

Joint Columbus and Franklin County

Housing Advisory Board

c/o Mid Ohio Regional Planning Commission 111 Liberty Street, Suite 100t Columbus, Ohio 43215 614/228/2663 fax 614/228-1904

# JOINT COLUMBUS AND FRANKLIN COUNTY HOUSING ADVISORY BOARD MEETING MINUTES

Tuesday, April 27, 2021 9:00 AM

## Members Present:

Steve Gladman, Vice President Robert Williams, Secretary Bruce Luecke Bill Conard Robert (Skip) Weiler Nancy White Rita Parise Jim Schimmer

## Members Absent:

Shannon Hardin Stephanie Hightower Sharon Francis Danielle Alexander Charles Hillman Dean Hidenlang Benjamin Kessler Jeffery Woda

## Guest:

Rebecca Garrett Jonathan Mckay Josh Roth Emanuel Torres Jon White

## 1) Welcome and Introductions

- Robert Williams opened and welcomed everyone to the meeting and had everyone introduce themselves.
- 2) Discussion on new President
  - Discission was had on the voting process for the new President. Committee was asked to nominate or to indicate if interested. Selection of new President will take place at the next meeting.

# 3) Presentation by Joshua Roth

- Presentation of Proposed properties was given.
  - Salem Village Proposal Summary
    - Motion to approve was first and seconded. Project approved.
    - Abstained from voting: Steven Gladman, Jim Shimmer, & Bruce Luecke
  - o Mulby Place Proposal Summary
    - Motion to approve was first and seconded. Project approved.
    - Abstained from voting: Steven Gladman, Jim Shimmer, & Bruce Luecke
  - Dunbury Greene Proposal Summary
    - Motion to approve was first and seconded. Project approved.
    - Abstained from voting: Steven Gladman, Jim Shimmer, & Bruce Luecke

# 4) Discussion on Reporting for 2020

MORPC is to maintain the reporting records and follow the bylaws guidelines.

# 5) Additional Discussion

- Jim Schimmer suggested that the committee reevaluate the purpose of the committee and how it should function.
- Josh Roth suggested that the committee be a policy advisor.
- Robert Williams will be discussing this with William Murdock.
- Reevaluation will be addressed moving forward and how this will look. Further discussion will be had.
- 6) Adjournment



# Magnet Fund Update

April 27, 2021



# Affordable Housing Implementation Framework

# **Conveyance Fee Increase**

- Adopted August, 2019
- \$1 for every \$1,000 of value
- Estimated \$65 million over 10 years

# **Framework Core Considerations**

- Preserve the \$17 million dollar annual investment in housing
- Update zoning code and develop residential tax incentives
- Invest new revenue to induce 2,050 new units/
  - Magnet Fund
  - Central Ohio Community Land Trust

# **MAGNET FUND for 4% LIHTC PROJECTS**

**3rd Core Consideration** 

# **New County Funded Initiatives**

- County Magnet Fund
  - Grant/Soft Loan to induce new construction of 4% LIHTC projects
  - Units restricted by income from 30% of AMI to 80% AMI, but average can not exceed 60% of AMI
  - RFP timed to precede OHFA Bond Gap Round
  - Zoning does not have to be in place; No firm commitment letters
  - Ranking Criteria based on proximity to transit corridors

# MAGNET FUND for 4% LIHTC PROJECTS 3rd Core Consideration

# PER UNIT AND PER PROJECT FUNDING LIMITS

xx Unit New Build							
Туре	Total Subsidy						
Efficiency		\$	12,000.00	\$	-		
1-Bedroom		\$	15,000.00	\$	-		
2-Bedroom		\$	19,000.00	\$	-		
3-Bedroom		\$	23,000.00	\$	-		
Total Units				\$	_		

# \$1,350,000 limit per project total.

# MAGNET FUND – 1<sup>st</sup> Round

# **Application Requirements**

	OHFA Application per QAP Guidelines	DUE WITH	DUE WITH OHFA Application per QAP Guidelines		DUE WITH
Doc#	Document Naming Convention	County - Magnet	Doc#	Document Naming Convention	County - Magnet
1	Affordable Housing Financing Application (AHFA)		20	Management Company Capacity Review (AHFA tab)	
2	Appraisal		21	Market Study	
2	Architectural Plans & DCF Form including Construction		22	Notification to Statewide Accessibility Groups	
3	Certification		23	Ohio Housing Locator	
4	Authorization to Release Tax Information		24	Organizational Chart	
5	Community Outreach Plan		25	Phase I Environmental Site Assessment	
6	Competitive Support Documents (folder)		26	Phase II Environmental Site Assessment (if applicable)	
7	Conditional Financial Commitments [1]		27	Physical Capital Needs Assessment & Scope of Work	
8	Condominimized Space Description		28	Proposal Summary PDF	
9	Development Team Consultant Statement		29	Public Notification	
10	Development Team Experience and Capacity Review		30	Related Party Transaction Questionnaire	
11	Evidence of Site Control		31	Relocation Plan	
12	Exception Requests		32	Rental Subsidy Contract	
13	Federal Tax Identification Number Documentation		33	Revitalization Plan	
14	Green Certification		34	Scattered Site Development Map	
15	HCGF Application (if applicable, AHFA tab)		35	Site Visit Documents	
16	Legal Description		36	Supportive Services Plan & Providers	
17	LIHTC Lease Addendum		37	Utility Allowance Information	
18	Limited Partnership Agreement		38	Zoning [2]	
19	List of Changes from Proposal Application				

# **MAGNET FUND for 4% LIHTC PROJECTS**

**3rd Core Consideration** 

# **SPATIAL RANKING CHART**

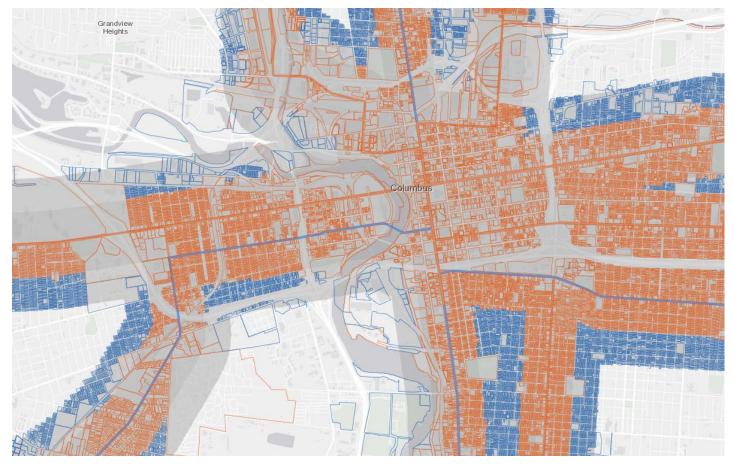
Projects ranked and provided Letter of Intent until funding for the round is exhausted = <u>\$4,000,000</u> initial pilot round

Ranked Projects	Milage*	Corridor	Inside or Outside City of Columbus Limits
1 - Top Rank	1/4 mile	1st Tier Corridor	Outside the City of Columbus
2 - 2nd Rank	1/4 mile	1st Tier Corridor	Inside the City of Columbus
3 - 3rd Rank	1/2 mile	1st Tier Corridor	Outside the City of Columbus
4 - 4th Rank	1/2 mile	1st Tier Corridor	Inside the City of Columbus
5 - 5th Rank	1/4 mile	2nd Tier Corridor	Outside the City of Columbus
6 - 6th Rank	1/4 mile	2nd Tier Corridor	Inside the City of Columbus
7 - 7th Rank	1/2 mile	2nd Tier Corridor	Outside the City of Columbus
8 - 8th Rank	1/2 mile	2nd Tier Corridor	Inside the City of Columbus

# MAGNET FUND for 4% LIHTC PROJECTS 3rd Core Consideration

# **SPATIAL RANKING**

https://fca.maps.arcgis.com/apps/webappviewer/index.html?id=fc6a7b102f4e4b54a512d511fe10d0b5



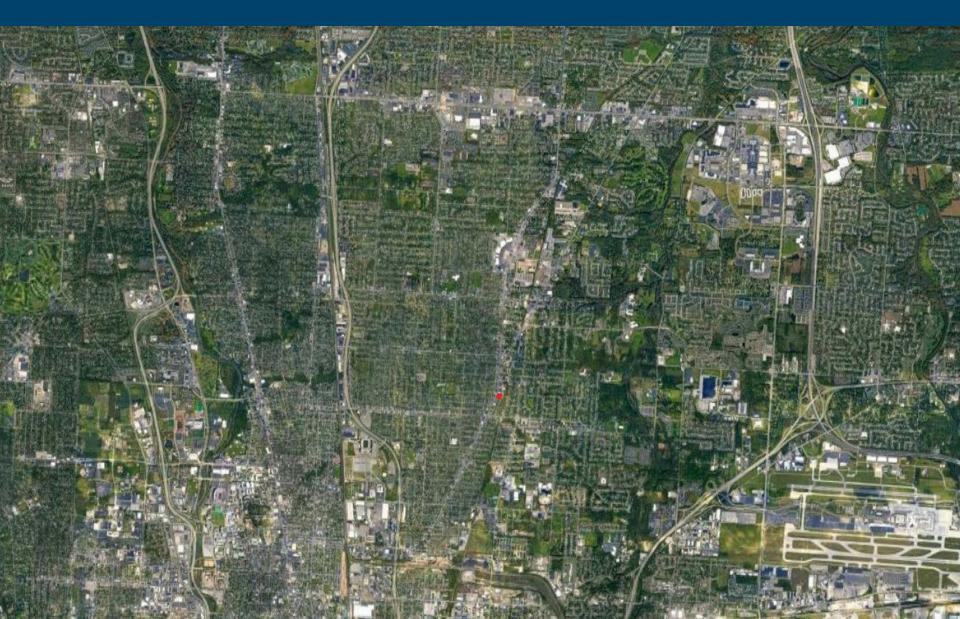
# MAGNET FUND – 1<sup>st</sup> Round

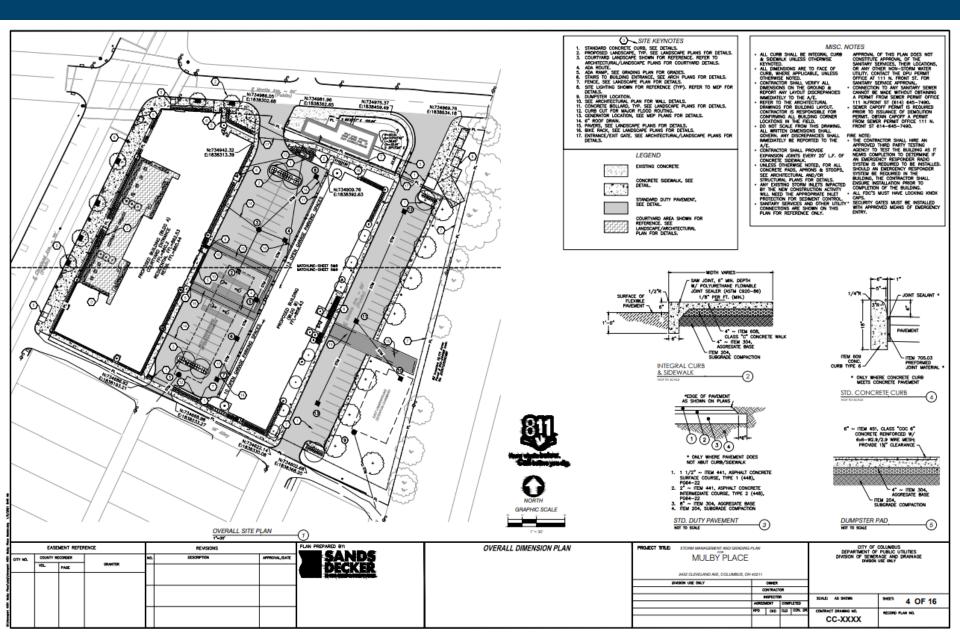
# **Key Dates**

- April 2020; RFP Release
- July 2020; Award Notice
- September 2020; OHFA BGF Application Deadline
- October 2020; OHFA Award Notice

- 2021; HAB
- 2021; Project Closing







## **Proposal Summary**

AHFA Mulby Place

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**Mulby Place** 

Mulby Place will offer 100 units of affordable senior housing at the intersection of Cleveland and Myrtle Avenues in the "downtown" heart of Linden. Two threestory elevator buildings will provide a mix of 70 one— and 30 two-bedroom units. Mulby Place is the first phase of a larger revitalization initiative including nearby single-family homes and commercial revitalization. The senior properties will include on-site property management and customary senior amenities, such as community room, craft and fitness rooms, plus outdoor recreation. All apartments will be fully accessible or adaptable and incorporate universal design elements, as well as meeting green building standards. 20% of the units will be affordable to extremely low-income households and all will be affordable at or under 60% of area median income. Homeport will offer supportive services typically provided in independent senior communities, including health care screening and referal to community services.

Pool	0
Population	Seniors
Building Type	Multifamily
Construction Type	New Construction
Address	2432 Cleveland Avenue
City	Columbus
County	Franklin
Census Tract	39049000920

Develop	ment Team Information			Ownership Information	
Developer	Columbus Housing Partnership, Inc	. dba Homeport	Ownership Entity	Mulby Place Homes LLC	
Developer Contact	LeahEvans		Managing Partner	Columbus Housing Partnership, Inc. db	a Homeport
Co-Developer	N/A		Parent Organization	N/A	
General Contractor	To be determined		Minority Member #1	0	
Management Co.	Wallick Properties Midwest, LLC		Parent Organization	0	
Syndicator	To be determined		Minority Member #2	0	
Architect	M+A Architects		Nonprofit	Columbus Housing Partnership, Inc. db	a Homeport

# Units	# BR	# Bath	Square Feet	Affordable to what % AMGI (rent limit)	Occupied by what % AMGI (income limit)	Те	nant- 1 Rent	Tenant-Paid Utilities		Rental Subsidy	Subsidy Type	Rent to Project Per Unit	Monthly Rent to Project
14	1	1	700	30%	30%	\$	365	\$ 73	1	\$	0	\$ 365	\$ 5,110
28	1	1	700	50%	50%	\$	635	\$ 73	1	- 5	0	\$ 635	\$ 17,780
28	1	1	700	60%	60%	\$	650	\$ 73	\$	\$	0	\$ 650	\$ 18,200
0	0	0	0	0%	0%	\$	-	\$ -		\$	0	<b>\$</b> -	\$ -
6	2	1	900	30%	30%	\$	440	\$ 86	-	\$	0	\$ 440	\$ 2,640
12	2	1	900	50%	50%	\$	750	\$ 86	1	- \$	0	\$ 750	\$ 9,000
12	2	1	900	60%	60%	\$	750	\$ 86	1	<b>\$</b> -	0	\$ 750	\$ 9,000
0	0	0	0	0%	0%	\$	-	\$ -		\$	0	<b>\$</b> -	\$ -
100	TOTAL												\$ 61,730

Construction Financing Sources						
Tax Credit Equity	\$	-				
HDAP	\$	2,500,000.00				
Historic Tax Credit Equity	\$	-				
Deferred Developer Fee	\$	4,434,553.00				
Construction Loan	\$	12,500,000.00				
Other1	\$	2,875,000.00				
Other2	\$	1,350,000.00				
Other3	\$	-				
Other4	\$	300,000.00				
Other5	\$	-				
TOTAL	\$	23,959,553.00				

Wage Rate	Information
Wage Requirement	None
"Other" Detail	0

Permanent Financing Sources	
Tax Credit Equity	\$ 10,158,553.00
HDAP: OHTF/HOME	\$ 2,500,000.00
HDAP: NHTF	\$ -
Historic Tax Credit Equity	\$ -
Deferred Developer Fee	\$ -
Permanent First Loan, Hard Debt	\$ 2,900,000.00
Permanent Second Loan	\$ -
Other1	\$ 5,750,000.00
Other2	\$ 1,350,000.00
Other3	\$ 1,000,000.00
Other4	\$ 1,000.00
Other5	\$ 300,000.00
TOTAL	\$ 23,959,553.00

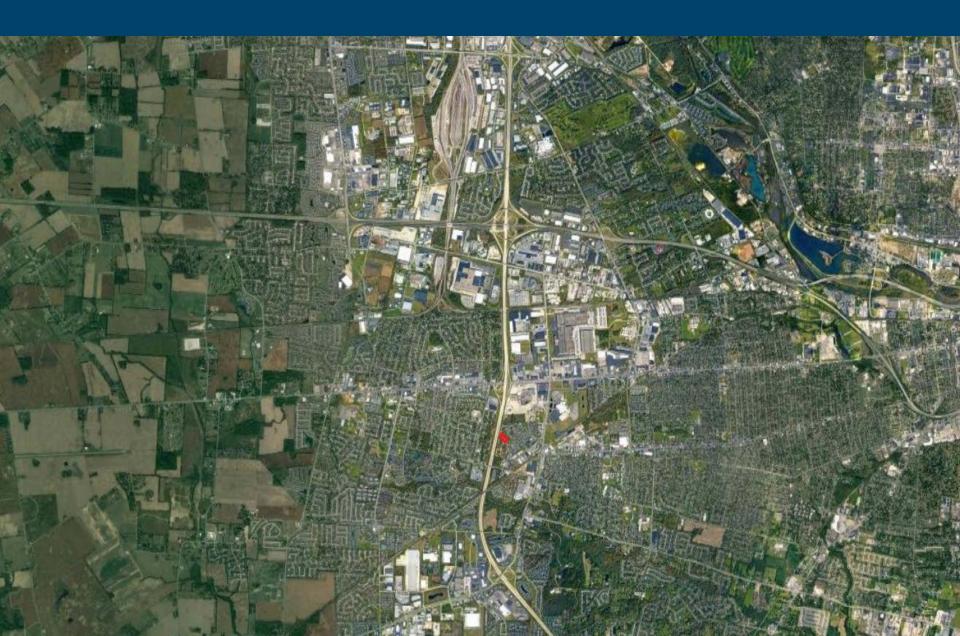
Composite Score No Pool Selected

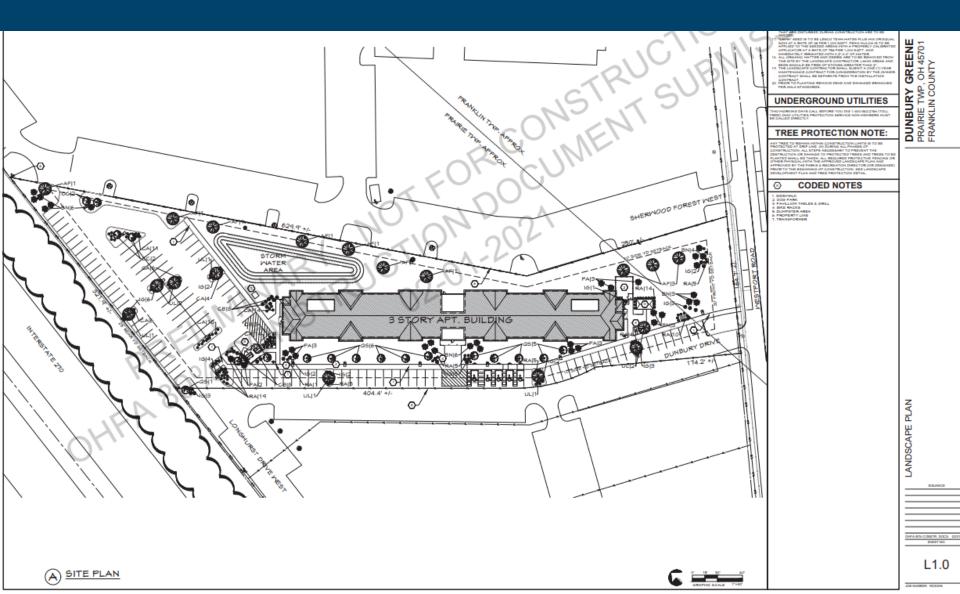
Housing Credit Request					
Net Credit Request	\$	1,173,143			
10-year Total	\$	11,731,429			

Development Budget						
Acquisition	\$	5,000.00				
Predevelopment	\$	789,600.00				
Site Development	\$	2,297,119.00				
Hard Construction	\$	15,934,881.00				
Interim Costs/Finance	\$	900,410.00				
Professional Fees	\$	3,308,825.00				
Compliance Costs	\$	397,800.00				
Reserves	\$	325,918.00				
Total Project Costs	\$	23,959,553.00				

Operating Expenses	Per Unit	
Per Unit	\$ 5,84	0
Total	\$ 583,95	0







# **Proposal Summary**

### AHFA Dunbury Greene

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#### **Dunbury Greene**

Woda Cooper Companies, Inc. & Housing Services Alliance, Inc. propose a 60-unit senior (55+) housing development as part of a catalytic 12-acre redevelopment initiative. Located at the western terminus of the Hilltop and Westland Corridor, a small distance off Broad Street, the site has easy access to I-270, and ample employment opportunities within less than 2 miles. The development creates a new vision for the site of the once-luxurious "Lincoln Park West," which following decades of blight and decline, was demolished. First Global Investment will construct an adjacent 77-unit for-sale housing development, while Woda and it's partners develop the proposed senior housing. It will feature an efficient 3-story midrise building, modern amenities, employ green construction techniques, and be universally designed for aging-in-place. In connection with development, the Abubakar Asiddiq Islamic Center also intends to develop an adjacent 6-acre public park, including walking trails.

Pool	N/A - 4%
Population	Seniors
Building Type	Multifamily
Construction Type	New Construction
Address	4478 Westport Road
City	Prairie Township & Franklin Township
County	Franklin
Census Tract	39049008230

Develop	oment Team Information	0	wnership Information
Developer	Woda Cooper Development, Inc.	Ownership Entity	Dunbury Greene Limited Partnership
Developer Contact	JosephMcCabe	Managing Partner	H.S.A. Housing Corp.
Co-Developer	Housing Services Alliance, Inc.	Parent Organization	Housing Services Alliance, Inc.
General Contractor	Woda Construction, Inc.	Minority Member #1	Dunbury Green GP, LLC
Management Co.	Woda Management & Real Estate, LLC	Parent Organization	Woda Cooper Companies, Inc.
Syndicator	Marble Cliff Capital	Minority Member #2	NA
Architect	PCI Design Group, Inc.	Nonprofit	Housing Services Alliance, Inc.

# Units	# BR	# Bath	Square Feet	Affordable to what % AMGI (rent limit)	Occupied by what % AMGI (income limit)	Tena Paid I		Tenant-Paid Utilities	Rental Subsidy	Subsidy Type	Rent to Project Per Unit	Monthly Rent to Project
6	2	1	951	30%	30%	\$	415	\$ 153	\$-	0	\$ 415	\$ 2,490
6	2	1	868	30%	30%	\$	415	\$ 153	\$-	0	\$ 415	\$ 2,490
10	2	1	868	50%	50%	\$	794	\$ 153	\$-	0	\$ 794	\$ 7,940
10	2	1	868	50%	50%	\$	794	\$ 153	\$-	0	\$ 794	\$ 7,940
16	2	1	868	80%	80%	\$	899	\$ 153	\$-	0	\$ 899	\$ 14,384
12	2	1	864	80%	80%	\$	899	\$ 153	s -	0	\$ 899	\$ 10.788
60	TOTAL											\$ 46,032

Construction	Financing Source	es
Tax Credit Equity	\$	140,132.00
HDAP	\$	1,000,000.00
Historic Tax Credit Equity	\$	-
Deferred Developer Fee	\$	1,490,499.00
Construction Loan	\$	8,700,000.00
Other1	\$	1,500,000.00
Other2	\$	-
Other3	\$	-
Other4	\$	-
Other5	\$	-
TOTAL	\$	12,830,631.00

Wage Rate	Information
Wage Requirement	None
"Other" Detail	NA

Permanent Financing Sources	
Tax Credit Equity	\$ 5,163,794.00
HDAP: OHTF/HOME	\$ 2,500,000.00
HDAP: NHTF	\$ -
Historic Tax Credit Equity	\$ -
Deferred Developer Fee	\$ 226,837.00
Permanent First Loan, Hard Debt	\$ 3,800,000.00
Permanent Second Loan	\$ -
Other1	\$ 1,140,000.00
Other2	\$ -
Other3	\$ -
Other4	\$ -
Other5	\$ -
TOTAL	\$ 12,830,631.00

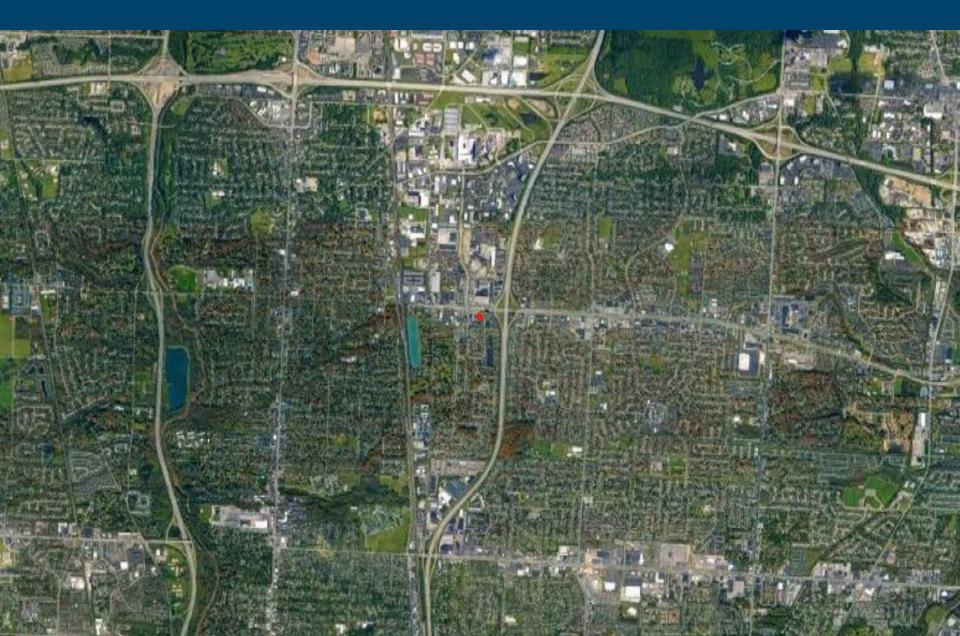
Composite Score No Pool Selected

He	ousing	Credit Request
Net Credit Request	\$	629,869
10-year Total	\$	6,298,690

De	velopment Budget	
Acquisition	\$	130,000.00
Predevelopment	\$	499,828.00
Site Development	\$	1,044,848.00
Hard Construction	\$	7,765,492.00
Interim Costs/Finance	\$	845,141.00
Professional Fees	\$	2,180,909.00
Compliance Costs	\$	186,792.00
Reserves	\$	177,621.00
Total Project Costs	\$	12,830,631.00

Operating Expenses	Per Unit	
Per Unit	\$	5,274
Total	\$	316,454





#### TROUGHT SCOTL OF BORD

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#### CORDA AND DROBATION

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#### DENAL PROJECT DECRMARCH

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### TOTAL STE AREA: 1504 ACRES(61,054 SF.)

TOTAL DISTURBED AREA: 0438 ACRES (40401 SF.) PRE-DEVELOPED IMPERVIOUS (\$1054 SF.) POST-DEVELOPED IMPERVIOUS (40,401 SF.)

#### CARGING CALCE ATCH PROPOSED PARKING: 35 (SEE VARIANCES NEEDED)

REQURED ADA PARKING (VAN/TOTAL) 1/2 PROPOSED ADA PARKING IVAN/TOTAL) 1/4

#### CYCLE PARTIES CALCELARCE PROPOSED BIOYOLE PARKING.

LANDIGATE NOTES NTS/RESTRICTIONS MAY APPECT THE END PRODUCT

- RESARDING LOCATION OF SITE ELEMENTS/FEATURES AND PLANTINGS TOPOGRAFICAL, BOINDARY INFORMATION AND STRUCTURELOCATION ARE APPROXIMATE INFORMATION AND ARE SUBJECT TO CHANGE AFTER FINAL
- SURVEY IS EXECUTED.

- THE USE OF FERTILIZER. 4. PLANT GELECTIONS ARE BASED ON COMMON READLY AVAILABLE NURSERY
- 10. PLANT GIANTITES AND BIES HAVE BEEN BELECTED CONSIDERING COST
- CONTAINMENT LIMITATIONS FOR PROJECT. 11. PLANT SELECTIONS CONSIST PRIMARLY OF PROVEN HARDY SPECIES INDISENOUS TO CHIO REQUIRING LOW MAINTENANCE.
- NOBENOS TO CHO REQUIRIS LON HANTENACE. 13 EXERCING ON CHOREDOFILITAL DISTINCT BAUTING REQUIRING DISTINCTS A REQUIRED SCREIMIG, AND ANY FORTION THEREOF, SHALL DE INSTALLED AND MINITANED TO A HEART OF NOLESS THAN THE FYRE DES JANUE AND TO A YEAR. ROAD OF ACT Y OF NOL LESS THAN THE FYRE DE JANUE AND TO A YEAR. ROAD OF ACT Y OF NOL LESS THAN THE 000/25

#### INVATION NOTES

- BE PERSONANCE EXTENT ALL INDUCTORES HIGH RESOLVENCE NOT SHOWN ON THE PLANS ARE TO BE PRESERVED INLESS APPROVAL TO REMOVE OR FRANCES SWEEN IN WRITHS BY COLUMBIDE RECERTION IN PREVENTION FORESTER OR THER REMOVAL HAS BEEN DESIGNATED ON THE PLAN TREES REMOVED BY EITHER OF THE TWO PRECEDING AUTHORITES SHALL BE PAID FOR UNDER CHECITEM 201, CLEARING AND GRUDDING UNLESS OTHERWISE PROVIDED FOR BY UNIT PRICE BD UNDER. TEM 301. THE CONTRACTOR SHALL USE SPECIAL PRECAUTIONS TO AVOID DAMAGE TO ALL OTHER TREES ALL TREES REMOVED SHALL INCLIDE STUMP
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- ORDER 2015-01 FOR TREE PROTECTION AND REPLACEMENT

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- ME OF BUD IN TEFFS LINE OF VIOLUTIREES. In PIGLIC TREES HIGHT EE PROTECTED AGAINST INJIKY OR DAMAGE TO BRANCHES, TRUMES OR ROOTS FROM CONSTRUCTION AND DISCAMATION, AS DESCREED IN THE TIBET MANASHMENT FRANCHES – NANARASING FREED DIRING-CONSTRUCTION A COMPANION PUBLICATION TO ANSI ABOO PART 5.
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-SITELOCATION



#### SITE SELECTION AND DESIGN

- 1. PASSIVE RECREATION SPACE AND WALKING PATH WILL BE PROVIDED
- 2. MINIMUM 5' WIDTH ACCESSIBLE ROUTE TO AND THROUGH PROJECT PROVIDING ACCESSBLE ROUTE TO ALL SITE AMENITES, BULDING RESIDENT ENTRANCES, ETC.
- 3. MINIMUM 5' WIDTH SIDEMALK PROVIDED TO PUBLIC RIGHT OF WAY
- 4. TACTLE WARNINGS TO BE PROVIDED AT SIDEWALK RAMPS AT ALL PUBLIC CROSSINGS 5. DUMPSTERS: TO BE SCREENED WITH PERMANENT ENCLOSURES.
- 5. DUMPSTER APPROACH WILL HAVE HEAVY-DUTY PAVEMENT FOR TRASH TRUCK
- 1 HIGH VISIBILITY ADDRESS NUMBERS
- 8. PARKING DESIGN AND QUANTITY WILL SATISFY ALL LOCAL REQUREMENTS 4. PROJECT WILL BE DESIGNED TO MEET OR EXCEED LOCAL AND STATE STORM WATER MANAGEMENT REQUIREMENTS
- 10. CONTRACTOR WILL BE REQURED TO COMPLY WITH EPA'S BEST MANAGEMENT
- PRACTICES FOR EROSION AND SEDIMENTATION CONTROL THROUGHOUT CONSTRUCTION. 11 ALL SITE LIGHTING WILL BE LOW ENERGY LED TYPE DESIGNED TO MEET LOCAL CODE REQUREMENTS AND MINIMZE LIGHT POLLUTION / TRANSFER TO ADJACENT PROPERTIES

- LANDSCAPE NOTES. 1. ZONNS REQUREMENTS/RESTRICTIONS MAY AFFECT THE END PRODUCT REGARDING LOCATION OF SITE ELEMENTS/FEATURES AND PLANTINGS.
- 2. TOPOGRAPHICAL, BOUNDARY INFORMATION AND STRUCTURE LOCATION ARE
- APPROXIMATE. INFORMATION AND ARE SUBJECT TO CHANGE AFTER FINAL SURVEY IS
- EXECUTED.
- 3. ALL PLANTING BEDS TO BE MULCHED WITH 3' HARDWOOD MULCH WITH DEEP OUT EDGE TO MAIN RETAIN MULCH UNDERLAIN WITH WEED MAT
- 4. ALL GROUPED PLANTINGS SHALL BE CONTAINED WITHIN A 3' DEEP MILCHED BED WITH CUT EXISTING ED6E
- 5. ALL INDIVIDUAL TREES AND SHRUBS (NOT IN A BED SITUATION) SHALL BE SAUCER MULCHED S'DEEP.
- 6. ALL DISTURBED AREAS ON THE SITE SHALL BE SEEDED.

#### GREEK DESIGN FEATURES

- ALL SPECIFIED PLANTS TO BE NON-INVASIVE PLANT SPECIES. 2 LANDSCAPING IS DESIGNED TO FEATURE NATIVE DRIOUGHT TOLERANT AND ADAPTIVE
- PLANT SPECIES TO REDUCE THE NEED FOR WATERING AND TO REDUCE THE USE OF FERTILIZER

SITE DEVELOPMENT

SHE DEVELOPHED 134086776466167 24.05 LOT COVERAGE 66 991 97 (1554 ACR25) 416457 ROTAL / MITE IN 24540/6414167 544%

16 UNTS/1504 ACR29 - 444 UNTS/ACR2 INTS / ACRE STEST./UNTS 66,441 ST/16 UNTS- 0015 ST./UNI

#### Ϋ́

Level	AREA
1ST FLOOR	17,402.0 SF
2ND FLOOR	17,356.9 SF
3RD FLOOR	17,353.6 SF
4TH FLOOR	16,586.3 SF
GRAND TOTALS:	68,698.1 SF

#### PLANTING LEGEND\*





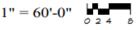
SHRUBS/GRASSES

PLANTS SHALL INCLUDE ONLY NON-INVASIVE 6 DROUGHT TOLERANT SPECIES, PER LEED STANDARDS

999 E Dublin Granville Rd Columbus, OH 43229



## PRELIMINARY SITE PLAN



2C



SALEM VILLAGE

34 97AC29 4HC SPACE SO TOTAL BRACES

BLDG. AREA	SUMMAR
Level	AREA

1ST FLOOR	11,402.0 SF
2ND FLOOR	17,356.9 SF
3RD FLOOR	17,353.6 SF
4TH FLOOR	16,586.3 SF
GRAND TOTALS:	68,698.7 SF

## **Proposal Summary**

#### AHFA Salem Village

### This page auto-populates, but will permit you to add a photo or rendering. On the Insert tab, select 'Pictures' to insert an image.



Salem	

Salem Village will be a 76-unit senior housing community located in the Northland neighborhood of

Columbus, Franklin County, Ohio. The four-story building with an elevator features a community room, fitness center, outdoor lounge space, walking path and free Wi-Fi. Salem Village will include on-site service coordination offering essential services and critical links to resources in the community such as healthcare and legal assistance.

Salem Village has secured a Section 202 Supportive Housing for the Elderly Award from the

U.S. Department of Housing and Urban Development (HUD), a competitive, national funding source. Salem Village secured the largest HUD Section 202 Award in the country as a development source (\$4.8M) as well as project based rental subsidy for twenty-eight (28) units to preserve rental affordability for senior residents long term. OHFA's Bond Gap Financing award will be the last source required to begin construction on this new senior community.

Pool	N/A - 4%
Population	Seniors
Building Type	Multifamily
Construction Type	New Construction
Address	999 East Dublin Granville Road
City	Columbus
County	Franklin
Census Tract	39049006921

Develop	Development Team Information					
Developer	National Church Residences	1				
Developer Contact	Amy Rosenthal					
Co-Developer	N/A					
General Contractor	TBD					
Management Co.	National Church Residences					
Syndicator	TBD					
Architect	Berardi + Partners					

Ownership Information								
wnership Entity	Salem Village Senior Housing Limited Partnership							
anaging Partner	National Church Residences							
arent Organization	N/A							
inority Member #1	N/A							
arent Organization	0							
inority Member #2	N/A							
onprofit	National Church Residences							

# Units	# BR	# Bath	Square Feet	Affordable to what % AMGI (rent limit)	Occupied by what % AMGI (income limit)	Ten	nant- Rent	Tenant-Paid Utilities	F	Rental Subsidy	Subsidy Type	Rent to Project Per Unit	Monthly Rent to Project
16	1	1	650	30%	30%	\$	474	\$ -	\$	216	HUD	\$ 690	\$ 11,040
12	1	1	650	50%	50%	\$	474	\$ -	\$	216	HUD	\$ 690	\$ 8,280
3	1	1	650	50%	50%	\$	789	\$ -	\$	-	None	\$ 789	\$ 2,367
76	TOTAL												\$ 71,412

Construction	Financing Sour	ces
Tax Credit Equity	\$	956,562.00
HDAP	\$	1,026,000.00
Historic Tax Credit Equity	\$	-
Deferred Developer Fee	\$	701,536.00
Construction Loan	\$	9,222,110.00
Other1	\$	4,341,456.00
Other2	\$	2,953,090.00
Other3	\$	-
Other4	\$	-
Other5	\$	-
TOTAL	\$	19,200,754.00

1	Vage Rate Information
Wage Requirement	Davis Bacon
"Other" Detail	0

Permanent Financing Sources	
Tax Credit Equity	\$ 6,377,078.00
HDAP: OHTF/HOME	\$ 1,140,000.00
HDAP: NHTF	\$ -
Historic Tax Credit Equity	\$ -
Deferred Developer Fee	\$ 701,536.00
Permanent First Loan, Hard Debt	\$ 4,910,000.00
Permanent Second Loan	\$ -
Other1	\$ 4,823,840.00
Other2	\$ 1,150,000.00
Other3	\$ 100.00
Other4	\$ 98,200.00
Other5	\$ -
TOTAL	\$ 19,200,754.00

Composite Score No Pool Selected

Housing Credit Request								
Net Credit Request	\$	693,230						
10-year Total	\$	6,932,300						

Development Budget							
Acquisition	\$	300,000.00					
Predevelopment	\$	764,406.00					
Site Development	\$	593,694.00					
Hard Construction	\$	11,795,891.00					
Interim Costs/Finance	\$	1,132,464.00					
Professional Fees	\$	3,891,105.00					
Compliance Costs	\$	228,994.00					
Reserves	\$	494,200.00					
Total Project Costs	\$	19,200,754.00					

Operating Expenses	Per Unit
Per Unit	\$ 8,350
Total	\$ 634,633

# **Thank You**

For additional information contact:

Josh Roth (614) 525-5360 jroth@franklincountyohio.gov





#### **Proposal Summary** AHFA Salem Village

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# Salem Village

Salem Village will be a 76-unit senior housing community located in the Northland neighborhood of

Columbus, Franklin County, Ohio. The four-story building with an elevator features a community room, fitness center, outdoor lounge space, walking path and free Wi-Fi. Salem Village will include on-site service coordination offering essential services and critical links to resources in the community such as healthcare and legal assistance.

Salem Village has secured a Section 202 Supportive Housing for the Elderly Award from the

U.S. Department of Housing and Urban Development (HUD), a competitive, national funding source. Salem Village secured the largest HUD Section 202 Award in the country as a development source (\$4.8M) as well as project based rental subsidy for twenty-eight (28) units to preserve rental affordability for senior residents long term. OHFA's Bond Gap Financing award will be the last source required to begin construction on this new senior community.

Pool	N/A - 4%	Develop	ment Team Information		Ownership Information		
Population	Seniors	Developer National Church Residences			Ownership Entity	Salem Village Senior Housing Limited Partnership	
Building Type	Multifamily	Developer Contact	Amy Rosenthal		Managing Partner	National Church Residences	
Construction Type	New Construction	Co-Developer	N/A		Parent Organization	N/A	
Address	999 East Dublin Granville Road	General Contractor	TBD		Minority Member #1	N/A	
City	Columbus	Management Co.	National Church Residences		Parent Organization	0	
County	Franklin	Syndicator	TBD		Minority Member #2	N/A	
Census Tract	39049006921	Architect	Berardi + Partners	]	Nonprofit	National Church Residences	

# Units	# BR	# Bath	Square Feet	Affordable to what % AMGI (rent limit)	Occupied by what % AMGI (income limit)	Tenant Paid Re		Tenant-Paid Utilities	Rental Subsid	y Subsidy Type	Rent to Project Per Unit	Monthly Rent to Project
16	1	1	650	30%	30%	\$ 47	4 \$	-	\$ 2	I6 HUD	\$ 690	\$ 11,040
12	1	1	650	50%	50%	\$ 47	4 \$	-	\$ 2	I6 HUD	\$ 690	\$ 8,280
3	1	1	650	50%	50%	\$ 78	9 \$	-	\$-	None	\$ 789	\$ 2,367
45	1	1	650	70%	70%	\$ 1,10	5 \$	-	\$-	None	\$ 1,105	\$ 49,725
0	0	0	0	0%	0%	\$-	\$	-	\$-	0	\$ -	\$ -
0	0	0	0	0%	0%	\$ -	\$	-	\$-	0	\$ -	\$ -
0	0	0	0	0%	0%	\$-	\$	-	\$-	0	\$-	\$ -
0	0	0	0	0%	0%	\$ -	\$	-	\$-	0	\$-	\$ -
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0	0	0	0	0%	0%	\$ -	\$	-	\$-	0	\$-	\$ -
0	0	0	0	0%	0%	\$ -	\$	-	\$-	0	\$-	\$ -
0	0	0	0	0%	0%	\$ -	\$	-	\$-	0	\$-	\$ -
76	TOTAL											\$ 71,412

Construction Financing Sources				Permanent Financing Sources			Housing Credit Request			
Tax Credit Equity	\$	956,562.00	ľ	Tax Credit Equity		\$ 6,377,078.00		Net Credit Request	\$	693,230

HDAP	\$ 1,026,000.00
Historic Tax Credit Equity	\$ -
Deferred Developer Fee	\$ 701,536.00
Construction Loan	\$ 9,222,110.00
Other1	\$ 4,341,456.00
Other2	\$ 2,953,090.00
Other3	\$ -
Other4	\$ -
Other5	\$ -
TOTAL	\$ 19,200,754.00

Wage Rate	Information
Wage Requirement	Davis Bacon
"Other" Detail	0

HDAP: OHTF/HOME	\$ 1,140,000.00
HDAP: NHTF	\$ -
Historic Tax Credit Equity	\$ -
Deferred Developer Fee	\$ 701,536.00
Permanent First Loan, Hard Debt	\$ 4,910,000.00
Permanent Second Loan	\$ -
Other1	\$ 4,823,840.00
Other2	\$ 1,150,000.00
Other3	\$ 100.00
Other4	\$ 98,200.00
Other5	\$ -
TOTAL	\$ 19,200,754.00

Composite Score No Pool Selected

10-year Total	\$	6,932,300
	Development Budget	
Acquisition	\$	300,000.00
Predevelopment	\$	764,406.00

Predevelopment	\$ 764,406.00
Site Development	\$ 593,694.00
Hard Construction	\$ 11,795,891.00
Interim Costs/Finance	\$ 1,132,464.00
Professional Fees	\$ 3,891,105.00
Compliance Costs	\$ 228,994.00
Reserves	\$ 494,200.00
Total Project Costs	\$ 19,200,754.00

Operating Expenses	Per Unit
Per Unit	\$ 8,350
Total	\$ 634,633



# **Proposal Summary**

AHFA Mulby Place

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#### Mulby Place

Mulby Place will offer 100 units of affordable senior housing at the intersection of Cleveland and Myrtle Avenues in the "downtown" heart of Linden. Two threestory elevator buildings will provide a mix of 70 one– and 30 two-bedroom units. Mulby Place is the first phase of a larger revitalization initiative including nearby single-family homes and commercial revitalization. The senior properties will include on-site property management and customary senior amenities, such as community room, craft and fitness rooms, plus outdoor recreation. All apartments will be fully accessible or adaptable and incorporate universal design elements, as well as meeting green building standards. 20% of the units will be affordable to extremely low-income households and all will be affordable at or under 60% of area median income. Homeport will offer supportive services typically provided in independent senior communities, including health care screening and referral to community services.

Pool	0
Population	Seniors
Building Type	Multifamily
Construction Type	New Construction
Address	2432 Cleveland Avenue
City	Columbus
County	Franklin
Census Tract	39049000920

Develop	oment Team Information			Ownership Information	
Developer	Columbus Housing Partnership, Inc. d	ba Homeport	Ownership Entity	Mulby Place Homes LLC	
Developer Contact	LeahEvans	N	Managing Partner	Columbus Housing Partnership, Inc. dba I	Homeport
Co-Developer	N/A	P	Parent Organization	N/A	
General Contractor	To be determined	N	Vinority Member #1	0	
Management Co.	Wallick Properties Midwest, LLC	P	Parent Organization	0	
Syndicator	To be determined	N	Vinority Member #2	0	
Architect	M+A Architects	N	Nonprofit	Columbus Housing Partnership, Inc. dba	Homeport

# Units	# BR	# Bath	Square Feet	Affordable to what % AMGI (rent limit)	Occupied by what % AMGI (income limit)	Tena Paid R		Tenant-Paid Utilities	Rental Subsidy	Subsidy Type	Rent to Project Per Unit	Monthly Rent to Project
14	1	1	700	30%	30%	\$ 3	65	\$ 73	\$ -	0	\$ 365	\$ 5,110
28	1	1	700	50%	50%	\$ 6	35 3	\$ 73	\$ -	0	\$ 635	\$ 17,780
28	1	1	700	60%	60%	\$ 6	50 :	\$ 73	\$ -	0	\$ 650	\$ 18,200
0	0	0	0	0%	0%	\$ .		- 5	\$ -	0	\$ -	\$ -
6	2	1	900	30%	30%	\$ 4	40 3	\$ 86	\$ -	0	\$ 440	\$ 2,640
12	2	1	900	50%	50%		50	\$ 86	\$ -	0	\$ 750	\$ 9,000
12	2	1	900	60%	60%	\$ 7	50 \$	\$ 86	\$-	0	\$ 750	\$ 9,000
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100	TOTAL											\$ 61,730

Construction Financing Sources	Permanent Financing Sources			Housing Credit Request			
Tax Credit Equity \$ -	Tax Credit Equity	\$ 10,158,553.00		Net Credit Request	\$	1,173,143	

HDAP	\$ 2,500,000.00
Historic Tax Credit Equity	\$ -
Deferred Developer Fee	\$ 4,434,553.00
Construction Loan	\$ 12,500,000.00
Other1	\$ 2,875,000.00
Other2	\$ 1,350,000.00
Other3	\$ -
Other4	\$ 300,000.00
Other5	\$ -
TOTAL	\$ 23,959,553.00

	Wage Rate Information	
Wage Requirement		None
"Other" Detail		0

HDAP: OHTF/HOME	\$ 2,500,000.00
HDAP: NHTF	\$ -
Historic Tax Credit Equity	\$ -
Deferred Developer Fee	\$ -
Permanent First Loan, Hard Debt	\$ 2,900,000.00
Permanent Second Loan	\$ -
Other1	\$ 5,750,000.00
Other2	\$ 1,350,000.00
Other3	\$ 1,000,000.00
Other4	\$ 1,000.00
Other5	\$ 300,000.00
TOTAL	\$ 23,959,553.00

Composite Score No Pool Selected

10-year Total	\$	11,731,429
De	evelopment B	idaet
Acquisition	\$	5,000.00
Predevelopment	\$	789.600.00
Site Development	\$	2,297,119.00
Hard Construction	\$	15,934,881.00
Interim Costs/Finance	\$	900,410.00
Professional Fees	\$	3,308,825.00
Compliance Costs	\$	397,800.00
Reserves	\$	325,918.00
Total Project Costs	\$	23,959,553.00

Operating Expenses	Per Unit	
Per Unit	\$	5,840
Total	\$	583,950



# **Proposal Summary**

## AHFA Dunbury Greene

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### Dunbury Greene

Woda Cooper Companies, Inc. & Housing Services Alliance, Inc. propose a 60-unit senior (55+) housing development as part of a catalytic 12-acre redevelopment initiative. Located at the western terminus of the Hilltop and Westland Corridor, a small distance off Broad Street, the site has easy access to I-270, and ample employment opportunities within less than 2 miles. The development creates a new vision for the site of the once-luxurious "Lincoln Park West," which following decades of blight and decline, was demolished. First Global Investment will construct an adjacent 77-unit for-sale housing development, while Woda and it's partners develop the proposed senior housing. It will feature an efficient 3-story midrise building, modern amenities, employ green construction techniques, and be universally designed for aging-in-place. In connection with development, the Abubakar Asiddiq Islamic Center also intends to develop an adjacent 6-acre public park, including walking trails.

Pool	N/A - 4%
Population	Seniors
Building Type	Multifamily
Construction Type	New Construction
Address	4478 Westport Road
City	Prairie Township & Franklin Township
County	Franklin
Census Tract	39049008230

Develop	ment Team Information		Ownership Information		
Developer	Woda Cooper Development, Inc.		Ownership Entity	Dunbury Greene Limited Partnership	
Developer Contact	JosephMcCabe		Managing Partner	H.S.A. Housing Corp.	
Co-Developer	Housing Services Alliance, Inc.		Parent Organization	Housing Services Alliance, Inc.	
General Contractor	Woda Construction, Inc.		Minority Member #1	Dunbury Green GP, LLC	
Management Co.	Woda Management & Real Estate,	LLC	Parent Organization	Woda Cooper Companies, Inc.	
Syndicator	Marble Cliff Capital		Minority Member #2	NA	
Architect	PCI Design Group, Inc.		Nonprofit	Housing Services Alliance, Inc.	

# Units	# BR	# Bath	Square Feet	Affordable to what % AMGI (rent limit)	Occupied by what % AMGI (income limit)	nant- I Rent	Tenant-Paid Utilities	Rental Subsidy	Subsidy Type	Rent to Project Per Unit	Monthly Rent to Project
6	2	1	951	30%	30%	\$ 415	\$ 153	\$ \$-	0	\$ 415	\$ 2,490
6	2	1	868	30%	30%	\$ 415	\$ 153	\$-	0	\$ 415	\$ 2,490
10	2	1	868	50%	50%	\$ 794	\$ 153	\$ \$-	0	\$ 794	\$ 7,940
10	2	1	868	50%	50%	\$ 794	\$ 153	\$ \$-	0	\$ 794	\$ 7,940
16	2	1	868	80%	80%	\$ 899	\$ 153	\$ \$-	0	\$ 899	\$ 14,384
12	2	1	864	80%	80%	\$ 899	\$ 153	\$ \$-	0	\$ 899	\$ 10,788
0	0	0	0	0%	0%	\$ -	\$ -	\$ \$-	0	\$-	\$ -
0	0	0	0	0%	0%	\$ -	\$ -	\$ \$-	0	\$-	\$ -
0	0	0	0	0%	0%	\$ -	\$ -	\$ \$-	0	\$-	\$ -
0	0	0	0	0%	0%	\$ -	\$ -	\$ \$-	0	\$-	\$ -
0	0	0	0	0%	0%	\$ -	\$ -	\$ \$-	0	\$-	\$ -
0	0	0	0	0%	0%	\$ -	\$ -	\$ \$-	0	\$-	\$ -
0	0	0	0	0%	0%	\$ -	\$ -	\$ \$-	0	\$-	\$ -
0	0	0	0	0%	0%	\$ -	\$ -	\$ \$-	0	\$-	\$ -
0	0	0	0	0%	0%	\$ -	\$ -	\$ \$-	0	\$-	\$ -
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0	0	0	0	0%	0%	\$ -	\$-	\$-	0	\$-	\$-
60	TOTAL										\$ 46,032

Construction Financing Sources							
Tax Credit Equity	\$	140,132.00					
HDAP	\$	1,000,000.00					
Historic Tax Credit Equity	\$	-					
Deferred Developer Fee	\$	1,490,499.00					
Construction Loan	\$	8,700,000.00					
Other1	\$	1,500,000.00					
Other2	\$	-					
Other3	\$	-					
Other4	\$	-					
Other5	\$	-					
TOTAL	\$	12,830,631.00					

	Wage Rate Information	
Wage Requirement		None
"Other" Detail		NA

Permanent Financing Sources	
Tax Credit Equity	\$ 5,163,794.00
HDAP: OHTF/HOME	\$ 2,500,000.00
HDAP: NHTF	\$ -
Historic Tax Credit Equity	\$ -
Deferred Developer Fee	\$ 226,837.00
Permanent First Loan, Hard Debt	\$ 3,800,000.00
Permanent Second Loan	\$ -
Other1	\$ 1,140,000.00
Other2	\$ -
Other3	\$ -
Other4	\$ -
Other5	\$ -
TOTAL	\$ 12,830,631.00

Composite Score No Pool Selected

Housing Credit Request				
Net Credit Request	\$	629,869		
10-year Total	\$	6,298,690		

Development Budget					
Acquisition	\$	130,000.00			
Predevelopment	\$	499,828.00			
Site Development	\$	1,044,848.00			
Hard Construction	\$	7,765,492.00			
Interim Costs/Finance	\$	845,141.00			
Professional Fees	\$	2,180,909.00			
Compliance Costs	\$	186,792.00			
Reserves	\$	177,621.00			
Total Project Costs	\$	12,830,631.00			

Operating Expenses	Per Unit	
Per Unit	\$	5,274
Total	\$	316,454