



IRR INTEGRA

AFFORDABLE HOUSING CONSULTING SERVICES



INTEGRA REALTY RESOURCES



20+

years serving U.S. markets

INTEGRA REALTY RESOURCES EXPERTISE

IRR experts routinely provide services to the affordable housing industry around the country. Valuation analysis and market study reports are prepared in accordance with the requirements of the U.S. Department of Housing and Urban Development (HUD) and state and local housing agencies. Our clients are affordable housing developers, investors, lenders, and government agencies. As such, we are well-versed in communicating our analysis in a way that satisfies our clients' needs. *IRR. Local expertise. Nationally.*

40+

offices with
Affordable Housing
specialists

OUR SERVICES.

Affordable housing is a vital component in the development of quality housing for low to moderate-income households. Demand for affordable housing is high and continues to expand across the country. Financing and development of affordable housing projects are highly regulated by government agencies. IRR practitioners are well-versed in these regulations and provide the necessary expertise to complete the appropriate analysis to satisfy those requirements. Our services include:



Property Valuation for Financing Purposes Including Reports That Comply With HUD 223(f); 221(d)(4) Requirements



Low Income Housing Tax Credit (LIHTC) Market Studies



HUD Rent Comparability Studies In Compliance with Chapter 9 Of HUD's Section 8



Subsidy Need Assessments



Feasibility Analysis to Assist the Client in Determining Renovation, Acquisition, or Property Disposition Decisions



Advisory, Litigation Support & Expert Witness Testimony

THE INTEGRA DIFFERENCE

At Integra, we believe in delivering exceptional value to our clients. IRR's value-added services include:

- Capture all project economic benefits in the valuation and market analysis of projects
- Specialized experience to navigate the Valuation, Market Study and RCS process
- Quality control to ensure compliance with all government regulations and guidelines.
- 50+ IRR offices provide local market knowledge with national coverage and consistent product
- Single point of contact service for all your valuation and market study needs

Integra Realty Resources is a pure valuation company, not affiliated with or owned by a brokerage company. Unlike other national valuation firms, Integra has the independence necessary to deliver value-added services to clients through diligent research, analysis and well-documented, unbiased opinions.



OUR CLIENTS

At IRR, our market knowledge and experience has allowed us to provide exceptional services to a variety of affordable housing investors, lenders, government agencies, and municipalities. Our diverse range of clients can attest to the quality of our services, which are specifically tailored to meet their unique needs. Some of our notable clients include:

Government Agencies

Missouri Housing Development Commission
 New Jersey Housing and Mortgage Finance Agency (NJHMFA)
 Pennsylvania Housing Finance Agency (PHFA)
 SC Housing
 Tennessee Housing Development Agency

Municipal Agencies

Cook County Housing Authority, IL
 County of Passaic, NJ
 Housing Authority of Joliet, IL
 INLIVIAN
 Philadelphia Housing Authority
 The Pontiac Housing Commission
 Township of East Brunswick, NJ
 Will County Housing Dev. Corp, IL

Civic/Community Organizations

Rocky Mountain Community Reinvestment Corporation

Property Management Companies

Arco Management Corp
 Cambridge Management Inc.
 Dwelling Place of Grand Rapids
 Edgewood Management Corp
 Kirkpatrick Management Company
 PK Management Group
 Related Management Company
 Seltzer Management Group, Inc.
 SHP Management Corp
 The Yarco Companies

Developers

American Community Developers, Inc.
 Avanath
 Capital Realty Group
 Commonwealth Multifamily Housing Corporation
 DL3
 Dominion Development & Acquisition, LLC
 Ginosko Development Company
 Holsten Development Corporation
 Horizon Development Properties
 Ingerman Group
 Innovative Housing Development Corp
 L+M Development Partners
 Larc Community Development Group
 McCormack Baron Salazar
 Mercy Housing Lakefront
 MHT Housing, Inc.
 Michaels Development
 Preservation of Affordable Housing
 Related Affordable
 Related Midwest
 RPM Development
 The Community Builders, Inc
 The Habitat Company
 Winn Development

Lenders

Ally Bank
 Arbor Commercial Funding I, LLC
 Atlantic Union Bank
 BancorpSouth Bank
 Bank of America, N.A.
 Bellwether Enterprise Real Estate Capital, LLC
 Berkadia
 BMO Harris Bank
 Cedar Rapids Bank & Trust
 CIBC World Markets Corp.
 Citibank N.A.
 Citizens Bank, N.A.
 Citizens National Bank
 Colliers
 Community Investment Corporation
 CPC Mortgage Company LLC

Dwight Capital
 Fifth Third Bank
 First Citizens Bank & Trust
 First Horizon Bank
 First Housing
 FirstBank
 Gershman
 Grandbridge Real Estate Capital LLC
 Greystone
 Huntington National Bank
 IFF
 JLL
 JPMorgan Chase Bank, N.A.
 KeyBank National Association
 Lument
 M&T Bank
 M&T Realty Capital Corporation
 Merchants Bank
 Merchants Capital
 PGIM Real Estate Finance
 PNC Bank
 Prudential Huntoon Paige Associates, LLC
 Red Stone Partners
 Rockport Mortgage Corporation
 Santander Bank, N.A.
 Southern Bank
 Sterling Bank
 TD Bank, N.A.
 The Reinvestment Fund
 U.S. Bank
 Valley National Bank
 Walker & Dunlop
 Wells Fargo Bank, N.A.
 Wintrust Financial Corporation

RECENT AFFORDABLE HOUSING ASSIGNMENTS



Hahne & Company
Market study and valuation services for financing the \$180M redevelopment of Newark, NJ's historic Haynes Department store building.



Haslett Road Senior Apartments
Provided a HUD MAP appraisal for a 58-unit senior LIHTC property in East Lansing, MI



Halsey-Central
Analyzed the feasibility and need for financial subsidy of the mixed-use project in Newark, NJ, according to NJHMFA regulations for the LIHTC program.



Locust Manor Family Residences II
Valuation services to secure financing for a 37K+ SF / 54-unit Jamaica, NY multifamily LIHTC property



Orchestra Towers
Provided a HUD Rent Comparability Study for a 248-unit senior property in Detroit, MI, for a Section 8 subsidy contract renewal.



Lathrop Homes
Provided valuation services for redevelopment financing of the 1,116-unit mixed-use development in Chicago, IL.



Star View Court
Provided valuation services for financing redevelopment of the 138-unit CA Housing Accelerator property being developed on Treasure Island in San Francisco, CA.



2200 Oxford St & 2213 Jefferson St
Valuation services to secure financing for a 107K+ SF / 83-unit Philadelphia, PA multifamily LIHTC property



Mill at Killingly Apartments
Provided valuation services for financing of the 39K SF 32-unit LIHTC property in Killingly, CT.



43 Green
Provided marketability study and valuation services for new construction financing of the 80-unit mixed-use development in Chicago, IL.



Susie Clemens House
Provided valuation services for financing of the 59K SF 60-unit LIHTC property in Hatfield, PA.



East Haven Apartments
Provided valuation services for financing of the 100K SF 70-unit LIHTC property in New Haven, CT.



LOCAL EXPERTISE. NATIONALLY.

50+

local offices

60+

markets covered U.S. and Caribbean



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