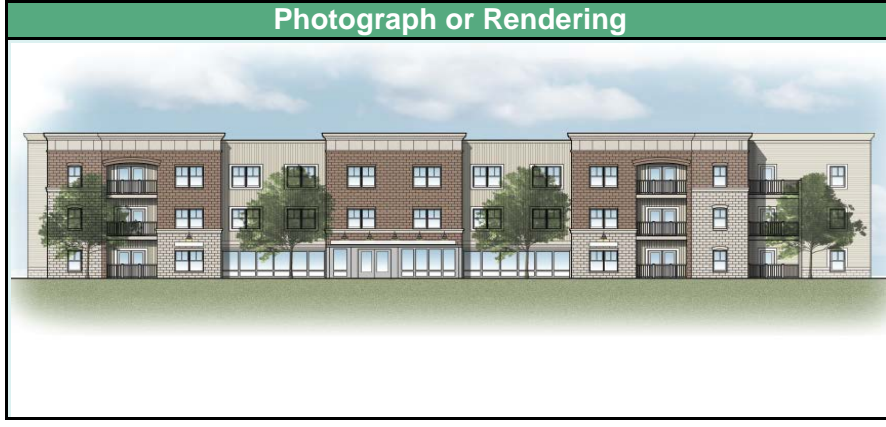


Proposal Summary

AHFA Arthurs Crossing II

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Arthurs Crossing II
 Arthurs Crossing II is a 54-unit phase of a proposed 116-unit workforce development near the intersection of Roberts & Walcutt Roads; a joint initiative of Woda Cooper Companies, Inc. and Columbus Housing Partnership ("Homeport"). The project features 1, 2 and 3-bedroom units in midrise buildings. The master plan provides a park-like setting featuring greenspace, adequate parking, and walkable connections to amenities, services and employment. Arthurs Crossing eases concerns over concentrating new housing initiatives only within the inner-urban core, placing much-needed affordable housing near job centers. Situated amongst a diverse neighborhood of condominiums, high-end apartments and single-family subdivisions, it is also adjacent to Kimball Midwest, Simpson Strong Tie Co., Terrier Food Corp., and Ball Metal Food Container –an employment campus employing over 10,000, as well as countless opportunities along Hillard-Rome and Roberts Road corridors.

Pool	New Affordability: Family Urban Opportunity
Population	Families
Building Type	Multifamily
Construction Type	New Construction
Address	4871-4879 Roberts Road
City	Columbus
County	Franklin
Census Tract	39049007954

Development Team Information	
Developer	Columbus Housing Partnership, Inc. dba Homeport
Developer Contact	BruceLuecke
Co-Developer	N/A
General Contractor	To Be Determined - Prior to Final App
Management Co	Woda Management & Real Estate, LLC
Syndicator	To Be Determined - Prior to Final App
Architect	PCI Design Group, Inc.

Ownership Information	
Ownership Entity	Arthurs Crossing II Homes, LLC
Managing Partner	Arthurs Crossing II Housing, Inc.
Parent Organization	Columbus Housing Partnership, Inc. dba Homeport
Minority Member #1	NA
Parent Organization	NA
Minority Member #2	NA
Non-Profit	Columbus Housing Partnership, Inc. dba Homeport

#Units	# BR	# Bath	SQFT	%Affordable To	%Occupied By	Tenant-Paid Rent	Tenant-Paid Utilities	Subsidy	Subsidy Type	Rent to Project Per Unit	Monthly Rent to Project
2	1	1	691	30%	30%	\$ 325.00	\$ 102.00	\$ -	None	\$ 325.00	\$ 650.00
3	1	1	691	60%	60%	\$ 750.00	\$ 102.00	\$ -	None	\$ 750.00	\$ 2,250.00
1	1	1	691	70%	70%	\$ 850.00	\$ 102.00	\$ -	None	\$ 850.00	\$ 850.00
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	None	\$ -	\$ -
5	2	1	868	30%	30%	\$ 375.00	\$ 136.00	\$ -	None	\$ 375.00	\$ 1,875.00
6	2	1	951	50%	50%	\$ 720.00	\$ 136.00	\$ -	None	\$ 720.00	\$ 4,320.00
11	2	1	951	60%	60%	\$ 865.00	\$ 136.00	\$ -	None	\$ 865.00	\$ 9,515.00
2	2	1	868	60%	60%	\$ 865.00	\$ 136.00	\$ -	None	\$ 865.00	\$ 1,730.00
6	2	1	868	70%	70%	#####	\$ 136.00	\$ -	None	\$ 1,010.00	\$ 6,060.00
3	2	1	1095	70%	70%	#####	\$ 136.00	\$ -	None	\$ 1,010.00	\$ 3,030.00
1	2	1	1040	70%	70%	#####	\$ 136.00	\$ -	None	\$ 1,010.00	\$ 1,010.00
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	None	\$ -	\$ -
2	3	1.5	1111	30%	30%	\$ 410.00	\$ 182.00	\$ -	None	\$ 410.00	\$ 820.00
1	3	1.5	1157	50%	50%	\$ 800.00	\$ 182.00	\$ -	None	\$ 800.00	\$ 800.00
3	3	1.5	1120	60%	60%	\$ 975.00	\$ 182.00	\$ -	None	\$ 975.00	\$ 2,925.00
2	3	1.5	1157	70%	70%	#####	\$ 182.00	\$ -	None	\$ 1,145.00	\$ 2,290.00
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	None	\$ -	\$ -
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	None	\$ -	\$ -
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$ -
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$ -
6	1	1	691	50%	30%	\$ 220.00	\$ 102.00	\$ 394.00	811 PRA	\$ 614.00	\$ 3,684.00
0	0	0	0	50%	30%	\$ 220.00	\$ -	\$ 448.00	811 PRA	\$ -	\$ -
0	0	0	0	50%	30%	\$ 220.00	\$ -	\$ 448.00	811 PRA	\$ -	\$ -
0	0	0	0	50%	30%	\$ 220.00	\$ -	\$ 448.00	811 PRA	\$ -	\$ -
54	TOTAL									\$ 41,809.00	

Construction Financing Sources	
Tax Credit Equity	\$ 390,818.00
HDAP	\$ 300,000.00
Historic Tax Credit Equity	\$ -
Deferred Developer Fee	\$ 1,171,451.00
Construction Loan	\$ 8,450,000.00
Other1	\$ 300,000.00
Other2	\$ 1,250,000.00
Other3	\$ -
Other4	\$ -
Other5	\$ -
TOTAL	\$ 11,862,269.00

Permanent Financing Sources	
Tax Credit Equity	\$ 8,785,803.00
HDAP: OHTF/HOME	\$ 300,000.00
HDAP: Nat'l Housing Trust Fund	\$ -
Historic Tax Credit Equity	\$ -
Deferred Developer Fee	\$ 51,466.00
Permanent First Loan, Hard Debt	\$ 2,425,000.00
Permanent Second Loan	\$ -
Other1	\$ 300,000.00
Other2	\$ -
Other3	\$ -
Other4	\$ -
Other5	\$ -
TOTAL	\$ 11,862,269.00

Housing Credit Request	
Net Credit Request	\$ 950,000.00
10 YR Total	\$ 9,500,000.00

Development Budget	
Acquisition	\$ 899,900.00
Predevelopment	\$ 515,348.00
Site Development	\$ 1,032,000.00
Hard Construction	\$ 6,993,551.00
Interim Costs/Finance	\$ 601,216.00
Professional Fees	\$ 1,442,500.00
Compliance Costs	\$ 144,000.00
Reserves	\$ 233,754.00
Total Project Costs	\$ 11,862,269.00

Rate Information	
Wage Requirement	None
"Other" Detail	0

Composite Score	3.80
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Operating Expenses Per Unit	
Per Unit	\$ 4,997.78
Total	\$ 269,880.00