR	80	48%	80	100%
2-BR	37	22%	37	100%
3-BR				
4-BR				
5-BR				
Total Units	167	100%	167	100%

Development Budget, Eligible Basis, and Cost Containment Standards

Development Costs	Amount	Per Unit Amount	LIHTC Eligible Basis
Acquisition	\$13,500,000	\$80,838	\$13,162,500
Predevelopment	\$777,180	\$4,654	\$700,430
Site Development	\$16,451,805	\$98,514	\$16,451,805
Hard Construction	\$5,244,109	\$31,402	\$5,244,109
Financing	\$1,096,647	\$6,567	\$307,000
Professional Fees	\$715,874	\$4,287	\$7,539,978
Developer Fee	\$7,234,304	\$43,319	\$0
OHFA and Other Fees	\$408,800	\$2,448	\$0
Capitalized Reserves	\$939,524	\$5,626	\$0
Total Development Costs (TDC)	\$46,368,243	\$277,654	\$43,405,822
LIHTC Eligible Basis as a Percent of Total Development Costs			94%
Cost Containment Standards			
	Project	Maximum	Variance
TDC per Unit	\$277,654	\$272,000	2%
TDC per Gross Square Foot	\$537	\$310	73%

Maximum Permanent Debt Sizing

	Max Loan for Stabilized Y1	Max Loan to Stabilized Y15
Net Operating Income (NOI)	\$1,695,934	\$1,695,934
Debt Service Coverage Ratio	1.15	1.00
NOI Available for Debt Service	\$1,474,725	\$1,695,934
Interest Rate	5.19%	5.19%
Amortization Period (Years)	35	35
Loan Term (Years)	16	16
Maximum Perm Loan Amount	\$23,776,543	\$27,343,025
Actual Perm Loan Amount	\$23,777,000	
Amount Variance	\$457	
Percent Variance	0.0%	
	Year 1	Year 15
Debt Service Coverage Ratio	1.15	1.39
OHFA Minimum DSCR	1.15	1.00

Construction Sources of Funds

Source Name	Amount	Percent of Total
Federal LIHTC Equity	\$12,541,293	27%
Construction Loan	\$23,777,000	51%
Deferred Developer Fee	\$8,108,950	17%
Income from Ops	\$1,341,000	3%
Avoided Interest	\$600,000	1%
Total Construction Sources	\$46,368,243	100%

Permanent Sources of Funds

Souce Name	Total	Percent of Total
Federal LIHTC Equity	\$14,582,899	31%
Permanent First Mortgage	\$23,777,000	51%
Deferred Developer Fee	\$6,067,344	13%
Income from Ops	\$1,341,000	3%
Avoided Interest	\$600,000	1%
Total Permanent Sources	\$46,368,243	100%