

Proposal Summary

AHFA Touchstone Field Place II

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

Architect



Service Enriched Housing: PSH

Columbus

Population Building Type Construction Type Address Service Enriched Multifamily New Construction 2565* Lockbourne Road

City County Franklin Census Tract 39049008811

Touchstone Field Place II

Touchstone Field Place II is a new construction project that will provide permanent supportive housing to individuals who have histories of homelessness and disability. The project will be developed in two phases with a total of 100 units. Two buildings will be constructed then joined. Phase 1 received a 9% award in Spring of 2020. This proposal is for Phase 2 that will contain 44 one-bedroom units in a three-story, elevator-served building. All units will have rental assistance to limit the amount of rent paid by residents to 30% of their incomes. It will have 24/7 front-desk staffing and on-site supportive services. The YMCA will be CHN's service partner. Touchstone Field Place will be located on a 6.377 acre site at 2565 (approximate address) Lockbourne Road between Refugee Road and I-270. CHN hopes to close all financing in the spring of 2021 and complete construction by the fall of 2022.

ent Team Information

Community Housing Network, Inc.

Developer Developer Contact Co-Developer General Contractor Laurie Sutherland
Columbus Metropolitan Housing Au
Rockford Construction, Inc. Management Co. Syndicator

Community Housing Network, Inc. Ohio Capital Corporation for Housin Berardi + Partners, Inc. Nonprofit

Touchstone Field Place II, LLC Touchstone Field Place II, Inc. Community Housing Network, Inc. MHP Touchstone Field Place II, Inc. Ownership Entity Managing Partner Parent Organization Minority Member #1 Parent Organization Minority Member #2 Columbus Metropolitan Housing Authority YMCA of Central Ohio

Community Housing Network, Inc.

| # Units | # BR | # Bath | Square Feet | Affordable to what % AMGI (rent limit) | what % AMGI (income limit) | Ten: Paid | Rent | Tenant-Paid Utilities | ntal Subsidy | Subsidy Type | Rent to Project Per Unit | Monthly Rent to Project |
|---------|-------|--------|-------------|---|----------------------------|--------------|------|-----------------------|--------------|-----------------|-----------------------------|-------------------------|
| 5 | 1 | 1 | 0 | 30% | 30% | | 439 | _ - | \$ 355 | HUD | \$ 794 | \$ 3,970 |
| 4 | 1 | 1 | 0 | 30% | 30% | | | \$ - | \$ 63 | HUD | \$ 794 | \$ 3,176 |
| 19 | 1 | 1 | 0 | 50% | 50% | | | \$ - | \$ 63 | HUD | \$ 794 | \$ 15,086 |
| 16 | 1 | 1 | 0 | 50% | 50% | | 731 | \$ - | \$ 63 | HUD | \$ 794 | \$ 12,704 |
| 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 | \$ - | \$ - |
| 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 | \$ - | \$ - |
| 44 | TOTAL | | | | | | | | | | | \$ 34,936 |

| Construction I | -inancing Soul | rces |
|----------------------------|----------------|--------------|
| Tax Credit Equity | \$ | 125,000.00 |
| HDAP | \$ | 2,200,000.00 |
| Historic Tax Credit Equity | \$ | - |
| Deferred Developer Fee | \$ | 843,255.00 |
| Construction Loan | \$ | 4,800,000.00 |
| Other1 | \$ | 1,000,000.00 |
| Other2 | \$ | 660,000.00 |
| Other3 | \$ | 234,475.00 |
| Other4 | \$ | - |
| Other5 | \$ | - |
| TOTAL | \$ | 9,862,730.00 |

| | Wage Rate Information | |
|------------------|-----------------------|-------------|
| Wage Requirement | _ | Davis Bacon |
| "Other" Detail | | 0 |

| Permanent Financing Sources | |
|---------------------------------|--------------------|
| Tax Credit Equity | \$ 3,000,000.00 |
| HDAP: OHTF/HOME | \$ 1,900,000.00 |
| HDAP: NHTF | \$ - |
| Historic Tax Credit Equity | \$ - |
| Deferred Developer Fee | \$ 28,830.00 |
| Permanent First Loan, Hard Debt | \$ - |
| Permanent Second Loan | \$ - |
| Other1 | \$ 340,000.00 |
| Other2 | \$ 660,000.00 |
| Other3 | \$ 933,900.00 |
| Other4 | \$ 1,000,000.00 |
| Other5 | \$ 2,000,000.00 |
| TOTAL | \$ 9,862,730.00 |

Composite Score

2.60

| Net Credit Request | \$ 334,710 |
|--------------------|-----------------|
| 10-year Total | \$ 3,347,105 |

| Development Budget | | | | | | |
|-----------------------|----|--------------|--|--|--|--|
| Acquisition | \$ | 297,000.00 | | | | |
| Predevelopment | \$ | 392,343.00 | | | | |
| Site Development | \$ | 939,474.00 | | | | |
| Hard Construction | \$ | 5,816,378.00 | | | | |
| Interim Costs/Finance | \$ | 548,706.00 | | | | |
| Professional Fees | \$ | 1,448,812.00 | | | | |
| Compliance Costs | \$ | 145,017.00 | | | | |
| Reserves | \$ | 275,000.00 | | | | |
| Total Project Costs | S | 9.862.730.00 | | | | |

| Operating Expenses | | Per Unit | |
|--------------------|----|----------|---------|
| Per Unit | \$ | | 7,856 |
| Total | S | | 345 664 |