

Proposal Summary
 AHFA **Berwyn East Place**

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Berwyn East Place
 National Church Residences proposes Berwyn East Place, a 60 unit, service enriched, Permanent Supportive Housing (PSH) community for seniors aged 55+ in Columbus, Franklin County. Berwyn East Place serves the unique and growing aging homeless population in Ohio. National Church Residences' decades of experience as a senior and PSH housing provider makes us experts at serving this vulnerable population. Berwyn East Place offers residents solutions that include rental subsidy, case management, and on-site health and wellness services. In order to ensure successful outcomes for this vulnerable population, National Church Residences has entered into partnerships specifically catered to resident needs. These include partnerships typical of PSH, including the Continuum of Care and Public Housing Authority, and also new partnerships with health insurance providers, United Healthcare and Molina, that will add unique knowledge driven services that benefit the Berwyn East Place community.

Pool
 Population
 Affordability Type
 Construction Type
 Address
 City
 County
 Census Tract

Service Enriched Housing: PSH
 Service Enriched
 New Affordability
 New Construction
 3341 East Livingston Avenue
 Columbus
 Franklin
 39049009333

Development Team Information

Developer
 Developer Contact
 Co-Developer
 General Contractor
 Management Co.
 Syndicator
 Architect

National Church Residences
 Amy Rosenthal
 N/A
 TBD
 National Church Residences
 TBD
 Berardi + Partners

Ownership Information

Ownership Entity
 Managing Partner
 Parent Organization
 Minority Member #1
 Parent Organization
 Minority Member #2
 Nonprofit

Berwyn East Place Senior Housing Limited Partnership
 National Church Residences of Berwyn East Place, LLC
 National Church Residences
 N/A
 0
 National Church Residences
 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
15	1	1	640	30%	30%	\$ -	-	\$ 910	HUD	\$ 910	\$ 13,650
9	1	1	640	50%	50%	\$ -	-	\$ 910	HUD	\$ 910	\$ 8,190
20	1	1	640	70%	70%	\$ -	-	\$ 910	HUD	\$ 910	\$ 18,200
16	1	1	640	80%	80%	\$ 900	-	-	None	\$ 900	\$ 14,400
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60	TOTAL									\$	\$ 54,440

Construction Financing Sources

Tax Credit Equity	\$ 2,411,723.00
HDAP	\$ 300,000.00
Historic Tax Credit Equity	\$ -
Deferred Developer Fee	\$ -
Construction Loan	\$ 9,297,183.00
Other1	\$ 300,000.00
Other2	\$ 250,000.00
Other3	\$ 200,000.00
Other4	\$ 1,000,000.00
Other5	\$ 100.00
TOTAL	\$ 13,759,006.00

Permanent Financing Sources

Tax Credit Equity	\$ 8,899,110.00
HDAP: OHTF/HOME	\$ 300,000.00
HDAP: NHTF	\$ -
Historic Tax Credit Equity	\$ -
Deferred Developer Fee	\$ -
Permanent First Loan, Hard Debt	\$ 2,809,796.00
Permanent Second Loan	\$ -
Other1	\$ 300,000.00
Other2	\$ 250,000.00
Other3	\$ 200,000.00
Other4	\$ 1,000,000.00
Other5	\$ 100.00
TOTAL	\$ 13,759,006.00

Housing Credit Request

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

Development Budget

Acquisition	\$ 250,000.00
Predevelopment	\$ 616,725.00
Site Development	\$ 548,500.00
Hard Construction	\$ 9,034,307.00
Interim Costs/Finance	\$ 946,974.00
Professional Fees	\$ 1,823,000.00
Compliance Costs	\$ 217,000.00
Reserves	\$ 322,500.00
Total Project Costs	\$ 13,759,006.00

Wage Rate Information

Wage Requirement	Davis Bacon
Other Detail	0

Composite Score 5.60

Operating Expenses Per Unit

Per Unit	\$ 6,958
Total	\$ 417,450