

Proposal Summary AHFA Woodview Court

AHFA Woodview Court
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Preserved Affordability Pool Pool
Population
Affordability Type
Construction Type
Address
City
County
Census Tract Preserved Affordability Seniors Preserved Affordability Rehabilitation 3623 Heritage Club Drive Hilliard Franklin 39049010602 Woodview Court

Woodview Court is a 100% subsidized housing community for ages 62+ located in Hilliard, Franklin County, Ohio. Built in 1997 with the Section 202 PRAC program, Woodview Court has 59 unit plus 1 manager's unit, in a three story building. The average senior at Woodview Court is 76 years old with an annual income of \$13,671.00 Seniors at Woodview Court recieve assistance from an on-site Service Coordinator that connects seniors to community services such as the City of Hilliard Senior Center. The renovation of Woodview Court will address building criticall needs, achieve a green building certification, and provide amenities such as a fitness area, perserving affordable housing for the most vulnerable seniors in Hilliard, Ohio. Woodview Court will convert its PRAC subsidy through the HUD RAD program, making it eligible for the RAD set-aside.

Developer
Developer Contact
Co-Developer
General Contractor
Management Co.
Syndicator
Architect nent Team Information

National Church Residences
Stephanie Rhodes
N/A
TBD
National Church Residences
TBD
Regardi + Partners Berardi + Partners

hip Information

Woodview Senior Housing Limited Partr
National Church Residences of Woodvie
National Church Residences
0 Ownership Entity Managing Partner Parent Organization Minority Member #1 Parent Organization Minority Member #2 Nonprofit National Church Residences Nonprofit

# Units	#BR	# Bath	Square Feet	(rent limit)	Occupied by what % AMGI (income limit)	Tenant- Paid Ren	Tenant-Paid Utilities	Re	ental Subsidy	Subsidy Type	Rer	nt to Project Per Unit	Monthly Rent to Project
59	1	1	0	60%	60%	\$ -	\$ -	\$	776	HUD	\$	776	\$ 45,784
0	0	0	0	0%	0%	\$ -	\$ -	\$	-	0	\$		\$ -
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0	0	0	0	0%	0%	\$ -	\$ -	\$	-	0	\$	-	\$ -
60	TOTAL												\$ 45,784

Construction I	Financing Sour	ces
Tax Credit Equity	\$	1,759,824.00
HDAP	\$	-
Historic Tax Credit Equity	\$	
Deferred Developer Fee	\$	588,041.00
Construction Loan	\$	6,451,255.00
Other1	\$	2,485,042.00
Other2	\$	100.00
Other3	\$	315,042.00
Other4	\$	
Other5	\$	
TOTAL	\$	11,599,304.00

	Wage Rate Information	
Wage Requirement		None
"Other" Detail		0

Permanent Financing Sources	
Tax Credit Equity	\$ 8,799,120.00
HDAP: OHTF/HOME	\$
HDAP: NHTF	\$
Historic Tax Credit Equity	\$ -
Deferred Developer Fee	\$ -
Permanent First Loan, Hard Debt	\$ -
Permanent Second Loan	\$
Other1	\$ 2,485,042.00
Other2	\$ 100.00
Other3	\$ 315,042.00
Other4	\$
Other5	\$
TOTAL	11 500 204 00

Ho	using Credit Re	quest
Net Credit Request	\$	1,000,000
10-year Total	\$	10,000,000

Development Budget					
Acquisition	\$	2,485,042.00			
Predevelopment	\$	458,515.00			
Site Development	\$	197,500.00			
Hard Construction	\$	5,798,288.00			
Interim Costs/Finance	\$	588,202.00			
Professional Fees	\$	1,665,257.00			
Compliance Costs	\$	212,500.00			
Reserves	\$	194,000.00			
Total Decidet Coate	•	44 700 004 00			

Operating Expenses	Per Unit	
Per Unit	\$	6,678
Total	\$	400,672