

## Proposal Summary

AHFA Touchstone Field Place

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Photograph or Rendering



### Touchstone Field Place

Touchstone Field Place 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. This proposal is for Phase 1 that will contain 56 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. CHN will apply for funding in the summer of 2020 to construct Phase 2. Phase 2 will contain 44 one-bedroom units.

### Development Team Information

Developer	Community Housing Network, Inc.
Developer Contact	Laurie Sutherland
Co-Developer	N/A
General Contractor	Rockford Construction, Inc.
Management Co.	Community Housing Network, Inc.
Syndicator	Ohio Capital Corporation for Housing
Architect	Berardi + Partners, Inc.

### Ownership Information

Ownership Entity	Touchstone Field Place, LLC
Managing Partner	Community Housing Network, Inc.
Parent Organization	Not applicable
Minority Member #1	None
Parent Organization	0
Minority Member #2	None
Nonprofit	Community Housing Network, Inc.

Pool	Service Enriched Housing: PSH
Population	Service Enriched
Building Type	Multifamily
Construction Type	New Construction
Address	2565* Lockbourne Road
City	Columbus
County	Franklin
Census Tract	39049008811

# 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	0	30%	30%	\$ 439	\$ -	\$ 358	HUD	\$ 797	\$ 11,158
42	1	1	0	50%	50%	\$ 731	\$ -	\$ 66	HUD	\$ 797	\$ 33,474
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56	TOTAL	0	0	0%	0%	\$ -	\$ -	\$ -		\$ -	\$ 44,632

### Construction Financing Sources

Tax Credit Equity	\$ 100,000.00
HDAP	\$ 300,000.00
Historic Tax Credit Equity	\$ -
Deferred Developer Fee	\$ 704,080.00
Construction Loan	\$ 5,200,000.00
Other1	\$ 500,000.00
Other2	\$ 250,000.00
Other3	\$ 250,000.00
Other4	\$ 3,000,000.00
Other5	\$ 1,750,000.00
TOTAL	\$ 12,054,080.00

### Wage Rate Information

Wage Requirement	Davis Bacon
"Other" Detail	0

### Permanent Financing Sources

Tax Credit Equity	\$ 9,500,000.00
HDAP: OHTF/HOME	\$ 300,000.00
HDAP: NHTF	\$ -
Historic Tax Credit Equity	\$ -
Deferred Developer Fee	\$ 503,080.00
Permanent First Loan, Hard Debt	\$ -
Permanent Second Loan	\$ -
Other1	\$ 500,000.00
Other2	\$ 250,000.00
Other3	\$ 1,000,000.00
Other4	\$ 1,000.00
Other5	\$ -
TOTAL	\$ 12,054,080.00

Composite Score 4.33

### Housing Credit Request

Net Credit Request	\$ 1,000,000
10-year Total	\$ 10,000,000

### Development Budget

Acquisition	\$ 337,500.00
Predevelopment	\$ 510,000.00
Site Development	\$ 1,104,176.00
Hard Construction	\$ 7,804,649.00
Interim Costs/Finance	\$ 736,009.00
Professional Fees	\$ 1,134,346.00
Compliance Costs	\$ 202,400.00
Reserves	\$ 225,000.00
Total Project Costs	\$ 12,054,080.00

Operating Expenses	Per Unit
Per Unit	\$ 7,855
Total	\$ 439,889