

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



Berwyn East Place National Church Residences proposes Berwyn East Place, a 76 unit, service enriched, permanent supportive housing community for seniors aged 55+ in Columbus, Franklin County. Berwyn East Place serves a unique and growing population of aging homeless in Ohio. National Church Residences' decades of experience as a senior and permanent supportive housing provider make us the experience serve this vulnerable elder population. Berwyn East Place offers a new "triple blend" supportive housing model whereby rental subsidy, case management and onsite health and wellness services are offered. Berwyn East Place is set apart by unique partnerships formed to meet the needs of this underserved population. Partnerships typical of PSH, including the CoC and Housing Authority, have been secured; and new partnerships with health insurance providers, United Healthcare and Molina, will add a unique knowledge and enhanced service provisions that benefit the Berwyn East Place community.

Pool	Service Enriched Housing: PSH
Population	Service Enriched
Building Type	Multifamily
Construction Type	New Construction
Address	3341 East Livingston Avenue
City	Columbus
County	Franklin
Census Tract	39049009333

Develop	oment Team Information		Ownership Informati
Developer	National Church Residences	Ownership Entity	Berwyn Eas
Developer Contact	Amy Rosenthal	Managing Partner	National Ch
Co-Developer	N/A	Parent Organization	National Ch
General Contractor	TBD	Minority Member #1	N/A
Management Co.	National Church Residences	Parent Organization	0
Syndicator	TBD	Minority Member #2	N/A
Architect	Berardi + Partners	Nonprofit	National Ch

ace Senior Housing Limited Partnership Residences of Berwyn East Place, LLC Residences Residences

# Units	# BR	# Bath	Square Feet	Affordable to what % AMGI (rent limit)	what % AMGI (income limit)	Ter	ant- Rent	Tenant-Paid Utilities	R	Rental Subsidy	Subsidy Type	Rent to Project Per Unit		Monthly Rent to Project
36	1	1	653	30%	30%	\$	439	\$ -	\$		0		4 \$	
8	1	1	653	50%	50%	\$	731	\$ -	\$	63	0	\$ 79		6,352
4	1	1	653	60%	60%	\$	834	\$ -	\$	-	0	\$ 83		3,336
14	1	1	653	70%	70%	\$	877	\$ -	\$	-	0	\$ 87		12,278
14	1	1	653	80%	80%	\$	877	\$ -	\$	-	0	\$ 87	7 \$	12,278
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0	0	0	0	0%	0%	\$	-	\$ -	\$	-	0	\$ -	\$	-
76	TOTAL												\$	62,828

Construction Financing Sources							
Tax Credit Equity	\$	1,857,297.00					
HDAP	\$	300,000.00					
Historic Tax Credit Equity	\$	-					
Deferred Developer Fee	\$	869,629.00					
Construction Loan	\$	9,208,362.00					
Other1	\$	500,000.00					
Other2	\$	200,000.00					
Other3	\$	250,000.00					
Other4	\$	100.00					
Other5	\$	-					
TOTAL	\$	13,185,388.00					

waye Rate into	mation
Wage Requirement	Davis Bacon
"Other" Detail	0

Permanent Financing Sour	\$	9,286,486,00
HDAP: OHTF/HOME	ŝ	300.000.00
HDAP: NHTF	\$	-
Historic Tax Credit Equity	\$	-
Deferred Developer Fee	\$	272,272.00
Permanent First Loan, Hard Debt	\$	2,376,530.00
Permanent Second Loan	\$	-
Other1	\$	500,000.00
Other2	\$	200,000.00
Other3	\$	250,000.00
Other4	\$	100.00
Other5	\$	-
TOTAL	\$	13,185,388.00

H	ousing Credit Req	uest
Net Credit Request	\$	987,924
10-year Total	\$	9,879,240

Development Budget						
Acquisition	\$	250,000.00				
Predevelopment	\$	638,079.00				
Site Development	\$	623,500.00				
Hard Construction	\$	9,252,824.00				
Interim Costs/Finance	\$	591,310.00				
Professional Fees	\$	1,363,000.00				
Compliance Costs	\$	249,675.00				
Reserves	\$	217,000.00				
Total Project Costs	\$	13,185,388.00				

Operating Expenses	Per Unit	
Per Unit	\$	6,764
Total	\$	514,088