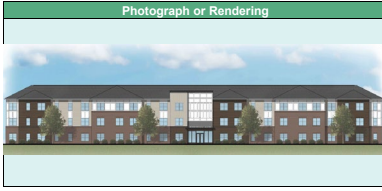


Proposal Summary

AHFA Columbus Renaissance Housing

This page auto-populates, but will permit you to add a photo or rendering. On the Insert tab, select 'Pictures' to insert an image.



Columbus Renaissance Housing
Woda Cooper Companies, Inc. is paired with Community Development For All People, a service-rich community housing development organization rooted within Columbus' Southside neighborhood. A short distance from downtown, this project redevelops an underutilized manufacturing site, just footsteps off the South High Street and nearby Parsons Avenue amenities. Merion Village continues to gentrify having few affordable housing options overall, while Reeb-Hosack has some options for affordable housing, albeit mostly larger single-family homes, one- and two-bedroom apartment units being scarce. Community Development for All People will also provide supportive services to residents.

Pool	N/A - 4%
Population	Families
Building Type	Multifamily
Construction Type	New Construction
Address	33 W. Morrill Ave.
City	Columbus
County	Franklin
Census Tract	39049006100

Development Team Information	
Developer	Woda Cooper Development, Inc.
Developer Contact	JosephMcCabe
Co-Developer	Community Development for All People Corporation
General Contractor	Woda Construction, Inc.
Management Co.	Woda Management & Real Estate, LLC
Syndicator	Ohio Capital Corporation For Housing
Architect	PCI Design Group, Inc.

Ownership Information	
Ownership Entity	Columbus Renaissance Housing I Limited Partnership
Managing Partner	CD4AP Renaissance 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
Nonprofit	Community Development for All People

# Units	# BR	# Bath	Square Feet	Affordable to what % AMGI (rent limit)	Occupied by what % AMGI (income limit)	Tenant-Paid Rent	Tenant-Paid Utilities	Rental Subsidy	Subsidy Type	Rent to Project Per Unit	Monthly Rent to Project
2	1	1	688	30%	30%	\$ 365	\$ 107	\$ -	0	\$ 365	\$ 730
4	1	1	688	50%	50%	\$ 680	\$ 107	\$ -	0	\$ 680	\$ 2,720
6	1	1	688	80%	80%	\$ 810	\$ 107	\$ -	0	\$ 810	\$ 4,860
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$ -
6	2	1	876	30%	30%	\$ 420	\$ 143	\$ -	0	\$ 420	\$ 2,520
8	2	1	876	50%	50%	\$ 800	\$ 143	\$ -	0	\$ 800	\$ 6,400
1	2	1	876	60%	60%	\$ 910	\$ 143	\$ -	0	\$ 910	\$ 910
13	2	1	876	80%	80%	\$ 1,000	\$ 143	\$ -	0	\$ 1,000	\$ 13,000
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$ -
2	3	2	1144	30%	30%	\$ 465	\$ 188	\$ -	0	\$ 465	\$ 930
1	3	2	1144	50%	50%	\$ 900	\$ 188	\$ -	0	\$ 900	\$ 900
1	3	2	1144	60%	60%	\$ 1,029	\$ 188	\$ -	0	\$ 1,029	\$ 1,029
2	3	2	1144	80%	80%	\$ 1,125	\$ 188	\$ -	0	\$ 1,125	\$ 2,250
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	\$ -	\$ -
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0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$ -
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$ -
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$ -
46	TOTAL									\$	36,249

Construction Financing Sources	
Tax Credit Equity	\$ 109,214.00
HDAP	\$ 1,350,000.00
Historic Tax Credit Equity	\$ -
Deferred Developer Fee	\$ 1,091,912.00
Construction Loan	\$ 6,500,000.00
Other1	\$ -
Other2	\$ 1,250,000.00
Other3	\$ 2,000,000.00
Other4	\$ -
Other5	\$ -
TOTAL	\$ 12,301,126.00

Permanent Financing Sources	
Tax Credit Equity	\$ 4,015,249.00
HDAP: OHTF/HOME	\$ 2,500,000.00
HDAP: NHTF	\$ -
Historic Tax Credit Equity	\$ -
Deferred Developer Fee	\$ 745,877.00
Permanent First Loan, Hard Debt	\$ 3,300,000.00
Permanent Second Loan	\$ -
Other1	\$ 850,000.00
Other2	\$ 750,000.00
Other3	\$ 140,000.00
Other4	\$ -
Other5	\$ -
TOTAL	\$ 12,301,126.00

Housing Credit Request	
Net Credit Request	\$ 436,899
10-year Total	\$ 4,368,990

Development Budget	
Acquisition	\$ 850,000.00
Predevelopment	\$ 607,580.00
Site Development	\$ 1,480,000.00
Hard Construction	\$ 5,919,150.00
Interim Costs/Finance	\$ 811,311.00
Professional Fees	\$ 2,364,422.00
Compliance Costs	\$ 144,614.00
Reserves	\$ 124,049.00
Total Project Costs	\$ 12,301,126.00

Wage Rate Information	
Wage Requirement	None
"Other" Detail	NA

Composite Score	No Pool Selected
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Operating Expenses Per Unit	
Per Unit	\$ 5,278
Total	\$ 242,786