

CASE STUDY: LINC TRANSFORMS AFFORDABLE HOUSING AND CUTS COSTS WITH GREEN PRESERVATION PLUS

CHALLENGE: REFINANCE AND TACKLE EXPENSE RISK

LINC Housing was ready to reduce rising energy, water and operating expenses and to refinance existing debt at City Gardens Apartments. A 274-unit Affordable Housing property, City Gardens primarily serves family and children.

SOLUTION: GREEN PRESERVATION PLUS

- » \$19.4M loan
- » \$1.5M for property improvements
- » Tax-exempt bonds retired
- » LIHTC equity partner bought out

ACTION: SMART INVESTMENTS FOR HIGH PERFORMANCE, LOWER OPERATING COSTS



Reduced natural gas costs

ENERGY STAR®-rated furnaces

Passive solar domestic hot water heating system



Reduced water costs

Low-flow plumbing fixtures

New irrigation system



Reduced electric costs

Energy-efficient lighting in common areas and resident units



Safeguarded long-term value by improving:

Roofing and siding

Storm water drainage

Balconies

RESULT: FINANCIAL BENEFITS, SECURE INVESTMENT

Two years after installing its high performance investments, LINC Housing:

SAVED
\$180
UNIT/YR

- » Reduced monthly utility bills for tenants by \$15 to \$20

CUT COSTS
23%

- » Reduced owner-paid annual energy costs



- » Managed energy and water expense risk



- » Improved the quality of housing

GREEN PRESERVATION PLUS: BOTTOM LINE

- » Cut costs and boost net operating income
- » Access up to 85% of LTV with a DSCR as low as 1.15x
- » Fund general repairs and invest in energy and water efficiency
- » Transform aging affordable housing



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