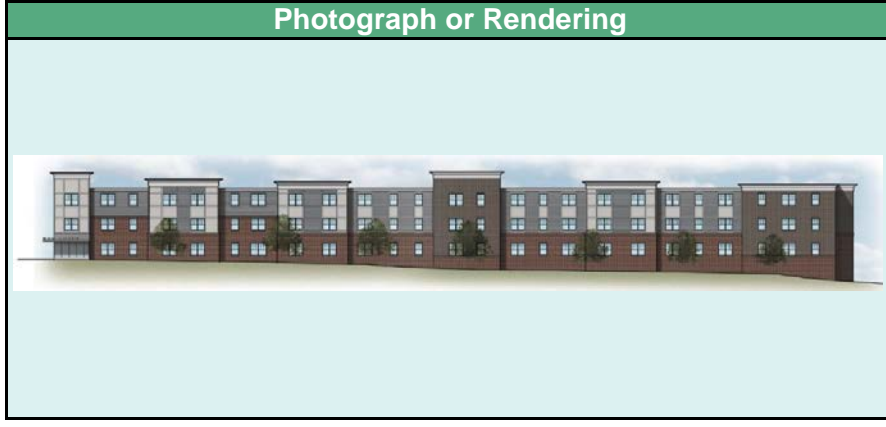


Proposal Summary

AHFA Jenkins Street Lofts

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Jenkins Street Lofts
Woda Cooper Companies, Inc. is paired with Community Development for All People, a faith-based service-rich local community housing development organization rooted within Columbus' Southside neighborhood. A short distance from downtown, this project redevelops an underutilized manufacturing site, footsteps from South High Street. Unlike other Southside areas, Merion Village has few affordable housing options. This builds 60 new units in a range of sizes, while preserving economic diversity for households of 30-80% AMGI. In addition to services and opportunities offered through CD4AP, we are pleased to participate in the Partnership for Access on the South Side (PASS), an effort to integrate the rapidly growing services of Healthy Neighborhood Healthy Families (HNHF). The project has made a tentative commitment to childhood education through a proposed partnership with the South Side Learning and Development Center, an initiative to provide space for satellite early childhood classrooms.

Pool	New Affordability: Family Urban Opportunity
Population	Families
Building Type	Multifamily
Construction Type	New Construction
Address	27 W Jenkins Street
City	Columbus
County	Franklin
Census Tract	39049005820

Development Team Information	
Developer	Woda Cooper Development, Inc.
Developer Contact	David Cooper, Jr.
Co-Developer	Community Development for All People Corporation
General Contractor	Woda Construction, Inc.
Management Co	Woda Management & Real Estate, LLC
Syndicator	To Be Determined - Prior to Final App
Architect	PCI Design Group, Inc.

Ownership Information	
Ownership Entity	Jenkins Street Lofts Limited Partnership
Managing Partner	CD4AP Jenkins Corp.
Parent Organization	Community Development for All People Corporation
Minority Member #1	Woda Cooper Communities, LLC
Parent Organization	Woda Cooper Companies, Inc.
Minority Member #2	NA
Non-Profit	Community Development for All People Corporation

#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
2	1	1	691	30%	30%	\$ 325.00	\$ 102.00	\$ -	None	\$ 325.00	\$ 650.00
2	1	1	691	60%	60%	\$ 745.00	\$ 102.00	\$ -	None	\$ 745.00	\$ 1,490.00
5	1	1	691	70%	70%	\$ 885.00	\$ 102.00	\$ -	None	\$ 885.00	\$ 4,425.00
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	None	\$ -	\$ -
5	2	1	868	30%	30%	\$ 375.00	\$ 136.00	\$ -	None	\$ 375.00	\$ 1,875.00
9	2	1	868	50%	50%	\$ 715.00	\$ 136.00	\$ -	None	\$ 715.00	\$ 6,435.00
3	2	1	868	60%	60%	\$ 880.00	\$ 136.00	\$ -	None	\$ 880.00	\$ 2,640.00
3	2	1	951	60%	60%	\$ 880.00	\$ 136.00	\$ -	None	\$ 880.00	\$ 2,640.00
10	2	1	951	70%	70%	#####	\$ 136.00	\$ -	None	\$ 1,050.00	\$ 10,500.00
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	None	\$ -	\$ -
3	3	1.5	1157	30%	30%	\$ 410.00	\$ 182.00	\$ -	None	\$ 410.00	\$ 1,230.00
5	3	1.5	1157	50%	50%	\$ 800.00	\$ 182.00	\$ -	None	\$ 800.00	\$ 4,000.00
2	3	1.5	1157	60%	60%	\$ 995.00	\$ 182.00	\$ -	None	\$ 995.00	\$ 1,990.00
2	3	1.5	1157	70%	70%	#####	\$ 182.00	\$ -	None	\$ 1,175.00	\$ 2,350.00
3	3	1.5	1120	70%	70%	#####	\$ 182.00	\$ -	None	\$ 1,175.00	\$ 3,525.00
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	None	\$ -	\$ -
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	None	\$ -	\$ -
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	None	\$ -	\$ -
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	None	\$ -	\$ -
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	None	\$ -	\$ -
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	None	\$ -	\$ -
6	1	1	691	50%	30%	\$ 220.00	\$ 102.00	\$ 394.00	811 PRA	\$ 614.00	\$ 3,684.00
0	0	0	0	50%	30%	\$ 220.00	\$ -	\$ 448.00	811 PRA	\$ -	\$ -
0	0	0	0	50%	30%	\$ 220.00	\$ -	\$ 448.00	811 PRA	\$ -	\$ -
0	0	0	0	50%	30%	\$ 220.00	\$ -	\$ 448.00	811 PRA	\$ -	\$ -
60	TOTAL					\$ 220.00	\$ -	\$ 448.00	811 PRA	\$ -	\$ 47,434.00

Construction Financing Sources	
Tax Credit Equity	\$ 279,220.00
HDAP	\$ 300,000.00
Historic Tax Credit Equity	\$ -
Deferred Developer Fee	\$ 1,709,563.00
Construction Loan	\$ 5,960,000.00
Other1	\$ 500,000.00
Other2	\$ 1,250,000.00
Other3	\$ 2,000,000.00
Other4	\$ -
Other5	\$ -
TOTAL	\$ 11,998,783.00

Permanent Financing Sources	
Tax Credit Equity	\$ 8,717,639.00
HDAP: OHTF/HOME	\$ 300,000.00
HDAP: Nat'l Housing Trust Fund	\$ -
Historic Tax Credit Equity	\$ -
Deferred Developer Fee	\$ 56,144.00
Permanent First Loan, Hard Debt	\$ 2,425,000.00
Permanent Second Loan	\$ -
Other1	\$ 500,000.00
Other2	\$ -
Other3	\$ -
Other4	\$ -
Other5	\$ -
TOTAL	\$ 11,998,783.00

Housing Credit Request	
Net Credit Request	\$ 985,000.00
10 YR Total	\$ 9,850,000.00

Development Budget	
Acquisition	\$ 995,000.00
Predevelopment	\$ 549,671.00
Site Development	\$ 1,185,000.00
Hard Construction	\$ 6,578,015.00
Interim Costs/Finance	\$ 432,997.00
Professional Fees	\$ 1,842,500.00
Compliance Costs	\$ 155,100.00
Reserves	\$ 260,500.00
Total Project Costs	\$ 11,998,783.00

Rate Information	
Wage Requirement	None
"Other" Detail	0

Composite Score	4.00
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Operating Expenses Per Unit	
Per Unit	\$ 5,017.72
Total	\$ 301,063.00