



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

Sharon Francis  
Danielle Alexander  
Charles Hillman  
Dean Hidenlang  
Benjamin Kessler  
Jeffery Woda

#### Guest:

Rebecca Garrett  
Jonathan McKay  
Josh Roth  
Emanuel Torres  
Jon White

#### Members Absent:

Shannon Hardin  
Stephanie Hightower

#### 1) Welcome and Introductions

- Robert Williams opened and welcomed everyone to the meeting and had everyone introduce themselves.

#### 2) Discussion on new President

- Discussion 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 Schimmer, & Bruce Luecke
  - Mulby Place Proposal Summary
    - Motion to approve was first and seconded. Project approved.
    - Abstained from voting: Steven Gladman, Jim Schimmer, & Bruce Luecke
  - Dunbury Greene Proposal Summary
    - Motion to approve was first and seconded. Project approved.
    - Abstained from voting: Steven Gladman, Jim Schimmer, & 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



Franklin County  
Board of Commissioners

**ECONOMIC DEVELOPMENT  
& PLANNING**

# 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			
Type	Units	Per Unit Subsidy	Total Subsidy
Efficiency		\$ 12,000.00	\$ -
1-Bedroom		\$ 15,000.00	\$ -
2-Bedroom		\$ 19,000.00	\$ -
3-Bedroom		\$ 23,000.00	\$ -
Total Units			\$ <u><u><u>-</u></u></u>

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

# MAGNET FUND – 1<sup>st</sup> Round

## Application Requirements

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

# 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 = \$4,000,000 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

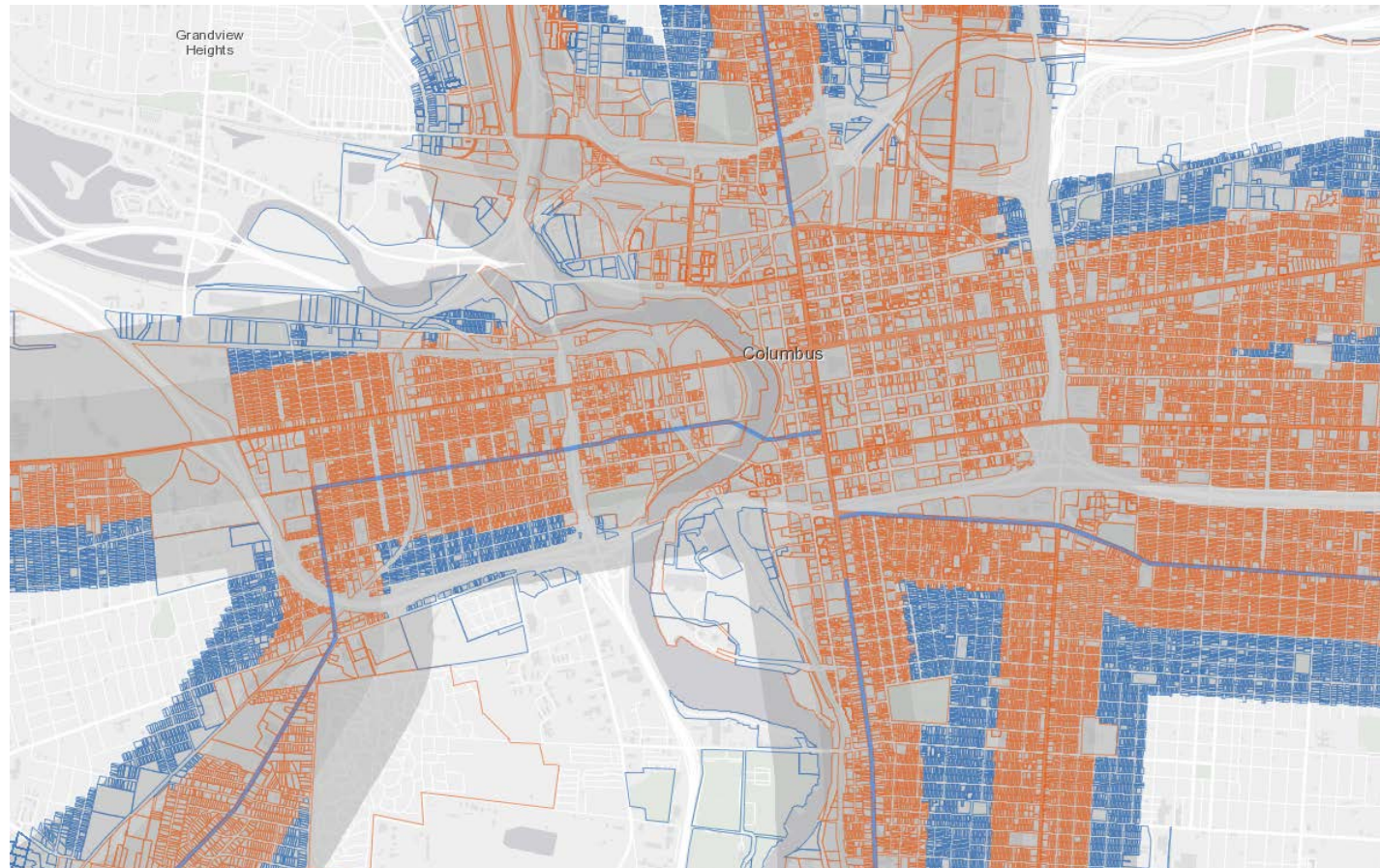


# MAGNET FUND for 4% LIHTC PROJECTS

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

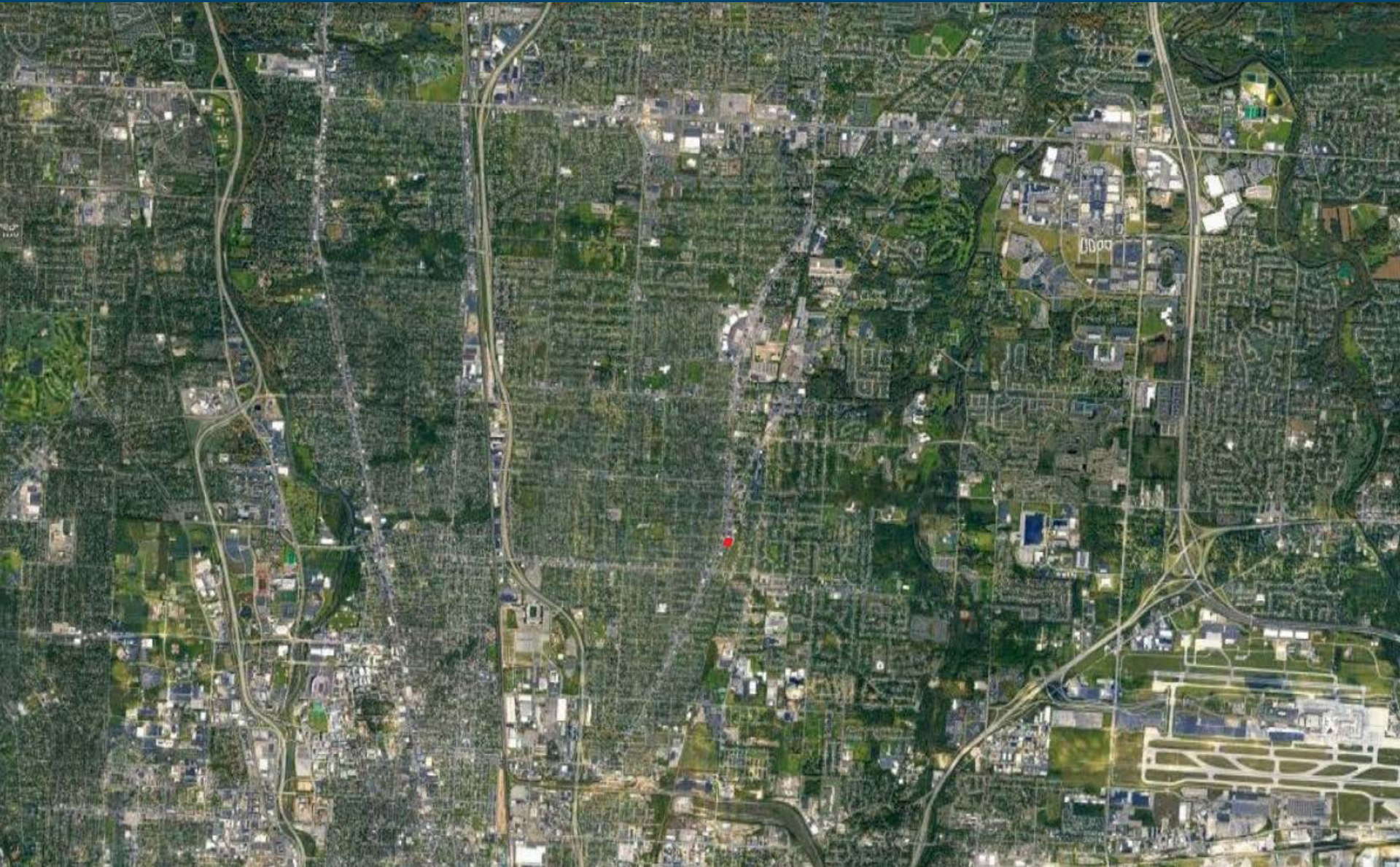
- April 2020; RFP Release
- July 2020; Award Notice
- September 2020; OHFA BGF Application Deadline
- October 2020; OHFA Award Notice
  
- 2021; HAB
- 2021; Project Closing

# Mulby Place (Homeport)



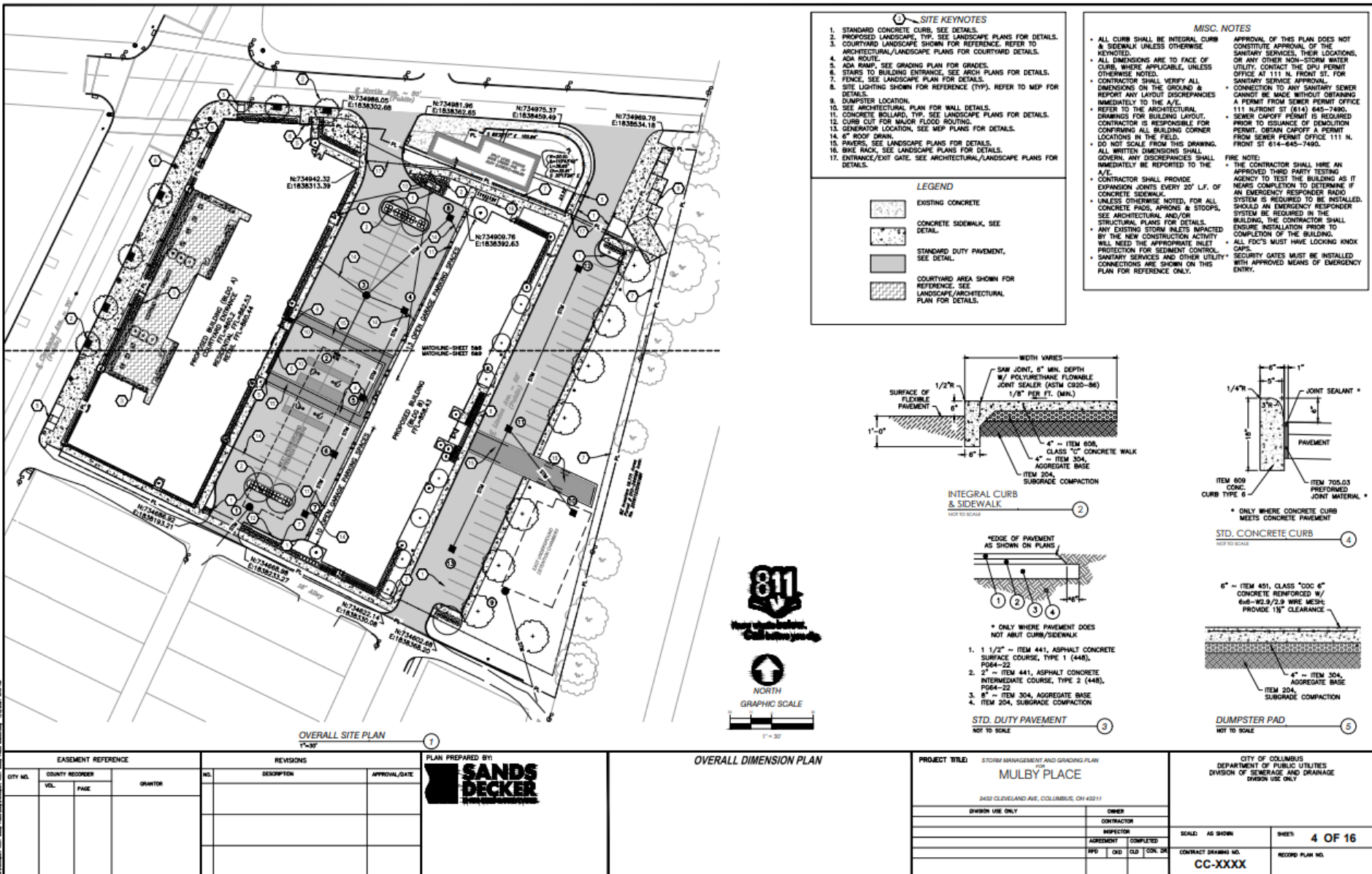


# Mulby Place (Homeport)





# Mulby Place (Homeport)



# Mulby Place (Homeport)

## Proposal Summary

AHFA Mulby Place

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



**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 three-story 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

Development Team Information	
Developer	Columbus Housing Partnership, Inc. dba Homeport
Developer Contact	Leah Evans
Co-Developer	N/A
General Contractor	To be determined
Management Co.	Wallick Properties Midwest, LLC
Syndicator	To be determined
Architect	M+A Architects

Ownership Information	
Ownership Entity	Mulby Place Homes LLC
Managing Partner	Columbus Housing Partnership, Inc. dba Homeport
Parent Organization	N/A
Minority Member #1	0
Parent Organization	0
Minority Member #2	0
Nonprofit	Columbus Housing Partnership, Inc. dba Homeport

# Units	# BR	# Bath	Square Feet	Affordable to what % AMGI (rent limit)	Occupied by what % AMGI (income limit)	Tenant-Paid 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	\$ -	0	\$ 365	\$ 5,110
28	1	1	700	50%	50%	\$ 635	\$ 73	\$ -	0	\$ 635	\$ 17,780
28	1	1	700	60%	60%	\$ 650	\$ 73	\$ -	0	\$ 650	\$ 18,200
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$ -
6	2	1	900	30%	30%	\$ 440	\$ 86	\$ -	0	\$ 440	\$ 2,640
12	2	1	900	50%	50%	\$ 750	\$ 86	\$ -	0	\$ 750	\$ 9,000
12	2	1	900	60%	60%	\$ 750	\$ 86	\$ -	0	\$ 750	\$ 9,000
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$ -
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
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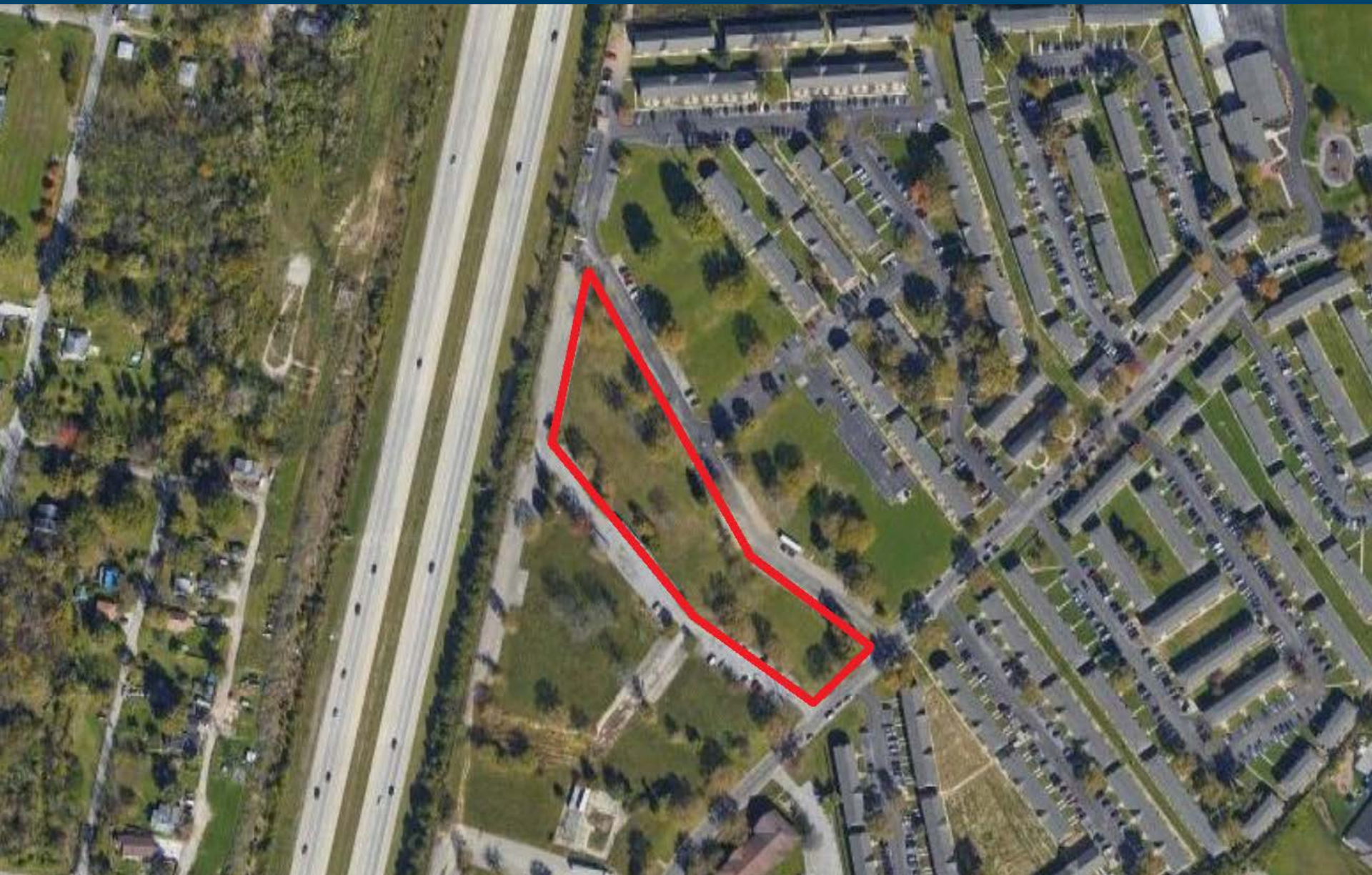
Housing Credit Request	
Net Credit Request	\$ 1,173,143
10-year Total	\$ 11,731,429

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	\$ 5,840
Total	\$ 583,950

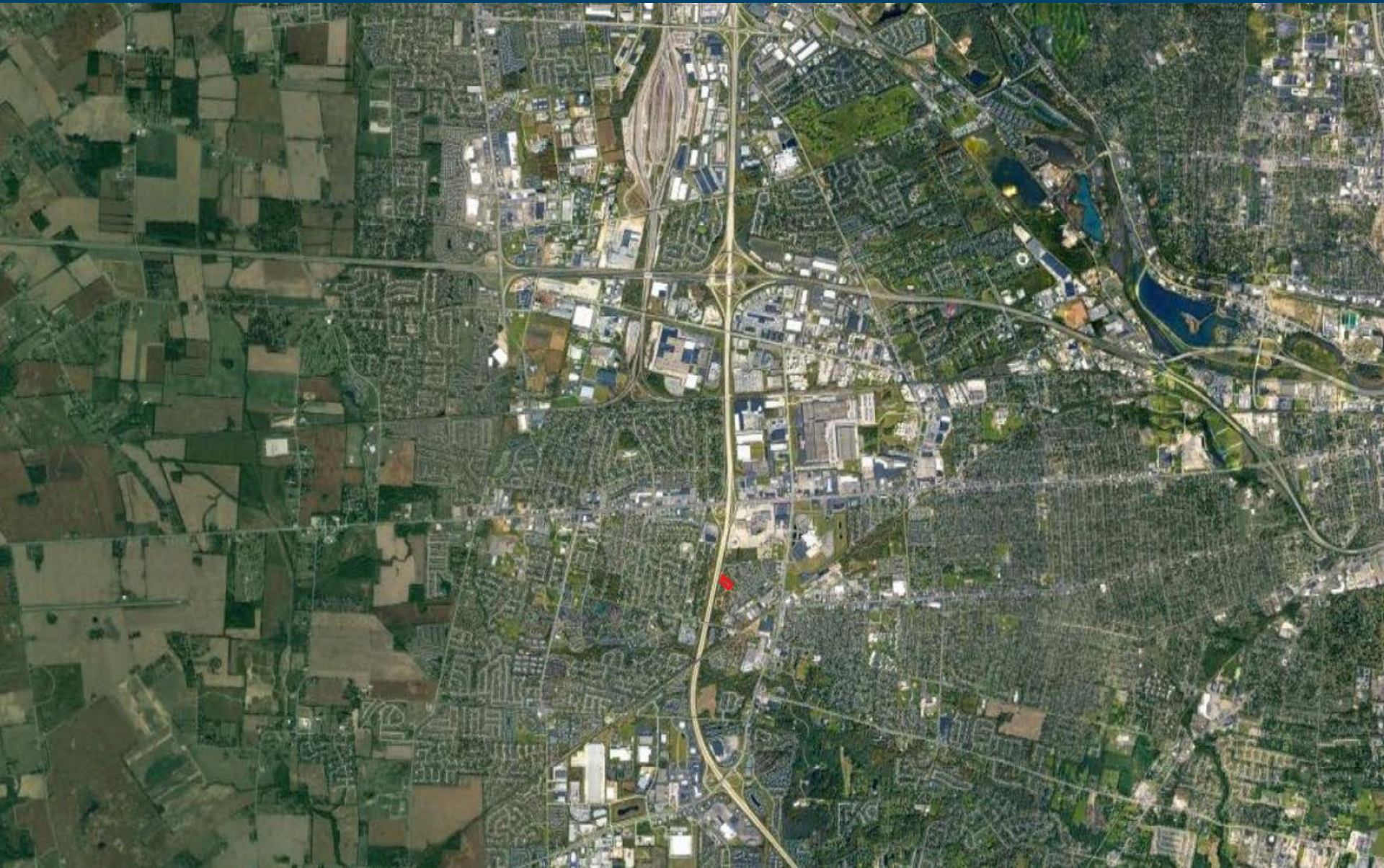


# Dunbury Greene (Woda)





# Dunbury Greene (Woda)





## A SITE PLAN



1. SIDEWALK
2. DOG PARK
3. PAVILLION TABLES & GRILL
4. BIKE RACKS
5. SUNSHISTER AREA
6. PROPERTY LINE
7. TRANSFORMER

**DUNBURY GREENE**  
PRAIRIE TWP, OH 45701  
FRANKLIN COUNTY

LANDSCAPE PLAN

CHPFA 80% C ONSTN. DOCBL 824  
SUBJECT ADD.

L1.0

JOHN W. ANDERSON, VANCE

# Dunbury Greene (Woda)

## Proposal Summary

AHFA Dunbury Greene

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Photograph or Rendering



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 its 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

Development Team Information

Developer	Woda Cooper Development, Inc.
Developer Contact	JosephMcCabe
Co-Developer	Housing Services Alliance, Inc.
General Contractor	Woda Construction, Inc.
Management Co.	Woda Management & Real Estate, LLC
Syndicator	Marble Cliff Capital
Architect	PCI Design Group, Inc.

Ownership Information

Ownership Entity	Dunbury Greene Limited Partnership
Managing Partner	H.S.A. Housing Corp.
Parent Organization	Housing Services Alliance, Inc.
Minority Member #1	Dunbury Green GP, LLC
Parent Organization	Woda Cooper Companies, Inc.
Minority Member #2	NA
Nonprofit	Housing Services Alliance, Inc.

# Units	# BR	# Bath	Square Feet	Affordable to what % AMGI (rent limit)	Occupied by what % AMGI (income limit)	Tenant-Paid 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
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

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

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

Wage Rate Information

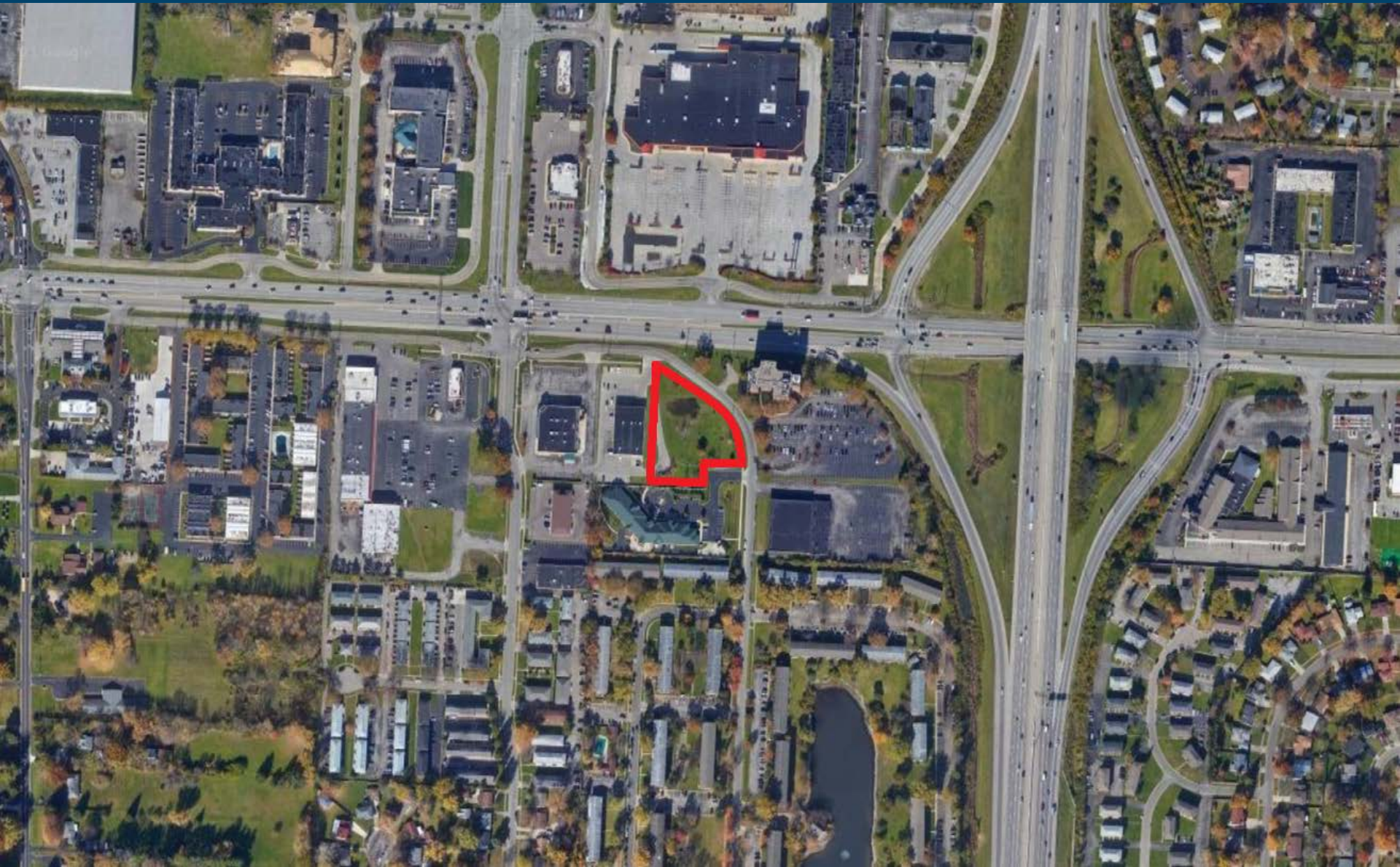
Wage Requirement	None
"Other" Detail	NA

Composite Score No Pool Selected

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

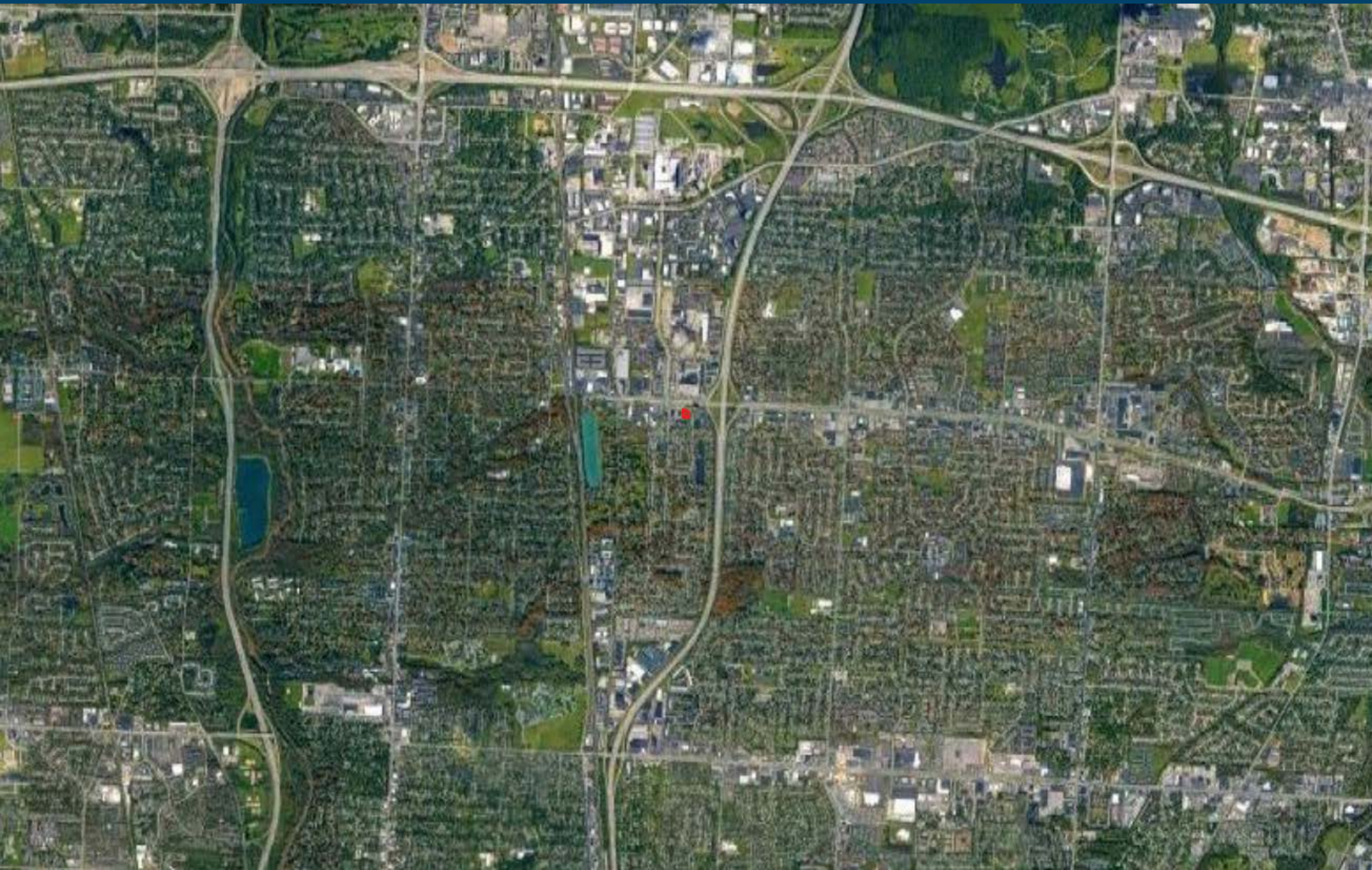


# Salem Village (NCR)





# Salem Village (NCR)









# Salem Village (NCR)

## Proposal Summary

AHFA Salem Village

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Photograph or Rendering



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%
Population	Seniors
Building Type	Multifamily
Construction Type	New Construction
Address	999 East Dublin Granville Road
City	Columbus
County	Franklin
Census Tract	39049006921

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

Ownership Information	
Ownership Entity	Salem Village Senior Housing Limited Partnership
Managing Partner	National Church Residences
Parent Organization	N/A
Minority Member #1	N/A
Parent Organization	0
Minority Member #2	N/A
Nonprofit	National Church Residences

# Units	# BR	# Bath	Square Feet	Affordable to what % AMGI (rent limit)	Occupied by what % AMGI (income limit)	Tenant-Paid Rent	Tenant-Paid Utilities	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 Sources	
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

Wage 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
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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](mailto:jroth@franklincountyohio.gov)



Franklin County  
Board of Commissioners

**ECONOMIC DEVELOPMENT  
& PLANNING**



## Proposal Summary

AHFA	Salem Village
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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

Salem Village
<p>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.</p> <p>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.</p>

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

Ownership Information	
Ownership Entity	Salem Village Senior Housing Limited Partnership
Managing Partner	National Church Residences
Parent Organization	N/A
Minority Member #1	N/A
Parent Organization	0
Minority Member #2	N/A
Nonprofit	National Church Residences

[illegible]

Construction Financing Sources		
Tax Credit Equity	\$	956,562.00

Permanent Financing Sources	
Tax Credit Equity	\$ 6,377,078.00

Housing Credit Request		
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	\$	-
<b>TOTAL</b>	<b>\$</b>	<b>19,200,754.00</b>

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	\$	-
<b>TOTAL</b>	<b>\$</b>	<b>19,200,754.00</b>

Composite Score	No Pool Selected
-----------------	------------------

10-year Total	\$	6,932,300
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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
<b>Total Project Costs</b>	<b>\$</b>	<b>19,200,754.00</b>

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

## Proposal Summary

AHFA Mulby Place

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

Photograph or Rendering

A photograph of a modern, multi-story brick building with large glass windows, likely a commercial or institutional structure, set against a blue sky with clouds. The building is surrounded by landscaping, including trees and a paved area.

Mulby Place
<p>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 three-story 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.</p>

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

Development Team Information	
Developer	Columbus Housing Partnership, Inc.
Developer Contact	Leah Evans
Co-Developer	N/A
General Contractor	To be determined
Management Co.	Wallick Properties Midwest, LLC
Syndicator	To be determined
Architect	M+A Architects

Ownership Information	
Ownership Entity	Mulby Place Homes LLC
Managing Partner	Columbus Housing Partnership, Inc. dba Homeport
Parent Organization	N/A
Minority Member #1	0
Parent Organization	0
Minority Member #2	0
Nonprofit	Columbus Housing Partnership, Inc. dba Homeport

# Units	# BR	# Bath	Square Feet	Affordable to what % AMGI (rent limit)	Occupied by what % AMGI (income limit)	Tenant-Paid 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	\$ -	0	\$ 365	\$ 5,110
28	1	1	700	50%	50%	\$ 635	\$ 73	\$ -	0	\$ 635	\$ 17,780
28	1	1	700	60%	60%	\$ 650	\$ 73	\$ -	0	\$ 650	\$ 18,200
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$ -
6	2	1	900	30%	30%	\$ 440	\$ 86	\$ -	0	\$ 440	\$ 2,640
12	2	1	900	50%	50%	\$ 750	\$ 86	\$ -	0	\$ 750	\$ 9,000
12	2	1	900	60%	60%	\$ 750	\$ 86	\$ -	0	\$ 750	\$ 9,000
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	\$ -	\$ -
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	\$ -	\$ -
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	\$ -	\$ -
100	TOTAL					\$ -	\$ -	\$ -	0	\$ -	\$ 61,730

Construction Financing Sources		
Tax Credit Equity	\$	-

Permanent Financing Sources	
Tax Credit Equity	\$ 10,158,553.00

Housing Credit Request		
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	\$	-
<b>TOTAL</b>	<b>\$</b>	<b>23,959,553.00</b>

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
<b>TOTAL</b>	<b>\$</b>	<b>23,959,553.00</b>

Composite Score	No Pool Selected
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10-year Total	\$	11,731,429
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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
<b>Total Project Costs</b>	<b>\$</b>	<b>23,959,553.00</b>

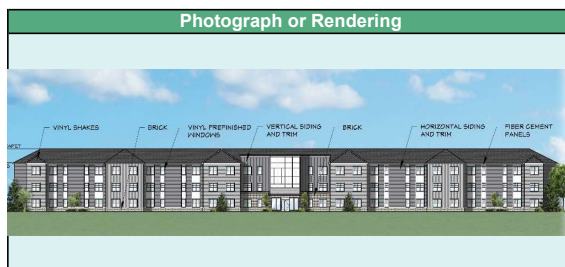
Operating Expenses		Per Unit
Per Unit	\$	5,840
Total	\$	583,950



## Proposal Summary

AHFA	Dunbury Greene
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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

Dunbury Greene
<p>Woda Cooper Companies, Inc. &amp; 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 its 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.</p>

Development Team Information	
Developer	Woda Cooper Development, Inc.
Developer Contact	JosephMcCabe
Co-Developer	Housing Services Alliance, Inc.
General Contractor	Woda Construction, Inc.
Management Co.	Woda Management & Real Estate, LLC
Syndicator	Marble Cliff Capital
Architect	PCI Design Group, Inc.

Ownership Information	
Ownership Entity	Dunbury Greene Limited Partnership
Managing Partner	H.S.A. Housing Corp.
Parent Organization	Housing Services Alliance, Inc.
Minority Member #1	Dunbury Green GP, LLC
Parent Organization	Woda Cooper Companies, Inc.
Minority Member #2	NA
Nonprofit	Housing Services Alliance, Inc.

[illegible]

0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$ -
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	\$ -
<b>TOTAL</b>	<b>\$ 12,830,631.00</b>

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	\$ -
<b>TOTAL</b>	<b>\$ 12,830,631.00</b>

<b>Composite Score</b>	No Pool Selected
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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
<b>Total Project Costs</b>	<b>\$ 12,830,631.00</b>

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