OHIO HOUSING FINANCE AGENCY

Proposal Summary AHFA Mulby Place

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		Photograph or R	endering	to or rendering. On the Insert tab, select 'Pictures' to insert an image. Mulby Place Mulby Place will offer 100 units of affordable senior housing at the intersection of Cleveland and Myrtle Avenues in the 'downtown' heart of Linden. Two three- story elevator buildings will provide a mix of 68 one- and 32 two-bedroom units. Mulby Place is the first phase of a larger revitalization initiative including nearby single-family homes and commercial revitalization. The senior properties will include on-site property management and customary senior amenities, such as community room, craft and filtness rooms, plus outdoor recreation. All apartments will be fully accessible or adaptable and incorporate universal design elements, as well as meeting green building standards. 20% of the units will be affordable to extremely low-income households and all will be affordable to or under 60% of area median income. Homeport will offer supportive services typically provided in independent senior communities, including health care screening and referral to community services.								
Pool 0				Developm	ent Team Information			Ownersh	ip Information			
Population Seniors					Columbus Housing Partnership, Inc.	dba Homeport			Mulby Place Homes LLC			
Building Ty	pe	Multifamily			Developer Co	ntact	LeahEvans		Managing I	Partner	Columbus Housing Partnership, Inc. dba H	
Constructio	on Type	New Construction			Co-Developer		N/A		Parent Org		N/A	
Address 2432 Cleveland Avenue				General Cont		To be determined		Minority Me		0		
City		Columbus			Management	Co.	Wallick Properties Midwest, LLC	Parent Organization			0	
County		Franklin			Syndicator		To be determined		Minority Me	ember #2	0	
Census Tra	act	39049000920			Architect M+A Architects			Nonprofit			Columbus Housing Partnership, Inc. dba H	
# 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	
14	1	1	700	30%	30%	\$ 344	\$ 94	\$-	0	\$ 344	\$ 4,816	
28	1	1	700	50%	50%	\$ 635	\$ 94	\$ -	0	\$ 635	\$ 17,780	
28	1	1	700	60%	60%	\$ 650	\$ 94	\$ -	0	\$ 650	\$ 18,200	
0	0	0	0	0%	0%	\$ -	\$-	\$ -	0	\$-	\$ -	
6	2	1	900	30%	30%	\$ 405	\$ 121	\$ -	0	\$ 405	\$ 2,430	
12	2	1	900	50%	50%	\$ 750	\$ 121	\$ -	0	\$ 750	\$ 9,000	
12	2	1	900	60%	60%	\$ 750	\$ 121	\$ -	0	\$ 750	\$ 9,000	
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Construction Financing Sources						
Tax Credit Equity	\$					
HDAP	\$	2,500,000.00				
Historic Tax Credit Equity	\$					
Deferred Developer Fee	\$	3,614,250.00				
Construction Loan	\$	11,500,000.00				
Other1	\$	3,303,500.00				
Other2	\$	1,350,000.00				
Other3	\$					
Other4	\$					
Other5	\$					
TOTAL	\$	22,267,750.00				
Wage Ra	Wage Rate Information					
Wage Requirement		None				
"Other" Detail		0				

0 TOTAL

Permanent Financing Sources	
Tax Credit Equity	\$ 7,606,750.00
HDAP: OHTF/HOME	\$ 2,500,000.00
HDAP: NHTF	\$ -
Historic Tax Credit Equity	\$ -
Deferred Developer Fee	\$ 303,000.00
Permanent First Loan, Hard Debt	\$ 2,900,000.00
Permanent Second Loan	\$ -
Other1	\$ 6,607,000.00
Other2	\$ 1,350,000.00
Other3	\$ 1,000,000.00
Other4	\$ 1,000.00
Other5	\$ -
TOTAL	\$ 22,267,750.00

Composite Score No Pool Selected ٦

ousing Credit Req	uest
\$	833,924
\$	8,339,238
Development Rud	nat
	5 000 00
	ousing Credit Req \$ \$ Development Bud

-61,226

\$

\$ 774,600.00
\$ 1,793,394.00
\$ 15,059,356.00
\$ 834,558.00
\$ 3,176,800.00
\$ 298,330.00
\$ 325,712.00
\$ 22,267,750.00
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Operating Expenses	Per Unit	
Per Unit	\$	5,890
Total	\$	589,000