

# Multi-Family Affordable Housing Development Loans

Recommended Proposals  
4% LIHTC Second Round

September 16, 2024

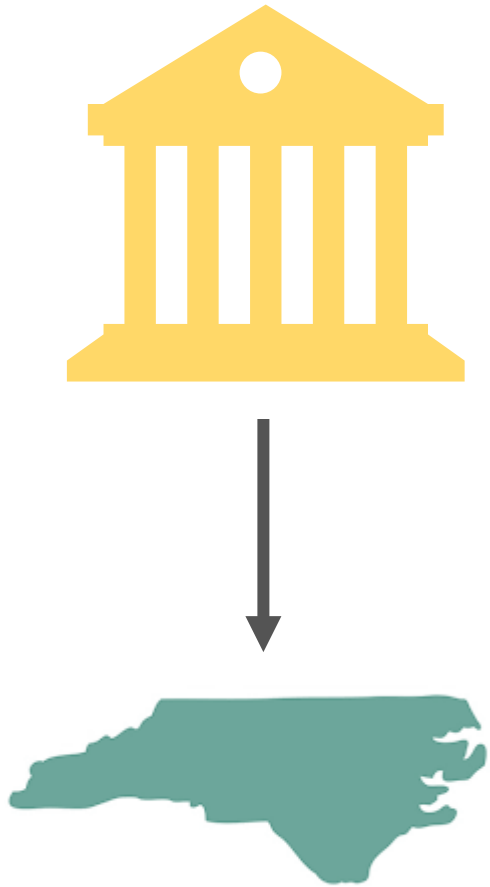
Mark Perlman, Equitable Housing & Community Development Division Director



@wakegov    

wake.gov

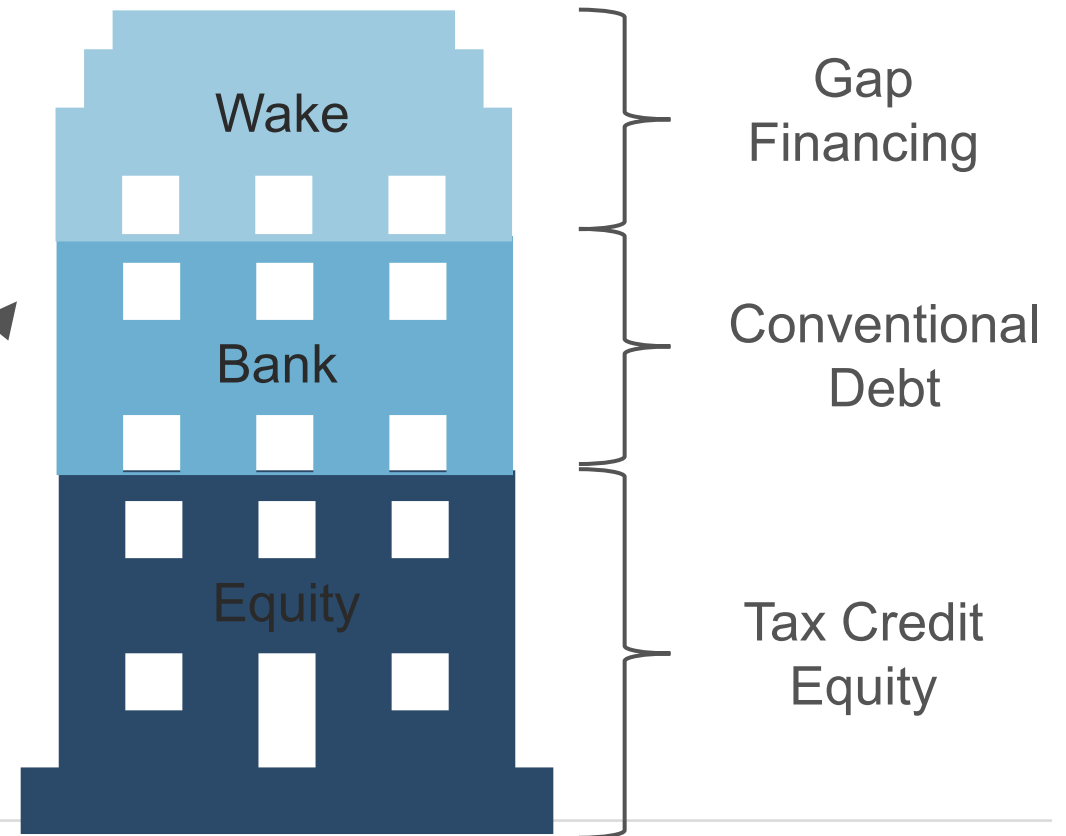
# Low-Income Housing Tax Credits (LIHTC)



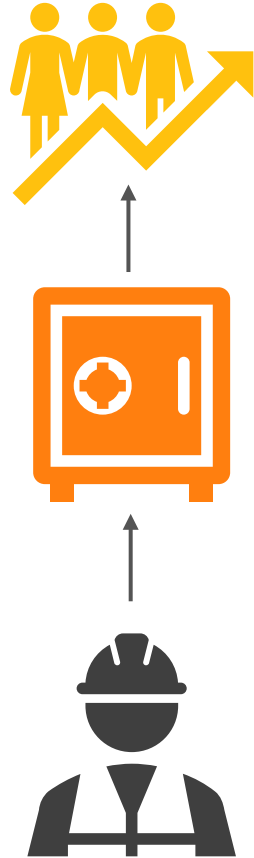
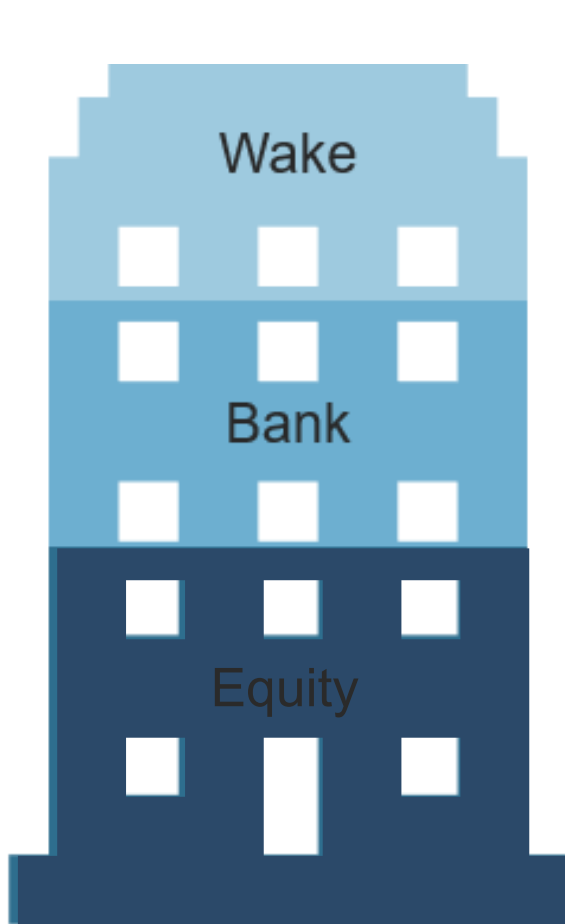
Every year the IRS issues housing tax credit capacity to each state in an amount based on its population.

States allocate housing tax credits for approved affordable housing developments on a competitive basis each year.

Typically, 50-70% of the financing comes from tax credit equity, 20-25% from bank debt, and the remaining from various sources such as government or owner investment.



# LIHTC Public Private Partnership

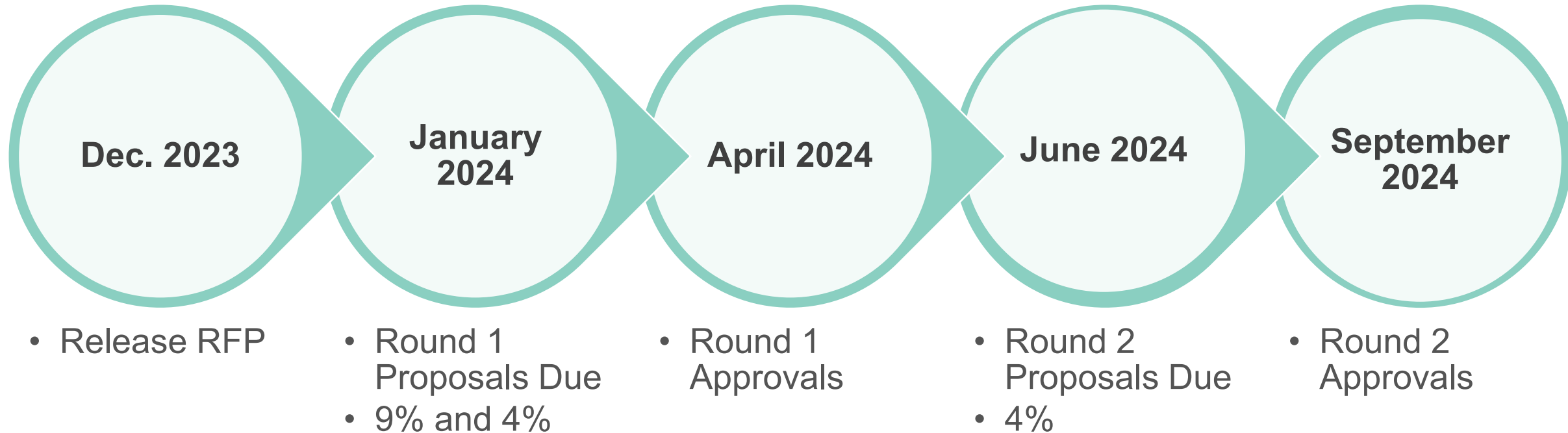


Investors utilize the credits to offset tax liability.

Syndicators convert tax credits into equity by selling them to investors.

The developer will sell the housing tax credit allocation to a syndicator.

# Request for Proposal Timeline



# Over 4,300 Units Created and Preserved



Funding Year	# Units
2019	593
2020	884
2021	1,032
2022	433
2023	761
2024	675
<b>TOTAL</b>	<b>4,378</b>

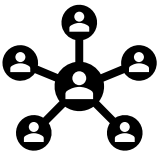
# Summary of 2024 Round 2 Proposals



\$9.4 Million Recommended



454 Newly Developed Units



92 Permanent Supportive Homes

# Overview of Process



@wakegov    

wake.gov

# RFP Evaluation Criteria

Criteria	Points
Project Viability	
❖ Financial Feasibility	30
❖ Development Quality	10
❖ Development & Management Team	10
Wake County Policy Goals	
❖ Target Populations	10
❖ Deeper Affordability Targeting	30
❖ Location	10
<b>TOTAL</b>	<b>100</b>



# Available Funding Sources

SOURCE	CURRENT AVAILABLE
Housing CIP	\$ 3,172,228.34
HOME	\$ 2,137,256.78
CDBG	\$ 300,000
ERA2	\$ 5,500,019.55
Total	\$ 11,109,504.67

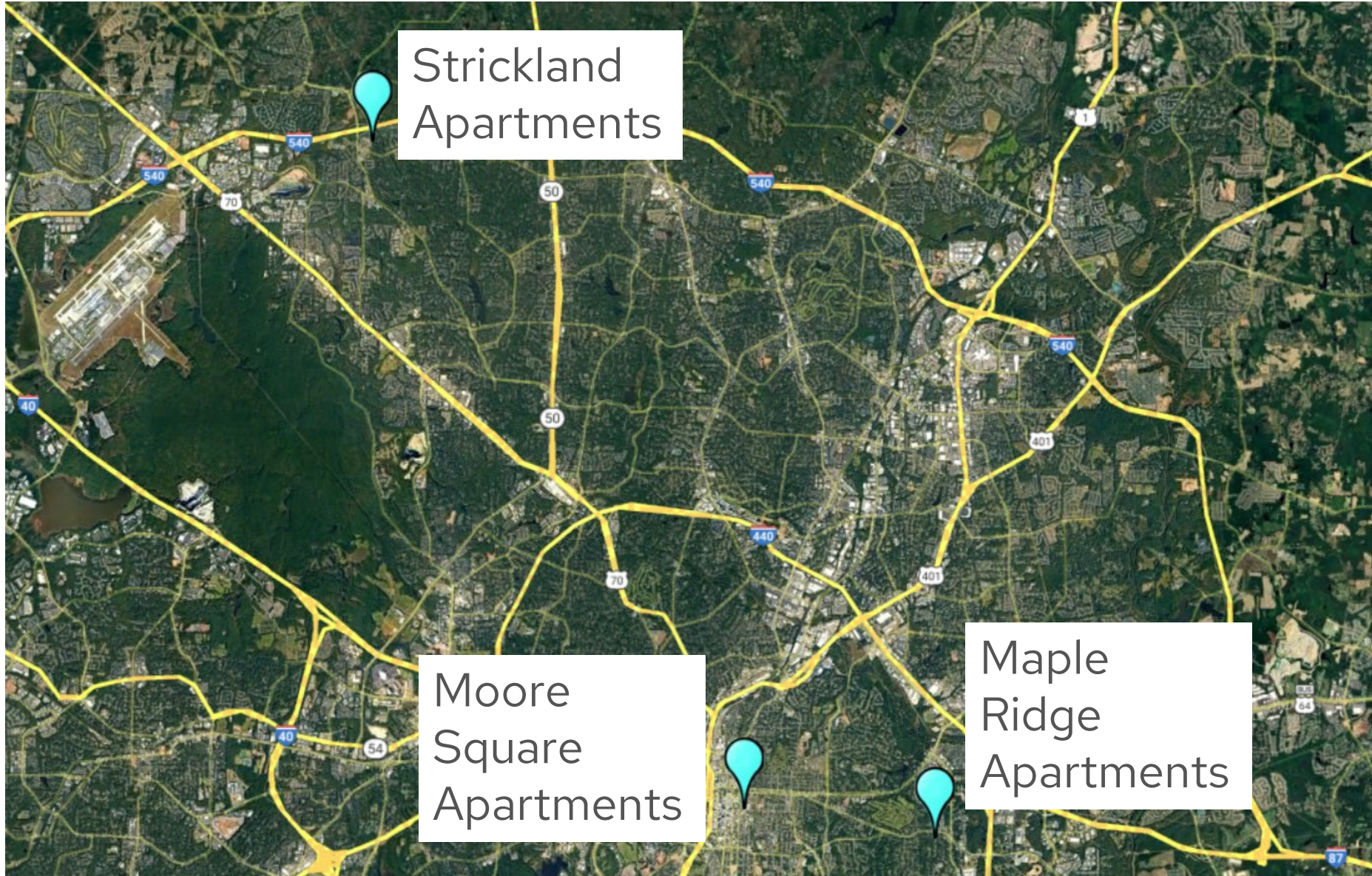
# Recommendations



@wakegov    

[wake.gov](https://wake.gov)

# Location of Proposed Properties



# Recommendation Summary

Project (all 4%)	Location	Type	Total Units	Weighted Avg AMI%	Wake County Request	Wake \$/Unit
Moore Square Apartments	Raleigh	Family	160	57.5%	\$3,360,000	\$21,000
Maple Ridge Apartments	Raleigh	Family	146	59.7%	\$3,000,000	\$20,548
Strickland Apartments	Raleigh	Family	148	59.3%	\$3,000,000	\$20,270
<b>Total/Average</b>			<b>454</b>	<b>58.8%</b>	<b>\$9,960,000</b>	<b>\$20,617*</b>

\*Average request per unit.



# Moore Square Apartments by Harmony Housing

## Request Details

**Location:** Raleigh

160 units

30% AMI and below: 24 units

50% AMI and below: 32 units

60% AMI and below: 72 units

80% AMI and below: 32 units

**Target:** Family

**Financing:** \$3,360,000

**Terms:** 30 year @ 1.0%, balloon

**Supportive Units:** 32 units





# Maple Ridge Apartments by South Creek

## Request Details

**Location:** Raleigh

146 Units

20% AMI and below: 8 units

30% AMI and below: 8 units

50% AMI and below: 25 units

60% AMI and below: 28 units

70% AMI and below: 77 units

**Target:** Family

**Financing:** \$3,000,000

**Terms:** 40 year @ 1.5 %, balloon

**Supportive Units:** 30 units





# Strickland Apartments by Oppidan

## Request Details

**Location:** Raleigh

148 Units

20% AMI and below: 8 units

30% AMI and below: 8 units

60% AMI and below: 92 units

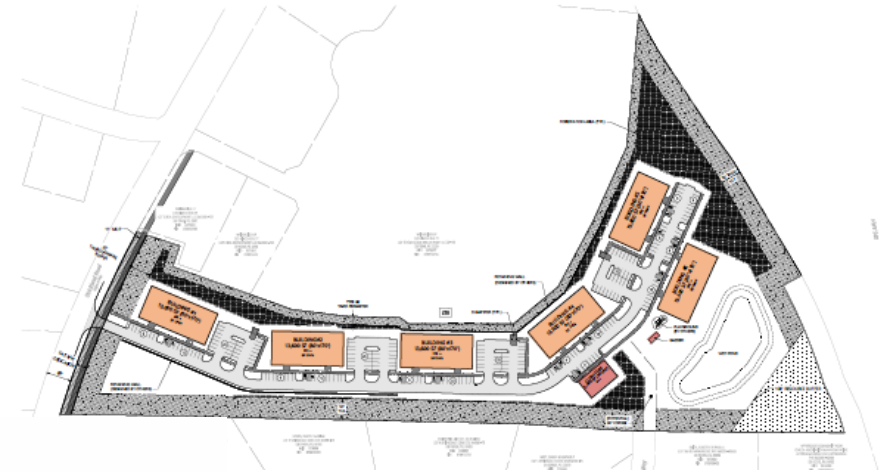
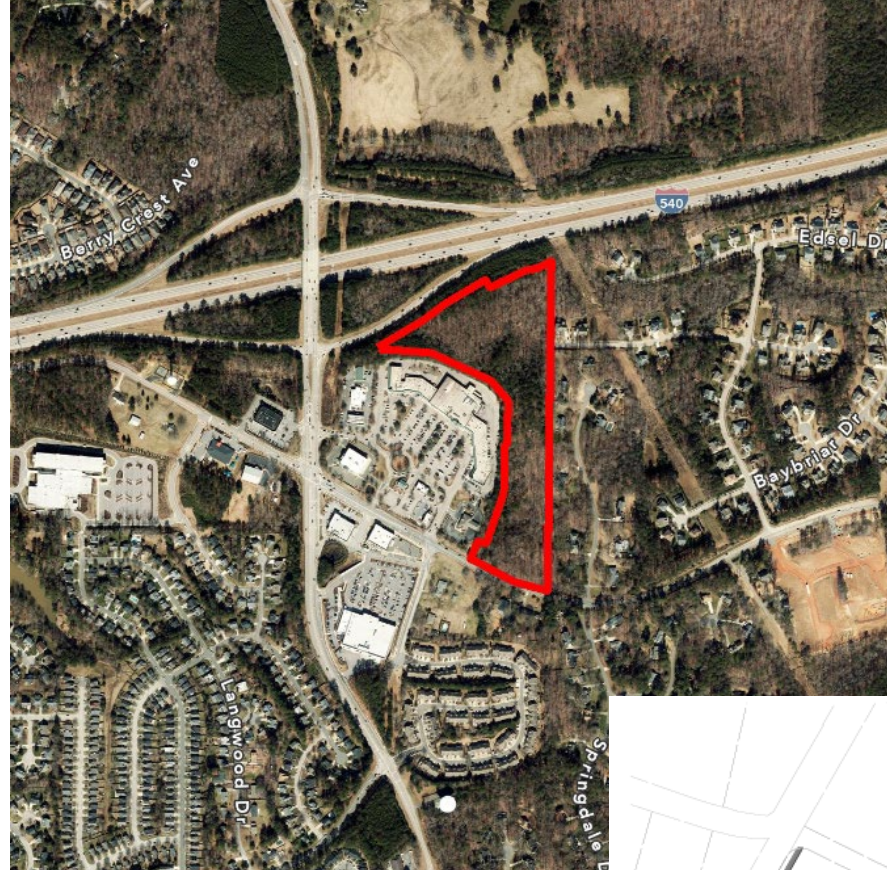
70% AMI and below: 40 units

**Target:** Family

**Financing:** \$3,000,000

**Terms:** 30 year @ 1.25%, balloon

**Supportive Units:** 30 units



# Questions?



@wakegov    

[wake.gov](https://wake.gov)





**WAKE.GOV**