

Proposal Summary

2026 4% LIHTC AHFA Final Application

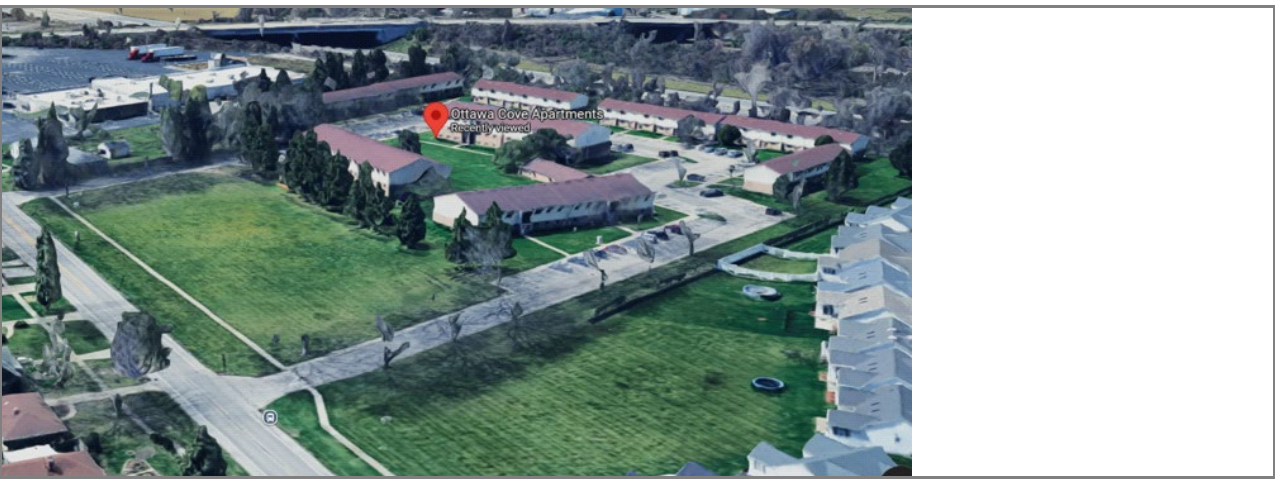
Affordable Housing Funding Application (AHFA)

Project Name: Ottawa Cove

Basic Project Information

Project Name:	Ottawa Cove
OHFA Project Number:	26-0213
LIHTC Type:	4%
Project Address:	1841 South Ottawa Cove Drive
Project City or Township:	Toledo
Project County:	43611
Construction Type:	Rehabilitation
Age Restriction:	General Occupancy
Funding Pool:	Metropolitan
Lead Developer:	EREG Housing Preservation LLC
Total Number of Units:	100
Total Number of Buildings:	8

Existing Photograph



OHFA Resource Request Requiring Board Approval

	Amount	Approval Date
Est. Total 10-Year Ohio LIHTCs:	\$11,500,643	
Multifamily Bonds (Inducement):	\$20,489,858	
Multifamily Bonds (Final):		

Project Narrative

Ottawa Cove Apartments is an existing project-based Section 8 family community in the Point Place neighborhood of Toledo. The acquisition and rehabilitation will preserve the property's long-term affordability: the HAP contract will be renewed and assigned to the new ownership at closing, keeping all 100 units affordable, with no permanent displacement of residents. The scope, currently planned at \$82,000 per unit in construction cost, replaces major building systems (electrical, plumbing, HVAC), roofs, kitchens, baths, flooring, and adds accessibility upgrades. Residents will be relocated on site in phases of about 10 units while their homes are renovated. Closing is anticipated in late 2026, with construction beginning early 2027, all buildings returned to service by early 2028, and stabilized occupancy by spring 2028.

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	Key Community Development Corporation
OLIHTC Syndicator/Investor	N/A
GP/MM #1 Parent Entity	Roaring Fork Holdings LLC & Kevin T. Beard Living
GP/MM #2 Parent Entity	N/A
GP/MM #3 Parent Entity	N/A
General Contractor	Legacy Construction Services, LLC
Architect of Record	Ebersoldt + Associates, LLC
Property Management Firm	Evergreen Real Estate Services, LLC

Site Information

Site Size (Acres)	7.05
Scattered Sites?	No
Total Number of Buildings	8
Total Number of Elevator-Serviced Buildings	0
Total Parking Spaces	123
Parking Ratio (Parking Spaces per Unit)	1.2
Urban Suburban Rural (USR) Geography	Toledo, OH
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	48.22287745
Census Tract Change Index	58.60325477

Nearby Amenities

Amenity Type	Name of Amenity	Linear Distance from Proposed Project (miles)
Grocery Store	Kroger	0.6
Medical Clinic	Point Shoreland Family Medicine	0.6
Childcare Facility	Happiness Is Child Care Center	0.6
Senior Center	Friendship Park Community	0.7
Pharmacy	Rite Aid Pharmacy	0.7
Public Library	Public Library-Point Place Branch	0.5
Public Park	Shoreland Park	0.4
Public School	Ottawa River Elementary School	0.5
Public Recreation Center	Friendship Park Community	0.7

Building Square Footage Breakdown

	Size (SF)	Pct of Total
Commercial and Fee-Driven Space		
Unrestricted/Market-Rate Unit Area		
LIHTC Unit Area	98,620	93%
Manager's Unit Area		
Common Area	6,864	6%
Support and Program Space	824	1%
Tenant Storage Space		
Major Vertical Penetrations (Elevator/Stairs, Etc.)		
Structured Parking/Garage		
Basement		
Total Square Footage of all Buildings	106,308	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	100	100%
70% AMI		
80% AMI		
Unrestricted		
Manager's		
Total Units	100	100%

Consolidated Annual Operating Budget

Operating Line Item		Annual Amount	Annual Per Unit Amount
Potential Gross Rental Income and Fee Income		\$1,956,216	\$19,562
Potential Gross Commercial Income		\$0	\$0
Potential Gross Service Income		\$0	\$0
Vacancy Allowance (Blended)	5%	(\$97,811)	(\$978)
Effective Gross Income (EGI)		\$1,858,405	\$18,584
(Administrative Expenses)		(\$120,341)	(\$1,203)
(Property Management Fee)		(\$64,044)	(\$640)
(Owner-Paid Utility Expenses)		(\$300,869)	(\$3,009)
(Maintenance Expenses)		(\$177,784)	(\$1,778)
(Net Real Estate Taxes)		(\$60,994)	(\$610)
(Property and Liability Insurance)		(\$66,304)	(\$663)
(Other Insurance and Tax Expenses)		(\$40,790)	(\$408)
(Ongoing Reserve Contributions)		(\$44,500)	(\$445)
Operating Subsidy		\$0	\$0
(Total Operating Expenses)		(\$875,626)	(\$8,756)
Net Operating Income (EGI - Operating Expenses)		\$982,779	\$9,828

LIHTC Calculation

	Acquisition	Rehabilitation	New Construction
LIHTC Eligible Basis	\$16,182,465	\$12,569,141	
- Reductions in Eligible Basis	\$0	\$0	
= Net Eligible Basis	\$16,182,465	\$12,569,141	
Codified Basis Boost (DDA/QCT)		\$12,569,141	
Agency Discretionary Basis Boost		\$16,339,884	
Adjusted Eligible Basis	\$16,182,465	\$12,569,141	
X Applicable Fraction	100%	100%	
Qualified Basis	\$16,182,465	\$12,569,141	
30% Present Value Rate	4%	4%	
Annual LIHTC Generated	\$647,299	\$502,766	
Total 10-Year LIHTC Generated	\$11,500,643		
Total 10-Year LIHTC Requested	\$11,500,643		
LIHTC Equity Generated	\$9,198,674		
Equity Price	\$0.8006		

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	64	64%	64	100%
3-BR	36	36%	36	100%
4-BR				
5-BR				
Total Units	100	100%	100	100%

Development Budget, Eligible Basis, and Cost Containment Standards

Development Costs	Amount	Per Unit Amount	LIHTC Eligible Basis
Acquisition	\$14,105,000	\$141,050	\$13,485,388
Predevelopment	\$455,000	\$4,550	\$428,250
Site Development	\$1,398,742	\$13,987	\$698,742
Hard Construction	\$8,467,157	\$84,672	\$8,362,312
Financing	\$2,176,028	\$21,760	\$914,980
Professional Fees	\$310,000	\$3,100	\$4,861,934
Developer Fee	\$4,791,934	\$47,919	\$0
OHFA and Other Fees	\$327,504	\$3,275	\$0
Capitalized Reserves	\$1,218,280	\$12,183	\$0
Total Development Costs (TDC)	\$33,249,646	\$332,496	\$28,751,606
LIHTC Eligible Basis as a Percent of Total Development Costs			86%

Cost Containment Standards	Project	Maximum	Variance
TDC per Unit	\$332,496	#N/A	#N/A
TDC per Gross Square Foot	\$313	#N/A	#N/A

Maximum Permanent Debt Sizing

	Max Loan for Stabilized Y1	Max Loan to Stabilized Y15
Net Operating Income (NOI)	\$982,779	\$982,779
Debt Service Coverage Ratio	1.15	1.00
NOI Available for Debt Service	\$854,591	\$982,779
Interest Rate	6.00%	6.00%
Amortization Period (Years)	40	40
Loan Term (Years)	15	15
Maximum Perm Loan Amount	\$12,943,315	\$14,884,812
Actual Perm Loan Amount	\$12,489,858	
Amount Variance	(\$453,457)	
Percent Variance	-3.5%	
	Year 1	Year 15
Debt Service Coverage Ratio	1.19	1.37
OHFA Minimum DSCR	1.15	1.00

Construction Sources of Funds

Source Name	Amount	Percent of Total
Federal LIHTC Equity	\$919,867	3%
Construction/Perm Loan	\$12,489,858	38%
Deferred Developer Fee	\$2,709,308	8%
GP/MM Capital Contribution	\$100	0%
Post-Construction Costs	\$3,481,533	10%
Equity Bridge Loan	\$4,797,273	14%
Income from Operations	\$851,706	3%
Seller Note (tax exempt)	\$8,000,000	24%
Total Construction Sources	\$33,249,646	100%

Permanent Sources of Funds

Souce Name	Total	Percent of Total
Federal LIHTC Equity	\$9,198,674	28%
Permanent First Mortgage	\$12,489,858	38%
Deferred Developer Fee	\$2,709,308	8%
GP/MM Capital Contribution	\$100	0%
Income from Operations	\$851,706	3%
Seller Note (tax exempt)	\$8,000,000	24%
Total Permanent Sources	\$33,249,646	100%