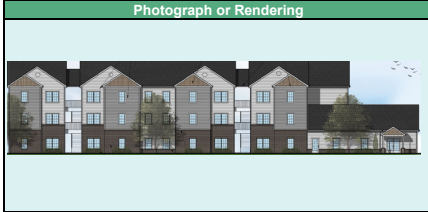


Proposal Summary

AHFA **Tyler Park**

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Tyler Park

Tyler Park is a work force housing development to be located off of Lührig 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.

Pool	New Affordability: Non-Urban Housing
Population	Families
Building Type	Multifamily
Construction Type	New Construction
Address	9231 OH-682
City	Athens Township
County	Athens
Census Tract	39009973200

Development Team Information	
Developer	Woda Cooper Development, Inc.
Developer Contact	David Cooper, Jr.
Co-Developer	Housing Services Alliance, Inc.
General Contractor	Woda Construction, Inc.
Management Co.	Woda Management & Real Estate, LLC
Syndicator	RBC Community Investments, LLC
Architect	PCI Design Group, Inc.

Ownership Information	
Ownership Entity	Tyler Park Limited Partnership
Managing Partner	H.S.A. Housing Corp.
Parent Organization	Housing Services Alliance, Inc.
Minority Member #1	Woda Cooper Communities, LLC
Parent Organization	Woda Cooper Companies, Inc.
Minority Member #2	N/A
Nonprofit	Housing Services Alliance, Inc.

# 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	653	30%	30%	\$ 230	\$ 137	\$ -	0	\$ 230	\$ 460
2	1	1	653	50%	50%	\$ 475	\$ 137	\$ -	0	\$ 475	\$ 950
5	1	1	653	60%	60%	\$ 550	\$ 137	\$ -	0	\$ 550	\$ 2,750
6	1	1	653	80%	80%	\$ 625	\$ 137	\$ -	0	\$ 625	\$ 3,750
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$ -
6	2	1	850	30%	30%	\$ 255	\$ 184	\$ -	0	\$ 255	\$ 1,530
7	2	1	850	50%	50%	\$ 550	\$ 184	\$ -	0	\$ 550	\$ 3,850
8	2	1	850	60%	60%	\$ 640	\$ 184	\$ -	0	\$ 640	\$ 5,120
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	\$ 260
2	3	1.75	1104	50%	50%	\$ 600	\$ 248	\$ -	0	\$ 600	\$ 1,200
4	3	1.75	1104	60%	60%	\$ 680	\$ 248	\$ -	0	\$ 680	\$ 2,720
4	3	1.75	1104	80%	80%	\$ 850	\$ 248	\$ -	0	\$ 850	\$ 3,400
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$ -
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$ -
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$ -
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$ -
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$ -
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$ -
0	0	0	0	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	\$ -	\$ -
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$ -
56	TOTAL										\$ 32,740

Construction Financing Sources	
Tax Credit Equity	\$ 320,368.00
HDAP	\$ 300,000.00
Historic Tax Credit Equity	\$ -
Deferred Developer Fee	\$ 1,188,255.00
Construction Loan	\$ 7,010,000.00
Other1	\$ 1,250,000.00
Other2	\$ -
Other3	\$ -
Other4	\$ -
Other5	\$ -
TOTAL	\$ 10,068,623.00

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	\$ 480,000.00
Permanent Second Loan	\$ 820,000.00
Other1	\$ -
Other2	\$ 602,728.00
Other3	\$ -
Other4	\$ -
Other5	\$ -
TOTAL	\$ 10,068,623.00

Housing Credit Request	
Net Credit Request	\$ 900,000
10-year Total	\$ 9,000,000

Development Budget	
Acquisition	\$ -
Predevelopment	\$ 497,933.00
Site Development	\$ 1,300,000.00
Hard Construction	\$ 5,736,364.00
Interim Costs/Finance	\$ 718,453.00
Professional Fees	\$ 1,505,100.00
Compliance Costs	\$ 196,400.00
Reserves	\$ 114,373.00
Total Project Costs	\$ 10,068,623.00

Wage Rate Information	
Wage Requirement	None
Other Detail	N/A

Composite Score	6.00
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Operating Expenses Per Unit	
Per Unit	\$ 4,910
Total	\$ 274,952