

## Proposal Summary AHFA Channing Street

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New Affordability-Metro/Suburban Families New Affordability New Construction 50 Channing Street Delaware Delaware 39041010200 Pool Population Affordability Type Construction Type Address City County Census Tract

Channing Street Redevelopment

Homeport will redevelop the existing Delaware County Engineers property into three components, including the adaptive reuse of the existing office building into 24 flats and community space, new construction of 20 townhomes and 8 single family lots for future homeownership. The 44 LHTC units will include a mix of one-, two- and three-bedroom apartments for households between 30% and 70% AMI. Growth in Delaware County creates a high demand for workforce housing. The diverse unit types will meet a cross-section of community needs. The site is only about a mile from vibrant downtown Delaware and Ohio Wesleyan and also a mile to shopping at Glenwood Commons.

ent Team Information Columbus Housing Partnership, Inc. dba Homeport Leah Evans Developer
Developer Contact
Co-Developer
General Contractor
Management Co.
Syndicator
Architect N/A

TBD Wallick Properties Midwest, LLC TBD

Shremshock Architects

Ownership Entity
Managing Partner
Parent Organization
Minority Member #1
Parent Organization
Minority Member #2
Nonprofit ip Information
Channing Street Homes LLC
Channing Street Housing, Inc.
Columbus Housing Partnership, Inc. dba Homeport

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	653-860	30%	30%	\$ 360	\$ 111	\$ -	0	\$ 360	\$ 1,440
6	1	1	653-860	50%	50%	\$ 674	\$ 111	\$ -	0	\$ 674	\$ 4,044
4	1	1	653-860	60%	60%	\$ 750	\$ 111	\$ -	0	\$ 750	\$ 3,000
5	2	1	816-1052	30%	30%	\$ 436	\$ 129	\$ -	0	\$ 436	\$ 2,180
10	2	1 or 1.5	816-1052	50%	50%	\$ 812	\$ 129	\$ -	0	\$ 812	\$ 8,120
8	2	1.5	1066	60%	60%	\$ 975	\$ 129	\$ -	0	\$ 975	\$ 7,800
2	3	2	1418	30%	30%	\$ 487	\$ 167	\$ -	0	\$ 487	\$ 974
5	3	2	1310	60%	60%	\$ 1,075	\$ 167	\$ -	0	\$ 1,075	\$ 5,375
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$ -
0	0	0	0	0%	0%	\$ -	\$	\$ -	0	\$ -	\$
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$
0	0	0	0	0%	0%	\$ -	\$	\$ -	0	\$ -	\$
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$ -
0	0	0	0	0%	0%	\$ -	\$	\$ -	0	\$ -	\$
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$ -
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$ -
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0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$ -
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$ -
0	0	0	0	0%	0%	\$ -	\$	\$ -	0	\$ -	\$
44	TOTAL										\$ 30

Construction Financing Sources						
Tax Credit Equity	\$	800,000.00				
HDAP	\$	-				
Historic Tax Credit Equity	\$	-				
Deferred Developer Fee	\$	-				
Construction Loan	\$	7,460,000.00				
Other1	\$	1,250,000.00				
Other2	\$	100,000.00				
Other3	\$	2,019,000.00				
Other4	\$	-				
Other5	\$	-				
TOTAL	\$	11,629,000.00				

Wage Rate Informati	ion
Wage Requirement	None
"Other" Detail	0

Permanent Financing Sources	
Tax Credit Equity	\$ 9,504,000.00
HDAP: OHTF/HOME	\$ -
HDAP: NHTF	\$ -
Historic Tax Credit Equity	\$ -
Deferred Developer Fee	\$ 400,000.00
Permanent First Loan, Hard Debt	\$ 1,325,000.00
Permanent Second Loan	\$ -
Other1	\$ 400,000.00
Other2	\$ -
Other3	\$ -
Other4	\$ -
Other5	\$ -
TOTAL	\$ 11 629 000 00

He		
Net Credit Request	\$	1,056,000
10-year Total	\$	10.560.000

Development Budget					
Acquisition	\$	426,000.00			
Predevelopment	\$	488,800.00			
Site Development	\$	1,000,925.00			
Hard Construction	\$	7,425,240.00			
Interim Costs/Finance	\$	427,175.00			
Professional Fees	\$	1,507,753.00			
Compliance Costs	\$	176,960.00			
Reserves	\$	176,147.00			
Total Project Coots	•	11 620 000 00			

Operating Expenses	Per Unit
Per Unit	\$ 6,056
Total	\$ 266,460