



Mt Hermon Senior Phase 1

2017 Low Income Housing Tax Credit Proposal

City: Columbus
County: Franklin

Photograph or Rendering	Project Narrative
X	

Project Information

Pool: New Unit Production Senior
Construction Type: New Construction
Population: 100% Low Income Housing
Building Type: 3 story elevator building 54 units
Address: 2283 Sunbury Rd
City, State Zip: Columbus, Ohio 43219
Census Tract: 76

Ownership Information

Ownership Entity: Mount Hermon Senior Phase 1 LLC
Majority Member: KBK Enterprises LLC
Minority Member: My Brother's Keeper
Syndicator or Investor: PNC Bank
Non-Profit: My Brother's Keeper

Development Team

Developer: KBK Enterprises LLC
Phone: 614-476-3548
Street Address: 4249 Easton Way, Suite 220
City, State, Zip: Columbus, Ohio 43219
General Contractor: Alliance Construction Group of Ohio LLC
Management Co: Key Property Management Services LLC
Syndicator: PNC Bank
Architect: RDL Architects Inc

Wage Rate Information

Are Davis-Bacon wage rates required?	Yes
Are State Prevailing Wage rates required?	No
Are other prevailing wage rates required? if "Other", please describe:	No

PROJECT & CODE DATA:

1. APPLICABLE CODES:
 2011 OHIO BUILDING CODE
 2011 OHIO MECHANICAL CODE
 2011 NATIONAL ELECTRIC CODE NEC - NFPA 70
 2011 OHIO FIRE CODE
 2011 OHIO PLUMBING CODE
 2009 INTERNATIONAL ENERGY CONSERVATION CODE

ENERGY: 2009 INTERNATIONAL ENERGY CONSERVATION CODE

ACCESSIBILITY: ICC/ANSI A117.1 2009 EDITION
 AMERICAN WITH DISABILITY ACT ACCESS GUIDELINES
 FAIR HOUSING ACCESSIBILITY GUIDELINES
 CENTER FOR UNIVERSAL DESIGN GUIDELINES
 UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS)

GREEN CRITERIA: ENTERPRISE GREEN COMMUNITIES
 (EXCEED MIN. REQ. BY 20%)

2. OCCUPANCY CLASSIFICATION: R-2 RESIDENTIAL MULTI-FAMILY

3. CONSTRUCTION CLASSIFICATION & TYPE: TYPE VA, COMBUSTIBLE, PROTECTED CONSTRUCTION, SPRINKLERED

4. FIRE SUPPRESSION: NFPA 13-R

5. ALLOWABLE HEIGHT/AREA LIMITATIONS: RESIDENTIAL - 3 STORIES / 12,000 S.F./FLOOR*

*SECTION 506 MODIFICATIONS - OPEN PERIMETER @ F-75
 TOTAL ALLOWABLE SQUARE FOOTAGE 21,000 S.F./FLOOR.

6. ACTUAL HEIGHT: 3 STORIES

7. BUILDING AREA: FIRST FLOOR: 20,402 G.S.F.
 SECOND FLOOR: 20,196 G.S.F.
 THIRD FLOOR: 20,195 G.S.F.
 TOTAL: 60,793 CONSTRUCTION G.S.F.

8. TOTAL NUMBER OF UNITS: 54 TOTAL UNITS

10. REQUIRED NUMBER OF ACCESSIBLE UNITS (5% PROVIDED (15%)) - 3 UNITS
 - 9 UNITS

11. REQUIRED NUMBER OF HEARING/VISION IMPAIRED UNITS (2% PROVIDED (2%)) - 2 UNITS
 - 2 UNITS

SUBMITTAL FOR:
MT. HERMON SENIOR HOUSING
 SUNBURY ROAD, COLUMBUS, OHIO



RDL ARCHITECTS
 19102 Chagrin Blvd, Suite 200
 Shaker Heights, Ohio 44120
 Phone: 216.752.4200
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 www.RDLArch.com



4249 Easton Way, Suite #220
 Columbus, Ohio 43219
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MT. HERMON SENIOR HOUSING
 COLUMBUS, OH

CONCEPTUAL RENDERING, SUBJECT TO CHANGE

PROJECT QUICK REFERENCE

UNIT TABULATION			
UNIT	DESCRIPTION	# OF UNITS	GROSS AREA/AVAILABILITY
UNIT 1A	1 BED/1 BATH	21	705 SF
UNIT 1HC	1 BED/1 BATH	6	705 SF
UNIT 2A	2 BED/1.5 BATH	6	970 SF
UNIT 2HC	2 BED/1.5 BATH	3	1,044 SF
UNIT 2C	2 BED/1.5 BATH	12	1,015 SF
UNIT 2D	2 BED/1.5 BATH	2	992 SF
UNIT 2E	2 BED/1.5 BATH	1	1,044 SF
TOTAL		54	48,046 SF
		ACCESSIBLE UNITS	HEARING & VISION IMPAIRED
REQUIRED		5% (3 UNITS)	2% (2 UNITS)
PROVIDED		15% (9 UNITS)	2% (2 UNITS)
BUILDING FLOOR AREA			
AREA TABULATION			AREA
LOW INCOME UNIT S.F.:			48,046 S.F.
COMMON AREA (PUBLIC):			3,239 S.F.
COMMON AREA (CIRCULATION):			6,080 S.F.
SUPPORT:			1,397 S.F.
TENANT STORAGE:			1,518 S.F.
VERTICAL PENETRATIONS:			1,080 S.F.
TOTAL:			60,793 S.F.

DRAWING INDEX:

TS-1.00	TITLE SHEET
SP-1.01	SITE PLAN
SP-1.02	LANDSCAPE PLAN
A-1.01	FIRST FLOOR PLAN
A-1.02	SECOND FLOOR PLAN
A-1.03	THIRD FLOOR PLAN
A-2.01	UNIT 1A FLOOR PLAN
A-2.02	UNIT 1HC & FLOOR PLAN
A-2.03	UNIT 2A FLOOR PLAN
A-2.04	UNIT 2HC & FLOOR PLAN
A-2.05	UNIT 2B FLOOR PLAN
A-2.06	UNIT 2C FLOOR PLAN
A-2.07	UNIT 2D FLOOR PLAN
A-2.08	UNIT 2E FLOOR PLAN
A-2.08	HVAC TYPICAL PLAN
A-3.01	ELEVATIONS
A-3.02	ELEVATIONS
A-4.01	TYPICAL WALL SECTION
A-5.01	RENDERED ELEVATION

TAX CREDIT SUBMITTAL 2017

TITLE SHEET

PROJECT # _____
 SHEET # _____
 DRAWING BY _____
 DATE ISSUED _____
 PLOT DATE _____
 MARKA.DWT
 C:\WORK\2017\MTHERMON\TS-1.00.dwg
 ALWAYS REVISION

TS-1.00

RESISTANCE RATINGS:

BEARING WALLS - EXTERIOR 1 HR.
 BEARING WALLS - INTERIOR 1 HR.
 NON-BEARING WALLS 0 HR.
 FLOOR CONSTRUCTION 1 HR.
 ROOF CONSTRUCTION 1 HR.
 DWELLING UNIT SEPARATION 1 HR.
 SHAFT ENCLOSURES 1 HR.
 ELEVATOR EQUIPMENT ROOM 1 HR.
 REFUSE CHUTE ROOM 1 HR.

DEVELOPMENT TEAM:

DEVELOPER:
 KBK ENTERPRISES
 4249 EASTON WAY, SUITE 220
 COLUMBUS, OH 43219
 614.476.3548

GENERAL CONTRACTOR:
 ALLIANCE CONSTRUCTION GROUP OF OHIO LLC
 1300 BRIGHTON RD, SUITE 1
 PITTSBURGH, PA 15233
 412.363.4401

Mount Hermon Senior Phase 1 LLC Development Synopsis

Mount Hermon Senior Phase 1 will be a new construction, 54 unit senior multifamily residential development on Sunbury Rd in northeast Columbus Ohio, situated on the campus of Mount Hermon Missionary Baptist Church.

The Phase 1 development, anticipated to complete construction in October 2018, will include 54 senior multifamily residential rental units in a single 3-story elevator building, with a unit mix of one to two bedroom styles. All units will be set aside as Low Income Housing Tax Credit units, including 9 fully accessible units. Units will be set aside as follows:

- 8 units at 30% Adjusted Median Income or below
- 14 units at 50% Adjusted Median Income or below
- 32 units at 60% Adjusted Median Income or below

Project Based Voucher rental assistance has been applied for on all 54 (Columbus Metropolitan Housing Authority has provided OHFA directly with a conditional commitment letter for the PBVs). Total development cost of Phase 1 will be approximately \$12.8 million. Phase 1 is projected to close in January 2018.

Residential unit square feet ranges are from approximately 650 for 1 BR units to 900 for 2 BR units. All units will be air conditioned with washers and dryers, energy star rated appliances, and wired for digital accessibility.

My Brother's Keeper, a non-profit affordable housing supportive services provider, will be a minority general partner in the development, and will also provide onsite services for the senior residents, including:

- Assistance with daily living needs, including housekeeping, meals, and transportation
- Financial literacy and other education alternatives
- Health, nutrition, and wellness support

As such, the Phase 1 development is consistent with the City of Columbus Consolidated Plan goals as:

- The development will serve a resident population aged 62 and over with onsite services that enrich Senior Housing
- The development has received a conditional award of Project Based vouchers from Columbus Metropolitan Housing Authority for 100% of the total units.