Proposal Summary

AHFA **Maple Meadows**

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Photograph or Rendering	Maple Meadows

Maple Meadows

Maple Meadows is a proposed 56-unit apartment development for families located at 6285 Maple Canyon Avenue in Columbus, Ohio, adjacent to single-family and multi-family developments. The 4.78-acre parcel is located north of Rt. 161 and west of Cleveland Avenue, offering convenient access to shopping, restaurants, recreation and employment, including the Huntington Gateway Center on Cleveland Ave. Additionally, the site borders Beechcroft Junior & Senior High Schools, which will be ideal for families with students at those grade levels.

The property will consist of two three-story apartment buildings with stacked flats. Maple Meadows will offer a mix of 17 one-bedroom, 30 two-bedroom, and 9 three-bedroom apartments, plus community space including community room with kitchenette, fitness room and management suite. Maple Meadows will serve a mix of income levels from 30% AMI to 60% AMI for each unit type.

Pool	New Affordability: General Occupancy Urban Housing
Population	Families
Building Type	Multifamily
Construction Type	New Construction
Address	6285 Maple Canyon Avenue
City	Columbus
County	Franklin
Census Tract	39049006945

Development Team Information	
Developer	Columbus Housing Partnership, Inc. dba Homeport
Developer Contact	LeahEvans
Co-Developer	N/A
General Contractor	To be determined
Management Co.	Wallick Properties Midwest, LLC
Syndicator	Ohio Capital Corporation for Housing
Architect	Berardi + Partners

Ownership Information	
Ownership Entity	Maple Meadows 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
4	1	1	711-720	30%	30%	$ 301	$ 137	$ -	0	$ 301	$ 1,204
5	1	1	711-720	50%	50%	$ 594	$ 137	$ -	0	$ 594	$ 2,970
8	1	1	711-720	60%	60%	$ 695	$ 137	$ -	0	$ 695	$ 5,560
0	0	0	0	0%	0%	$ -	$ -	$ -	0	$ -	$ -
3	2	2	944-968	30%	30%	$ 340	$ 186	$ -	0	$ 340	$ 1,020
5	2	2	944-968	50%	50%	$ 691	$ 186	$ -	0	$ 691	$ 3,455
22	2	2	944-968	60%	60%	$ 825	$ 186	$ -	0	$ 825	$ 18,150
0	0	0	0	0%	0%	$ -	$ -	$ -	0	$ -	$ -
2	3	2	1185-1227	30%	30%	$ 371	$ 237	$ -	0	$ 371	$ 742
2	3	2	1185-1227	50%	50%	$ 777	$ 237	$ -	0	$ 777	$ 1,554
5	3	2	1185-1227	60%	60%	$ 900	$ 237	$ -	0	$ 900	$ 4,500
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**										**$ 39,155**

Construction Financing Sources		
Tax Credit Equity	$	-
HDAP	$	-
Historic Tax Credit Equity	$	-
Deferred Developer Fee	$	1,445,000.00
Construction Loan	$	5,780,000.00
Other1	$	2,500,000.00
Other2	$	1,250,000.00
Other3	$	700,000.00
Other4	$	-
Other5	$	-
TOTAL	**$**	**11,675,000.00**

Wage Rate Information	
Wage Requirement	None
"Other" Detail	0

Permanent Financing Sources		
Tax Credit Equity	$	9,200,000.00
HDAP: OHTF/HOME	$	-
HDAP: NHTF	$	-
Historic Tax Credit Equity	$	-
Deferred Developer Fee	$	225,000.00
Permanent First Loan, Hard Debt	$	1,550,000.00
Permanent Second Loan	$	-
Other1	$	700,000.00
Other2	$	-
Other3	$	-
Other4	$	-
Other5	$	-
TOTAL	**$**	**11,675,000.00**

Composite Score	0.00

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

Development Budget		
Acquisition	$	500,000.00
Predevelopment	$	428,700.00
Site Development	$	860,000.00
Hard Construction	$	7,565,150.00
Interim Costs/Finance	$	388,801.00
Professional Fees	$	1,487,000.00
Compliance Costs	$	202,400.00
Reserves	$	242,949.00
Total Project Costs	**$**	**11,675,000.00**

Operating Expenses	Per Unit	
Per Unit	$	5,521
Total	$	309,170