

Proposal Summary AHFA

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Woda Cooper Companies, Inc. is paired with Housing Services Alliance, a service-rich Ohio-based community housing development organization rooted within Central Ohio, Appalachia and parts of western Pennsylvania. The proposed site is a short distance from amenities low-income families need, including a Walmart, Aldi, Sam's Club, Kroger, a dozen restaurants, medical offices, and various retail. The property is within a high-grade school district and offers access to a high number of job opportunities. This project develops an underutilized site and places housing in an area ranked as High Opportunity. The family-friendly design of the walk-up building units are timeless, and construction of the fifty-seven (57) new affordable units is in a range of sizes (including 10% accessible units) ideal for the area. This project is key to expanding economic diversity for households of 30-80% AMGI.

Pool	New Affordability: Urban Opportunity Housing
Population	Families
Building Type	Multifamily
Construction Type	New Construction
Address	50590 National Road East
City	St. Clairsville
County	Belmont
Census Tract	39013012400

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

elopment Team Info

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

Ingold Greene Limited Partnership H.S.A. Housing Corp. Housing Services Alliance, Inc. Woda Cooper Communities, LLC Woda Cooper Companies, Inc. NA

Housing Services Alliance, Inc.

# Units	# BR	# Bath	Square Feet	Affordable to what % AMGI (rent limit)	Occupied by what % AMGI (income limit)	nant- I Rent	Tenant-Paid Utilities	R	Rental Subsidy	Subsidy Type	Re	nt to Project Per Unit	Monthly Rent to Project
2	1	1	653	30%	30%	\$ 210	\$ 154	\$	- 3	0	\$	210	\$ 420
2	1	1	653	50%	50%	\$ 455	\$ 154	\$	- 3	0	\$	455	\$ 910
5	1	1	653	60%	60%	\$ 550	\$ 154		-	0	\$	550	\$ 2,750
6	1	1	653	80%	80%	\$ 595	\$ 154	\$	- 3	0	\$	595	\$ 3,570
0	0	0	0	0%	0%	\$ -	\$ -	\$	-	0	\$	-	\$ -
6	2	1	850	30%	30%	\$ 240	195	\$	- 3	0	\$	240	\$ 1,440
7	2	1	850	50%	50%	\$ 535	\$ 195	\$	- 3	0	\$	535	\$ 3,745
10	2	1	850	60%	60%	\$ 640	195		-	0	\$	640	\$ 6,400
10	2	1	850	80%	80%	\$ 695	\$ 195	\$	- 3	0	\$	695	\$ 6,950
0	0	0	0	0%	0%	\$ -	\$ -	\$	-	0	\$	-	\$ -
1	3	1.75	1104	30%	30%	\$ 255	\$ 249	\$	- 3	0	\$	255	\$ 255
2	3	1.75	1104	50%	50%	\$ 595	\$ 249	\$	- 3	0	\$	595	\$ 1,190
3	3	1.75	1104	60%	60%	\$ 680	249		-	0	\$	680	\$ 2,040
3	3	1.75	1104	80%	80%	\$ 775	\$ 249	\$	- 3	0	\$	775	\$ 2,325
0	0	0	0	0%	0%	\$ -	\$ -	\$	-	0	\$	-	\$ -
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57	TOTAL												\$ 31,995

Construction F	Financing Sour	rces
Tax Credit Equity	\$	344,909.00
HDAP	\$	300,000.00
Historic Tax Credit Equity	\$	-
Deferred Developer Fee	\$	1,159,533.00
Construction Loan	\$	7,120,000.00
Other1	\$	1,250,000.00
Other2	\$	-
Other3	\$	-
Other4	\$	-
Other5	\$	-
TOTAL	\$	10,174,442.00
Wage Rat	e Information	
Wage Requirement		None
"Other" Detail		N/A

Permanent Financing Sources		
Tax Credit Equity	\$	8,479,426.00
HDAP: OHTF/HOME	\$	300,000.00
HDAP: NHTF	\$	-
Historic Tax Credit Equity	\$	-
Deferred Developer Fee	\$	-
Permanent First Loan, Hard Debt	\$	450,000.00
Permanent Second Loan	\$	836,000.00
Other1	\$	-
Other2	\$	109,016.00
Other3	\$	-
Other4	\$	-
Other5	\$	-
TOTAL	\$	10,174,442.00
Composite Score 4.9	2	

		t Request
Net Credit Request	\$	968,94
10-year Total	\$	9,689,43
	velopmen	t Budget
Acquisition	\$	-
Predevelopment	\$	402,464.0
Site Development	\$	1,300,000.0
Hard Construction	\$	6,089,582.0
Interim Costs/Finance	\$	496,577.0
Professional Fees	\$	1,567,000.0
Compliance Costs	\$	202,937.0
Reserves	\$	115,882.0
Total Project Costs	\$	10,174,442.0
A () F		
Operating Expenses		Per Unit
Per Unit	\$	4,69
Total	\$	267,84