

Proposal Summary AHFA Berwyn East Pla

Berwyn East Place

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New Affordability: Senior Urban Housing

Population Seniors Affordability Type New Affordability New Construction Construction Type

Address 3341 East Livingston Avenue

City County Columbus Franklin 39049009333 Census Tract

Please accept this application for funding in the 2021 Bond Gap Financing Round for new project: Berwyn East Place. Berwyn East Place is an 88-unit, senior, affordable housing LIHTC community most like the New Construction: Senior Urban pool. Berwyn East Place will serve seniors aged 55+ with a range of income levels from 30% to 70% AMI. Berwyn East Place is located at 3341 E Livingston Ave, Columbus, Ohio 43227. Berwyn East Place is located within walking distance of numerous amenities and will provide transportation services to ensure all residents can be active within their community. National Church Residences' decades of experience as a senior housing provider makes us experts at serving this vulnerable population.

Developer National Church Residences Developer Contact Amy Rosenthal

Co-Developer General Contractor N/A TBD

Management Co. National Church Residences

Syndicator TBD

Berardi + Partners Architect

ship Informatio Ownership Entity Managing Partner Berwyn East Place Senior Housing Lim National Church Residences of Berwyn Parent Organization Minority Member #1 National Church Residences

Parent Organization Minority Member #2 0 N/A

National Church Residences Nonprofit

# Units	#BR	# Bath	Square Feet	Affordable to what % AMGI (rent limit)	Occupied by what % AMGI (income limit)	Tenant Paid Re		Tenant-Paid Utilities	R	ental Subsidy	Subsidy Type	Re	nt to Project Per Unit	Monthly Rent to Project
18	1	1	640	30%	30%	\$ 47	2 \$	-	\$	-	None	\$	472	\$ 8,496
27	1	1	640	50%	50%	\$ 78		-	\$	-	None	\$	786	\$ 21,222
43	1	1	640	70%	70%	\$ 94	7 \$	-	\$	-	None	\$	947	\$ 40,721
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88	TOTAL													\$ 70,439

Construction	Financing Sou	rces
Tax Credit Equity	\$	1,686,176.00
HDAP	\$	1,759,912.00
Historic Tax Credit Equity	\$	-
Deferred Developer Fee	\$	2,326,575.00
Construction Loan	\$	9,016,525.00
Other1	\$	-
Other2	\$	2,175,000.00
Other3	\$	1,320,000.00
Other4	\$	100.00
Other5	\$	340,000.00
TOTAL	S.	18 624 288 00

	W D-4- Info	
	Wage Rate Information	
Wage Requirement		None
"Other" Detail		0

Permanent Financing Sources	
Tax Credit Equity	\$ 8,430,878.00
HDAP: OHTF/HOME	\$ 1,759,912.00
HDAP: NHTF	\$ -
Historic Tax Credit Equity	\$ -
Deferred Developer Fee	\$ 596,298.00
Permanent First Loan, Hard Debt	\$ 4,002,100.00
Permanent Second Loan	\$ -
Other1	\$ 2,175,000.00
Other2	\$ 1,320,000.00
Other3	\$ 340,000.00
Other4	\$ 100.00
Other5	\$ -
TOTAL	\$ 18,624,288.00

Composite Score	3.47

Ho	ousing (Credit Request
Net Credit Request	\$	896,992
10-year Total	\$	8,969,920

De	velo	pment Budget
Acquisition	\$	250,000.00
Predevelopment	\$	763,116.00
Site Development	\$	548,500.00
Hard Construction	\$	12,446,580.00
Interim Costs/Finance	\$	1,106,099.00
Professional Fees	\$	2,993,473.00
Compliance Costs	\$	268,520.00
Reserves	\$	248,000.00
Total Project Costs	\$	18.624.288.00

Operating Expenses	Per Unit	
Per Unit	\$	5,852
Total	\$	514,954

ited Partnership East Place, LLC