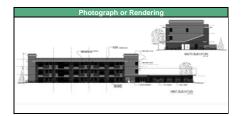
## Proposal Summary PDF



## Proposal Summary

## AHFA This pag Mulberry Springs Permanent Supportive Housing ge auto-populates, but will permit you to add a photo or rendering. On the Insert tab, select 'Pictures' to insert an image.



Mulberry Springs Permanent Supportive Housing The Mulberry Springs Permanent Supportive Housing elevatored building on a 1.15 acre site on S. Yellow Springs Street in Springfield, Ohio. Also included in this PSH development are 5 duplex houses on scattered sites on W. Mulberry, W. Southern Avenue and E. Southern Avenue. There will be a total of 10-family units, 4 - 2 bedroom apartments and 6-3 bedroom apartments. All proposed sites are in close proximity to the Mulberry Terrace PSH development constructed in 2013. Residents of Mulberry Springs will be able to utilize the medical and health care needs provided by the Rocking Horse Clinic in the Mulberry Terrace building. In addition, residents will have a full menu of supportive services available to them provided by Interfaith Hospitality Network.

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Pool	Service Enriched Housing: PSH	
Population	Service Enriched	
Affordability Type	New Affordability	
Construction Type	New Construction	
Address	501 West High Sreet	
City	Springfield	
County	Clark	
Census Tract	39023000901	

Develo	
Developer	RLH Partners, Inc.
Developer Contact	Bob Hellmuth
Co-Developer	Interfaith Hospitality Network
General Contractor	TBD
Management Co.	Sawmill Road Management Compa
Syndicator	Ohio Capital Corporation
Architect	R M James Architect, Inc.

Mu

	Ownership Information
Ownership Entity	To be created
Managing Partner	Interfaith Hospitality Network
Parent Organization	N/A
Vinority Member #1	0
Parent Organization	0
Vinority Member #2	0
Vonprofit	Interfaith Hospitality Network

# 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
8	1	1	506	30%	30%	\$ 100	\$-	\$ 490	HUD	\$ 590	
6	1	1	506	50%	50%	\$ 150	\$-	\$ 440	HUD	\$ 590	\$ 3,540
16	1	1	506	60%	60%	\$ 190	\$	\$ 400	HUD	\$ 590	
1	2	1	960	30%	30%	\$ 150		\$ 611	HUD	\$ 761	
3	2	1	960	60%	60%	\$ 250	\$	\$ 511	HUD	\$ 761	
1	3	1	1190	30%	30%	\$ 250		\$ 712	HUD	\$ 962	\$ 962
5	3	1	1190	60%	60%	\$ 450	\$-	\$ 512	HUD	\$ 962	\$ 4,810
0	0	0	0	0%	0%	•	\$	\$-	0	\$-	\$ -
0	0	0	0	0%	0%	\$ -	\$-	\$-	0	\$-	\$ -
0	0	0	0	0%	0%	•	\$	\$-	0	\$-	\$ -
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0	0	0	0	0%	0%	\$ -	\$-	\$-	0	\$-	\$ -
40	TOTAL										\$ 26,516

Construction F	Financing Sou	rces
Tax Credit Equity	\$	240,571.00
HDAP	\$	270,000.00
Historic Tax Credit Equity	\$	-
Deferred Developer Fee	\$	552,577.00
Construction Loan	\$	7,577,658.00
Other1	\$	250,000.00
Other2	\$	400,000.00
Other3	\$	-
Other4	\$	-
Other5	\$	1,000.00
TOTAL	\$	9,291,806.00
Wage Rat	e Information	
Wage Requirement		0
"Other" Detail		0

Permanent Financing Source	ces	
Tax Credit Equity	\$	7,903,091.00
HDAP: OHTF/HOME	\$	300,000.00
HDAP: NHTF	\$	-
Historic Tax Credit Equity	\$	-
Deferred Developer Fee	\$	37,715.00
Permanent First Loan, Hard Debt	\$	-
Permanent Second Loan	\$	-
Other1	\$	250,000.00
Other2	\$	400,000.00
Other3	\$	400,000.00
Other4	\$	-
Other5	\$	1,000.00
TOTAL	\$	9,291,806.00
Composite Score	2.80	

	sing Credit	
Net Credit Request	\$	900,00
10-year Total	\$	9,000,00
De	velopment	Budget
Acquisition	\$	540,000.0
Predevelopment	\$	269,000.0
Site Development	\$	646,000.0
Hard Construction	\$	5,935,370.0
Interim Costs/Finance	\$	374,850.0
Professional Fees	\$	1,107,000.0
Compliance Costs	\$	238,000.0
Reserves	\$	181,586.0
Total Project Costs	\$	9,291,806.0
Operating Expenses		Per Unit
Per Unit	\$	5,55
Total	\$	221,99