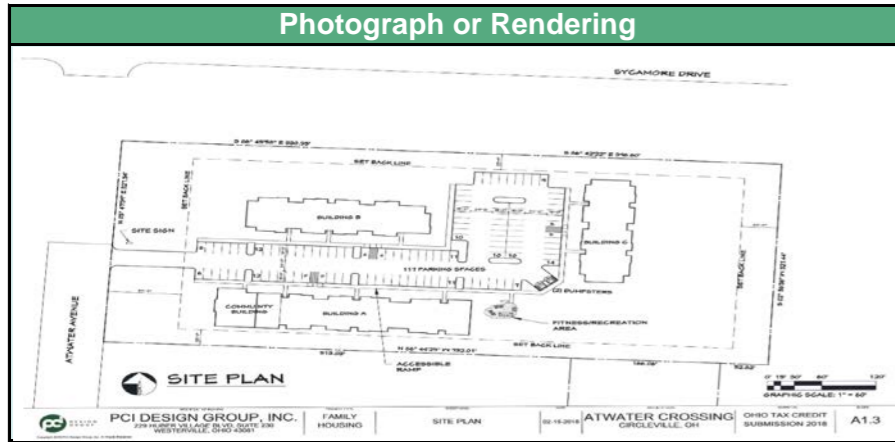


Proposal Summary

2018 AHFA Atwater Crossing

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Atwater Crossing

Atwater Crossing is a 58-unit workforce housing development on vacant land along Atwater Avenue in Circleville, Pickaway County Ohio. The project features one, two and three-bedroom units in two story walk up buildings with great access to the local community and amenities. The park-like setting will feature a conservation area with natural features and tree buffers, adequate parking, and an outdoor recreation area. Atwater Crossing is placing much-needed affordable housing near appropriate job employment centers in the community. Situated in a diverse housing neighborhood including condominiums and single-family homes, the project is only minutes away from the downtown core of Circleville. Atwater Crossing will have social services provided to the residence by the Pickaway County Community Action Organization ("PICCA"). PICCA has also entered into a MOU to be the infant mortality prevention partner at Atwater Crossing.

Pool	New Affordability: Non-Urban Housing
Population	Families
Building Type	Multifamily
Construction Type	New Construction
Address	Atwater Avenue
City	Circleville
County	Pickaway
Census Tract	39129020320

Development Team Information	
Developer	Woda Cooper Development, Inc.
Developer Contact	David Cooper, Jr.
Co-Developer	Housing Services Alliance, Inc.
General Contractor	Woda Construction, Inc.
Management Co	Woda Management & Real Estate, LLC
Syndicator	To Be Determined
Architect	PCI Design Group, Inc.

Ownership Information	
Limited Partner	Atwater Crossing Limited Partnership
Majority Member	H.S.A. Housing Corp.
Parent Organization	Housing Services Alliance, Inc.
Minority Member	Atwater Crossing GP, LLC
Parent Organization	Woda Cooper Development, Inc.
Syndicator/Investor	To Be Determined
Non-Profit	Housing Services Alliance, Inc.

#Units	# BR	# Bath	SQFT	%Affordable To	%Occupied By	Tenant-Paid Rent	Tenant-Paid Utilities	Subsidy	Subsidy Type	Rent to Project Per Unit	Monthly Rent to Project
1	1	1	652	60%	60%	\$ 655.00	\$ 57.00	\$ -	None	\$ 655.00	\$ 655.00
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$ -
3	2	1	855	30%	30%	\$ 425.00	\$ 71.00	\$ -	None	\$ 425.00	\$ 1,275.00
2	2	1	855	50%	50%	\$ 760.00	\$ 71.00	\$ -	None	\$ 760.00	\$ 1,520.00
19	2	1	855	60%	60%	\$ 760.00	\$ 71.00	\$ -	None	\$ 760.00	\$ 14,440.00
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$ -
2	3	1.5	1084	30%	30%	\$ 495.00	\$ 84.00	\$ -	None	\$ 495.00	\$ 990.00
3	3	1.5	1084	50%	50%	\$ 840.00	\$ 84.00	\$ -	None	\$ 840.00	\$ 2,520.00
15	3	1.5	1084	60%	60%	\$ 840.00	\$ 84.00	\$ -	None	\$ 840.00	\$ 12,600.00
2	3	1.5	1094	60%	60%	\$ 840.00	\$ 84.00	\$ -	None	\$ 840.00	\$ 1,680.00
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	\$ -	\$ -
11	1	1	691	50%	30%	\$ 220.00	\$ 57.00	\$ 421.00	811 PRA	\$ 641.00	\$ 7,051.00
0	0	0	0	50%	30%	\$ 220.00	\$ -	\$ 431.00	811 PRA	\$ -	\$ -
0	0	0	0	50%	30%	\$ 220.00	\$ -	\$ 431.00	811 PRA	\$ -	\$ -
0	0	0	0	50%	30%	\$ 220.00	\$ -	\$ 431.00	811 PRA	\$ -	\$ -
58	TOTAL									\$	42,731.00

Construction Financing Sources	
Tax Credit Equity	\$ 294,371.00
HDAP	\$ 300,000.00
Historic Tax Credit Equity	\$ -
Deferred Developer Fee	\$ 1,411,486.00
Construction Loan	\$ 6,820,000.00
Other	\$ 1,500,000.00
Other	\$ -
TOTAL	\$ 10,325,857.00

Wage Rate Information	
Wage Requirement	None
"Other" Detail	0

Permanent Financing Sources	
Tax Credit Equity	\$ 7,185,656.00
HDAP: OHTF/HOME	\$ 300,000.00
HDAP: Nat'l Housing Trust Fund	\$ -
Historic Tax Credit Equity	\$ -
Deferred Developer Fee	\$ 235,201.00
Permanent First Loan, Hard Debt	\$ 2,500,000.00
Permanent Second Loan	\$ 105,000.00
Soft Financing 1	\$ -
Soft Financing 2	\$ -
Other 2	\$ -
Other 3	\$ -
Other 4	\$ -
TOTAL	\$ 10,325,857.00

Housing Credit Request	
Net Credit Request	#VALUE!
10 YR Total	\$ 8,000,000.00

Development Budget	
Acquisition	\$ 450,000.00
Predevelopment	\$ 488,500.00
Site Development	\$ 896,000.00
Hard Construction	\$ 6,135,239.00
Interim Costs/Finance	\$ 355,266.00
Professional Fees	\$ 1,609,500.00
Compliance Costs	\$ 141,000.00
Reserves	\$ 250,352.00
Total Project Costs	

Operating Expenses Per Unit	
Per Unit	\$ 800,000.00
Total	\$ 286,211.00