

## **Proposal Summary**

AHFA Dunbury Gre

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



Pool N/A - 4%
Population Seniors
Building Type Multifamily
Construction Type Address 4436 Westport Road

City Prairie Township & Franklin Township
County Franklin

Census Tract 39049008230

Dunbury Gree

Woda Cooper Companies, Inc. & Housing Services Alliance, Inc. propose a 60-unit senior (55+) housing development as part of a catalytic 12-acre redevelopment initiative. Located at the western terminus of the Hillitop and Westland Corridor, a small distance off Broad Street, the site has easy access to 1-270, and ample employment opportunities within less than 2 miles. The development creates a new vision for the site of the once-luxurious "Lincoln Park West," which following decades of blight and decline, was demolished. First Global Investment will construct an adjacent 77-unit for-sale housing development, while Woda and it's partners develop the proposed senior housing. It will feature an efficient 3-story midrise building, modern amenities, employ green construction techniques, and be universally designed for aging-in-place. In connection with development, the Abubakar Asiddiq Islamic Center also intends to develop an adjacent 6-acre public park, including walking trails.

Development Team Information

Developer Woda Cooper Development, Inc.
Developer Contact
Co-Developer Housing Services Alliance, Inc.
General Contractor Woda Construction, Inc.
Management Co.
Syndicator Ohio Capital Corporation For Housing

PCI Design Group, Inc.

Architect

Ownership Information
Ownership Entity
Managing Partner
Parent Organization
Minority Member #1
Parent Organization
Minority Member #2
Minority Member #2
NA
Naprofit
Housing Services Alliance, Inc.
Dunbury Green CP, LLC
Voda Cooper Companies, Inc.
NA
Naprofit
Housing Services Alliance, Inc.

# Units	#BR	# Bath	Square Feet	Affordable to what % AMGI (rent limit)	Occupied by what % AMGI (income limit)		nant- d Rent	Tenant-Paid Utilities		Rental Subsidy	Subsidy Type	Re	ent to Project Per Unit		Monthly Rent to Project
6	2	1	955	30%	30%	\$	415	153		\$ -	0	\$	415		2,490
6	2	11	879	30%	30%	\$	415	153		\$ -	0	\$	415		2,490
20	2	1	879	50%	50%	\$	794	153		\$ -	0	\$	794	\$	15,880
28	2	1	879	80%	80%	65	899	\$ 153	•	\$ -	0	49	899	\$	25,172
0	0	0	0	0%	0%	\$	-	\$ -	•	\$ -	0	65	-	49	-
0	0	0	0	0%	0%	\$	-	\$ -	•	\$ -	0	65	-	49	-
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	0%	0%	\$	-	\$ -	1	\$ -	0	\$	-	\$	-
0	0	0	0	0%	0%	\$	-	\$ -	1	\$ -	0	\$	-	\$	-
0	0	0	0	0%	0%	\$	-	\$ -	1	\$ -	0	\$	-	\$	-
0	0	0	0	0%	0%	\$	-	\$ -	1	\$ -	0	\$	-	\$	-
60	TOTAL													\$	46,032

Construction Financing Sources							
Tax Credit Equity	\$	115,819.00					
HDAP	\$	1,000,000.00					
Historic Tax Credit Equity	\$	-					
Deferred Developer Fee	\$	1,515,207.00					
Construction Loan	\$	8,600,000.00					
Other1	\$	1,500,000.00					
Other2	\$	-					
Other3	\$	-					
Other4	\$	-					
Other5	\$	-					
TOTAL	•	12 731 026 00					

	Wage Rate Information	
Wage Requirement		None
"Other" Detail		NA

Permanent Financing Sources	
Tax Credit Equity	\$ 4,191,285.00
HDAP: OHTF/HOME	\$ 2,500,000.00
HDAP: NHTF	\$ -
Historic Tax Credit Equity	\$ -
Deferred Developer Fee	\$ 799,741.00
Permanent First Loan, Hard Debt	\$ 4,100,000.00
Permanent Second Loan	\$ -
Other1	\$ 1,140,000.00
Other2	\$ -
Other3	\$ -
Other4	\$ -
Other5	\$ -
TOTAL	\$ 12,731,026.00

Composite Score	No Pool Selected

н	ousing Cre	edit Request
Net Credit Request	\$	482,628
10-year Total	\$	4,826,280

_						
Development Budget						
Acquisition	\$	130,000.00				
Predevelopment	\$	483,817.00				
Site Development	\$	1,068,338.00				
Hard Construction	\$	7,374,887.00				
Interim Costs/Finance	\$	740,645.00				
Professional Fees	\$	2,598,584.00				
Compliance Costs	\$	177,958.00				
Reserves	\$	156,797.00				
Total Project Costs	\$	12.731.026.00				

Operating Expenses	Per Unit	
Per Unit	\$	5,274
Total	\$	316,454