OHIO **HOUSING** FINANCE AGENCY ohfa)

Proposal Summary AHFA Kershaw Greene

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| Pool | New Affordability: Non-Urban Housing |
|-------------------|--------------------------------------|
| Population | Families |
| Building Type | Multifamily |
| Construction Type | New Construction |
| Address | 9301 OH-682 |
| City | Athens Township |
| County | Athens |
| Census Tract | 39009973200 |

Kershaw Greene is a work force housing development to be located of of Luhring Road in Athens, Ohio. Located in a High Opportunity area, this constructs much-needed affordable housing units in close proximity to numerous amenities that will benefit residents. The unit mix augments existing housing options nearby including existing multi-family housing - ranging from 80% AMI new construction.

Woda Cooper Development, Inc. Developer Developer Developer Contact Co-Developer General Contractor Management Co. Syndicator Architect

D

DavidCooper, Jr. Housing Services Alliance, Inc. Woda Construction, Inc. Woda Management & Real Estate, LLC RBC Community Investments, LLC PCI Design Group, Inc.

Ownership Entity Managing Partner Parent Organization Minority Member #1 Parent Organization Minority Member #2 Nonprofit

in Info Kershaw Greene Limited Partnership H.S.A. Housing Corp. Housing Services Alliance, Inc. Woda Cooper Communities, LLC Woda Cooper Companies, Inc. N/A Housing Services Alliance, Inc

| # Units | # BR | # Bath | Square Feet | Affordable to what % AMGI (rent limit) | Occupied by what % AMGI (income limit) | Tena Paid I | Rent | Tenant-Paid Utilities | Rental Subsidy | Subsidy Type | Rent to Project Per Unit | Monthly Rent to Project |
|---------|-------|--------|-------------|---|---|----------------|------|-----------------------|----------------|-----------------|-----------------------------|-------------------------|
| 1 | 1 | 1 | 653 | 30% | 30% | | 230 | | | 0 | \$ 230 | |
| 2 | 1 | 1 | 653 | 50% | 50% | \$ | 475 | \$ 137 | \$- | 0 | \$ 475 | |
| 4 | 1 | 1 | 653 | 60% | 60% | \$ | 550 | | | 0 | \$ 550 | |
| 5 | 1 | 1 | 653 | 80% | 80% | \$ | 625 | \$ 137 | \$- | 0 | \$ 625 | \$ 3,125 |
| 0 | 0 | 0 | 0 | 0% | 0% | \$ | - | \$ - | \$- | 0 | \$ - | \$ - |
| 6 | 2 | 1 | 850 | 30% | 30% | \$ | 255 | \$ 184 | \$- | 0 | \$ 255 | |
| 6 | 2 | 1 | 850 | 50% | 50% | \$ | 550 | \$ 184 | \$- | 0 | \$ 550 | |
| 9 | 2 | 1 | 850 | 60% | 60% | | 640 | \$ 184 | | 0 | \$ 640 | |
| 9 | 2 | 1 | 850 | 80% | 80% | \$ | 750 | \$ 184 | \$- | 0 | \$ 750 | \$ 6,750 |
| 0 | 0 | 0 | 0 | 0% | 0% | \$ | - | \$ - | \$- | 0 | \$ - | \$ - |
| 1 | 3 | 1.75 | 1104 | 30% | 30% | | 260 | \$ 248 | | 0 | \$ 260 | |
| 2 | 3 | 1.75 | 1104 | 50% | 50% | | 600 | | | 0 | \$ 600 | |
| 3 | 3 | 1.75 | 1104 | 60% | 60% | | 680 | | | 0 | \$ 680 | |
| 3 | 3 | 1.75 | 1104 | 80% | 80% | \$ | 850 | \$ 248 | \$- | 0 | \$ 850 | \$ 2,550 |
| 0 | 0 | 0 | 0 | 0% | 0% | \$ | - | \$ - | \$- | 0 | \$ - | \$ - |
| 0 | 0 | 0 | 0 | 0% | 0% | \$ | | \$ - | \$ - | 0 | \$ - | \$ - |
| 0 | 0 | 0 | 0 | 0% | 0% | \$ | - | \$ - | \$- | 0 | \$- | \$ - |
| 0 | 0 | 0 | 0 | 0% | 0% | \$ | | \$ - | \$ - | 0 | \$ - | \$ - |
| 0 | 0 | 0 | 0 | 0% | 0% | \$ | • | \$ - | \$- | 0 | \$- | \$- |
| 0 | 0 | 0 | 0 | 0% | 0% | \$ | - | \$ - | \$- | 0 | \$- | \$ - |
| 0 | 0 | 0 | 0 | 0% | 0% | \$ | | \$ - | \$ - | 0 | \$ - | \$ - |
| 0 | 0 | 0 | 0 | 0% | 0% | \$ | - | \$ - | \$- | 0 | \$- | \$ - |
| 0 | 0 | 0 | 0 | 0% | 0% | \$ | - | \$ - | \$- | 0 | \$- | \$ - |
| 0 | 0 | 0 | 0 | 0% | 0% | \$ | • | \$ - | \$- | 0 | \$- | \$- |
| 0 | 0 | 0 | 0 | 0% | 0% | \$ | - | \$ - | \$- | 0 | \$- | \$ - |
| 0 | 0 | 0 | 0 | 0% | 0% | \$ | - | \$ - | \$- | 0 | \$ - | \$- |
| 51 | TOTAL | | | | | | | | | | | \$ 29,895 |

nt Team Info

| Construction I | Financing Sou | rces |
|----------------------------|---------------|--------------|
| Tax Credit Equity | \$ | 320,368.00 |
| HDAP | \$ | 300,000.00 |
| Historic Tax Credit Equity | \$ | - |
| Deferred Developer Fee | \$ | 1,058,396.00 |
| Construction Loan | \$ | 6,450,000.00 |
| Other1 | \$ | 1,250,000.00 |
| Other2 | \$ | - |
| Other3 | \$ | - |
| Other4 | \$ | - |
| Other5 | \$ | - |
| TOTAL | \$ | 9,378,764.00 |
| Wage Rat | e Information | |
| Wage Requirement | | None |
| "Other" Detail | | N/A |

| Permanent Financing Sources | | |
|---------------------------------|----|--------------|
| Tax Credit Equity | \$ | 7,865,895.00 |
| HDAP: OHTF/HOME | \$ | 300,000.00 |
| HDAP: NHTF | \$ | - |
| Historic Tax Credit Equity | \$ | - |
| Deferred Developer Fee | \$ | - |
| Permanent First Loan, Hard Debt | \$ | 295,000.00 |
| Permanent Second Loan | \$ | 770,000.00 |
| Other1 | \$ | - |
| Other2 | \$ | 147,869.00 |
| Other3 | \$ | - |
| Other4 | \$ | - |
| Other5 | \$ | - |
| TOTAL | \$ | 9,378,764.00 |
| Composite Score 4.8 | 30 | |

| | sing Credit I | Request |
|-----------------------|---------------|--------------|
| Net Credit Request | \$ | 900,000 |
| 10-year Total | \$ | 9,000,000 |
| De | velopment E | Budget |
| Acquisition | \$ | - |
| Predevelopment | \$ | 470,007.00 |
| Site Development | \$ | 1,325,000.00 |
| Hard Construction | \$ | 5,259,038.00 |
| Interim Costs/Finance | \$ | 649,773.0 |
| Professional Fees | \$ | 1,383,050.0 |
| Compliance Costs | \$ | 184,400.0 |
| Reserves | \$ | 107,496.00 |
| Total Project Costs | \$ | 9,378,764.0 |
| Operating Expenses | | Per Unit |
| Per Unit | \$ | 5,01 |
| Total | \$ | 255,74 |