

Proposal Summary

AHFA Berwyn East Place (fka Livingston Ave Senior)

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



Berwyn East Place (fka Livingston Ave Senior)

National Church Residences proposes the new construction of Berwyn East Place, an 88 unit senior housing community located in Columbus, Franklin County, Ohio. This senior housing community consists of one and two-bedroom apartments located in the Berwyn East neighborhood of Columbus. Berwyn East Place is located within walking distance to a variety of community and neighborhood amenities such as the public library, recreation center, public transportation, religious institutions, social & healthcare service agencies, and retail stores. The census tract in which Berwyn East Place is located has a high concentration of low income seniors, with 52 percent of individuals age 65 and older with an annual income of less than \$25,000. Additionally, 70 percent of households age 65 and older in this census tract are rent burdened paying more than 30 percent of their income on rent compared to 52 percent statewide. This Census data demonstrates the need for senior affordable housing in this Community. Berwyn East Place meets this urgent and increasing need through the addition of 88 units of senior with 23 units set aside at 30% AMI (Extremely Low- Income).

Pool	New Affordability: Senior Urban Housing
Population	Seniors
Building Type	Multifamily
Construction Type	New Construction
Address	3341 East Livingston Avenue
City	Columbus
County	Franklin
Census Tract	39049009333

Development Team Information	
Developer	National Church Residences
Developer Contact	Amy Rosenthal
Co-Developer	N/A
General Contractor	TBD
Management Co	National Church Residences
Syndicator	TBD
Architect	Berardi + Partners

Ownership Information	
Ownership Entity	Berwyn East Place Senior Housing Limited Partnership
Managing Partner	National Church Residences of Berwyn East Place LLC
Parent Organization	National Church Residences
Minority Member #1	N/A
Parent Organization	N/A
Minority Member #2	N/A
Non-Profit	National Church Residences

#Units	# BR	# Bath	SQFT	%Affordabl e To	%Occupied By	Tenant-Paid Rent	Tenant-Paid Utilities	Subsidy	Subsidy Type	Rent to Project Per Unit	Monthly Rent to Project
19	1	1	699	30%	30%	\$ 430.00	\$ -	\$ -	None	\$ 430.00	\$ 8,170.00
39	1	1	699	60%	60%	\$ 817.00	\$ -	\$ -	None	\$ 817.00	\$ 31,863.00
19	1	1	699	70%	70%	\$ 855.00	\$ -	\$ -	None	\$ 855.00	\$ 16,245.00
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$ -
4	2	1	895	30%	30%	\$ 516.00	\$ -	\$ -	None	\$ 516.00	\$ 2,064.00
4	2	1	895	60%	60%	\$ 929.00	\$ -	\$ -	None	\$ 929.00	\$ 3,716.00
3	2	1	895	70%	70%	\$ 1,012.00	\$ -	\$ -	None	\$ 1,012.00	\$ 3,036.00
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	\$ -	\$ -
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	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	\$ -	\$ -
0	0	0	0	50%	30%	\$ 220.00	\$ -	\$ 448.00	811 PRA	\$ -	\$ -
88	TOTAL					\$ 220.00	\$ -	\$ 448.00	811 PRA	\$ -	\$ 65,094.00

Construction Financing Sources	
Tax Credit Equity	\$ 5,680,791.00
HDAP	\$ -
Historic Tax Credit Equity	\$ -
Deferred Developer Fee	\$ 262,304.00
Construction Loan	\$ 7,650,000.00
Columbus City HOME Loan	\$ 300,000.00
GP Capital Contribution	\$ 100.00
OHFA HDL Loan	\$ 1,250,000.00
Other4	\$ -
Other5	\$ -
TOTAL	\$ 15,143,195.00

Rate Information	
Wage Requirement	None
Other Detail	N/A

Permanent Financing Sources	
Tax Credit Equity	\$ 11,580,791.00
HDAP: OHTF/HOME	\$ -
HDAP: Nat'l Housing Trust Fund	\$ -
Historic Tax Credit Equity	\$ -
Deferred Developer Fee	\$ 262,304.00
Permanent First Loan, Hard Debt	\$ 3,000,000.00
Permanent Second Loan, Hard Debt	\$ -
GP Capital Contribution	\$ 100.00
Columbus City HOME Loan	\$ 300,000.00
Other3	\$ -
Other4	\$ -
Other5	\$ -
TOTAL	\$ 15,143,195.00

Composite Score	4.15
-----------------	------

Housing Credit Request	
Net Credit Request	\$ 1,231,999.00
10 YR Total	\$ 12,319,990.00

Development Budget	
Acquisition	\$ 50,000.00
Predevelopment	\$ 678,917.00
Site Development	\$ 659,441.00
Hard Construction	\$ 10,861,548.00
Interim Costs/Finance	\$ 562,370.00
Professional Fees	\$ 1,858,000.00
Compliance Costs	\$ 211,919.00
Reserves	\$ 261,000.00
Total Project Costs	\$ 15,143,195.00

Operating Expenses Per Unit	
Per Unit	\$ 5,152.39
Total	\$ 453,410.00