

Proposal Summary

West Broad Senior

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Pool New Affordability: Senior Urban Housing

Population Affordability Type New Affordability Construction Type New Construction Address 5691 W Broad St. City County Columbus Franklin

Census Tract

Seniors

ment Team Information Developer National Church Residences Developer Contact Amy Rosenthal Co-Developer General Contractor N/A TBD Management Co. National Church Residences Syndicator TBD 39049008132 Berardi + Partners Architect

West Broad Senior is a 92-unit, affordable community for seniors aged 55+ located at 5691 West Broad Street in Columbus, Franklin County. West Broad Senior serves the unique and growing aging, low income population in Ohio and will serve a range of income levels from 30% to 70% AMI. West Broad Senior 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.

West Broad Senior leverages non-federal resources including City of Columbus Bond dollars and Franklin County Affordable Housing Magnet program dollars. Both the city and county have recognized the need for affordable housing in Central Ohio and have committed a large amount of resources to ensure housing can be built in their local community.

rship Information Ownership Entity Managing Partner West Broad Senior Housing Limited Pa National Church Residences of West B 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)	Tenan Paid Re		Tenant-Paid Utilities	R	ental Subsidy	Subsidy Type	Re	nt to Project Per Unit	Monthly Rent to Project
28	1	1	650	70%	70%	\$ 94	17	\$ -	\$	-	None	\$	947	\$ 26,516
17	1	1	650	60%	60%	\$ 94	43	\$ -	\$	-	None	\$	943	\$ 16,031
27	1	1	650	50%	50%	\$ 78	36	\$ -	\$	-	None	\$	786	\$ 21,222
20	1	1	650	30%	30%	\$ 4	72	\$ -	\$	-	None	\$	472	\$ 9,440
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92	TOTAL													\$ 73,209

Construction	Financing Sou	rces
Tax Credit Equity	\$	1,273,747.00
HDAP	\$	1,839,908.00
Historic Tax Credit Equity	\$	-
Deferred Developer Fee	\$	1,815,552.00
Construction Loan	\$	10,150,000.00
Other1	\$	-
Other2	\$	1,350,000.00
Other3	\$	2,000,000.00
Other4	\$	635,000.00
Other5	\$	100.00
TOTAL	•	19 064 307 00

	Wage Rate Information	
Wage Requirement	· ·	None
"Other" Detail		0

Permanent Financing Sources	
Tax Credit Equity	\$ 8,491,647.00
HDAP: OHTF/HOME	\$ 1,839,908.00
HDAP: NHTF	\$ -
Historic Tax Credit Equity	\$ -
Deferred Developer Fee	\$ 577,652.00
Permanent First Loan, Hard Debt	\$ 4,170,000.00
Permanent Second Loan	\$ -
Other1	\$ -
Other2	\$ 1,350,000.00
Other3	\$ 2,000,000.00
Other4	\$ 635,000.00
Other5	\$ 100.00
TOTAL	\$ 19,064,307.00

Composite Score	3.47

Housing Credit Request					
Net Credit Request	\$	903,457			
10-year Total	\$	9,034,570			

De	velo	pment Budget
Acquisition	\$	445,990.00
Predevelopment	\$	776,358.00
Site Development	\$	592,500.00
Hard Construction	\$	12,534,568.00
Interim Costs/Finance	\$	1,146,688.00
Professional Fees	\$	3,031,696.00
Compliance Costs	\$	278,507.00
Reserves	\$	258,000.00
Total Project Costs	\$	19,064,307.00

Operating Expenses	Per Unit	
Per Unit	\$	5,810
Total	\$	534,546

rtnership road, LLC