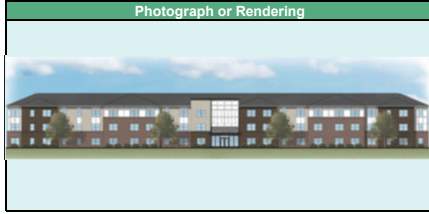


### Proposal Summary

AHFA Arthurs Crossing

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**Arthurs Crossing**  
Woda Cooper Companies, Inc. is paired with Community Development for All People, a faith-based service-rich local community housing development organization rooted within Columbus' Southside neighborhood. A short distance from downtown, this project redevelops an underutilized manufacturing site, footsteps off the South High Street corridor. Unlike other Southside areas, Merion Village has few affordable housing options and is fast gentrifying. Arthurs Crossing builds a unique hybrid project: fifty-six (56) new affordable units in a range of sizes, including a three-story midrise corridor building with forty-six (46) units ranging 1-to-3 bedroom in size, as well as ten (10) 4-bedroom single-family infill houses within the adjacent neighborhood. This project is key to preserving economic diversity for households of 30-80% AMGI.

Pool	New Affordability: General Occupancy Urban Housing
Population	Families
Building Type	Multifamily
Construction Type	New Construction
Address	33 W. Morrill Ave. & Scattered Sites
City	Columbus
County	Franklin
Census Tract	39049006100

Development Team Information	
Developer	Woda Cooper Development, Inc.
Developer Contact	David Cooper, Jr.
Co-Developer	Community Development for All People Corporation
General Contractor	Woda Construction, Inc.
Management Co.	Woda Management & Real Estate, LLC
Syndicator	RBC Community Investments, LLC
Architect	PCI Design Group, Inc.

Ownership Information	
Ownership Entity	Arthurs Crossing Limited Partnership
Managing Partner	Woda Cooper Communities, LLC
Parent Organization	Woda Cooper Companies, Inc.
Minority Member #1	CD4AP Arthurs Corp.
Parent Organization	Community Development for All People
Minority Member #2	NA
Nonprofit	Community Development for All People

# 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
2	1	1	688	30%	30%	\$ 330	\$ 107	\$ -	0	\$ 330	\$ 660
9	1	1	688	60%	60%	\$ 715	\$ 107	\$ -	0	\$ 715	\$ 6,435
1	1	1	688	80%	80%	\$ 750	\$ 107	\$ -	0	\$ 750	\$ 750
3	1	1	722	80%	80%	\$ 750	\$ 107	\$ -	0	\$ 750	\$ 2,250
5	2	1	876	30%	30%	\$ 380	\$ 143	\$ -	0	\$ 380	\$ 1,900
12	2	1	876	60%	60%	\$ 815	\$ 143	\$ -	0	\$ 815	\$ 9,780
6	2	1	876	80%	80%	\$ 875	\$ 143	\$ -	0	\$ 875	\$ 5,250
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$ -
1	3	1.5	1144	30%	30%	\$ 415	\$ 188	\$ -	0	\$ 415	\$ 415
5	3	1.5	1144	60%	60%	\$ 975	\$ 188	\$ -	0	\$ 975	\$ 4,875
2	3	1.5	1180	80%	80%	\$ 1,100	\$ 188	\$ -	0	\$ 1,100	\$ 2,200
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$ -
1	4	2	1466	30%	30%	\$ 410	\$ 264	\$ -	0	\$ 410	\$ 410
8	4	2	1466	60%	60%	\$ 1,050	\$ 264	\$ -	0	\$ 1,050	\$ 8,400
1	4	2	1466	80%	80%	\$ 1,400	\$ 264	\$ -	0	\$ 1,400	\$ 1,400
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	\$ -	\$ -
56	TOTAL										\$ 44,725

Construction Financing Sources	
Tax Credit Equity	\$ 383,962.00
HDAP	\$ -
Historic Tax Credit Equity	\$ -
Deferred Developer Fee	\$ 1,237,279.00
Construction Loan	\$ 6,660,000.00
Other1	\$ 500,000.00
Other2	\$ 1,250,000.00
Other3	\$ 200,000.00
Other4	\$ -
Other5	\$ -
<b>TOTAL</b>	<b>\$ 10,231,241.00</b>

Permanent Financing Sources	
Tax Credit Equity	\$ 9,245,736.00
HDAP: OHTF/HOME	\$ -
HDAP: NHTF	\$ -
Historic Tax Credit Equity	\$ -
Deferred Developer Fee	\$ 285,505.00
Permanent First Loan, Hard Debt	\$ 1,500,000.00
Permanent Second Loan	\$ -
Other1	\$ 500,000.00
Other2	\$ 500,000.00
Other3	\$ -
Other4	\$ -
Other5	\$ -
<b>TOTAL</b>	<b>\$ 12,031,241.00</b>

Housing Credit Request	
Net Credit Request	\$ 1,000,000
10-year Total	\$ 10,000,000

Development Budget	
Acquisition	\$ -
Predevelopment	\$ 623,500.00
Site Development	\$ 1,355,000.00
Hard Construction	\$ 7,388,963.00
Interim Costs/Finance	\$ 665,856.00
Professional Fees	\$ 1,565,000.00
Compliance Costs	\$ 202,400.00
Reserves	\$ 230,522.00
<b>Total Project Costs</b>	<b>\$ 12,031,241.00</b>

Wage Rate Information	
Wage Requirement	None
"Other" Detail	NA

Composite Score	0.00
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Operating Expenses Per Unit	
Per Unit	\$ 6,756
Total	\$ 378,316