



Proposal Summary

AHFA WC Summer Tree Terrace
This page auto-populates, but is unlocked to permit you to add a photo. ONLY add a photograph or rendering.



WC Summer Tree Terrace involves the acquisition & rehabilitation of an existing aging USDA property, sited North Main Street in Jeffersonville, Fayette County, known as "Summer Tree Terrace." Summer Tree Terrace is a 24-unit /3-building complex with 24 2-BR for families. Built in 1974, secured financing with 4% credits in 1989 and provided some upgrades as well as addressing deferred maintenance. The proposal looks to preserve and maintain 23 of the 24 units receiving USDA Rental Assistance.

Developer
Developer
Co-Developer
General Contractor
Management Co
Syndicator
Architect word form Information
Woda Cooper Development, Inc.
DavidCooper, Jr.
N/A
Woda Construction, Inc.
Woda Management & Real Estate, LL
To Be Determined
PCI Design Group, Inc. E

Address City County Census Tract

Multifamily Rehabilitation 71 North Main Street Jeffersonville Fayette 39047925900

Pool
Population
Building Type
Construction Type

N/A - 4% Families

Limited Partner
Majority Member
Parent Organization
Minority Member #1
Parent Organization
Minority Member #2
Non-Profit Ship information

WC Summer Tree Terrace Limited Partner
CAC Fayette Project Corp.
CAC of Fayette County

WC Summer Tree Terrace GP, LLC
Woda Cooper Development, Inc.
N/A
CAC of Fayette County ership

\$ 15,072.00										TOTAL	24
\$	-	811 PRA	\$ 317.00		\$ 220.00 \$	30%	50%	0	0	0	0
•	\$	811 PRA	\$ 317.00	-	\$ 220.00 \$	30%	50%	0	0	0	0
•	\$	811 PRA	\$ 317.00	-	\$ 220.00 \$	30%	50%	0	0	0	0
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\$ 628.00		0	\$ -	112.00	\$ 628.00 \$	60%	60%	864	_	2	_
\$ 8,164.00		RD	\$ 8.00	112.00	\$ 620.00 \$	60%	60%	864	_	2	13
\$ 5,024.00	\$ 628.00	RD	\$ 50.00	112.00	\$ 578.00 \$	50%	50%	864	_	2	8
\$ 1,256.00		RD	\$ 326.00	112.00	\$ 302.00 \$	30%	30%	864	_	2	2
Monthly Rent to Project	Rent to Project Per Unit	Subsidy Type	Subsidy	Tenant-Paid Utilities	Tenant- Paid Rent	%Occupied By	%Affordabl e To	SQFT	# Bath	#BR	#Units

4,454,682.00	s	TOTAL
	G	Other5
	ક	Other4
74,112.00	ક	Other3
299,615.00	ક	Other2
955,000.00	ઝ	Other/
2,130,000.00	ઝ	Construction Loan
383,768.00	ઝ	Deferred Developer Fee
	ઝ	Historic Tax Credit Equity
500,000.00	49	HDAP
112,187.00	49	Tax Credit Equity
ırces	inancing Sour	Construction Fi

_	Z,		r" Detail
U	None		Requirement
			nformation
J.			
	4,454,682.00	\$	F
		↔	5
		↔	4
	74,112.00	↔	3
l	299,615.00	↔	2
	955,000.00	↔	
l	2,130,000.00	↔	ruction Loan
	383,768.00	↔	red Developer Fee
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	500,000.00	↔	3
	112,187.00	↔	redit Equity
	ces	Financing Sources	Construction Fir

Permanent Financing Sources		
Tax Credit Equity	s	1,121,870.00
HDAP: OHTF/HOME	S	1,500,000.00
HDAP: Nat'l Housing Trust Fund	S	
Historic Tax Credit Equity	s	-
Deferred Developer Fee	s	89,642.00
Permanent First Loan, Hard Debt	\$	955,000.00
Permanent Second Loan	€9	
Other1	s	299,615.00
Other2	s	414,443.00
Other3	\$	74,112.00
Other4	\$	-
Other5	€9	
TOTAL	\$	4,454,682.00

4,454,682.00	\$ 5	Total Project Costs
122,508.00	↔	Reserves
48,650.00	↔	Compliance Costs
877,811.00	↔	Professional Fees
292,943.00	↔	Interim Costs/Finance
1,407,790.00	↔	Hard Construction
169,880.00	↔	Site Development
195,100.00	\$	Predevelopment
1,340,000.00	↔	Acquisition
nent Budget	Development	De
1,214,300.00	•	IO IIV I Olai

Total	Per Unit	Oper
	Jnit	ating Expenses
\$	€	Per Unit
128,740.00	5,364.17	

Composite Score No Pool Selected