

Proposal Summary

Bretton Woods Phase II
uto-populates, but will permit you to add a photo or rendering. On the Insert tab, select 'Pictures' to insert an image



New Affordability: Senior Urban Housing Pool

Pool
Population
Affordability Type
Construction Type
Address
City
County
County Seniors
New Affordability
New Construction
4836 Cleveland Avenue

Columbus Franklin Census Tract 39049007112

Bretton Woods Phase II

National Church Residences proposes the new construction of Bretton Woods Phase II, the 54-unit second phase of a senior housing community with onsite supportive services located along Cleveland Avenue in the Northland neighborhood of Columbus, Franklin County, Ohio. This project will provide 54
one-bedroom units at a variety of affordability levels, targeting Extremely Low-Income seniors as well as those at higher income levels. Bretton Woods
Phase II will feature on-site service coordination, which will be available at no cost to all residents, offering essential services and critical links to resources
in the community such as health care assessments and legal assistance. Residents will also benefit from free, development-provided transportation, which
will offer residents easy access to local amentiles such as the nearby Gillie Senior Recreation Center and the brand-new Central Ohio Primary Care
(COPC) SeniorSelect primary care center. A COTA stop is located adjacent to the site.

National Church Residences
Amy Rosenthal
N/A
TBD

Developer
Developer Contact
Co-Developer
General Contractor
Management Co.
Syndicator
Architect National Church Residences

Berardi + Partners

TBD

Bretton Woods II Senior Housing Limited Partnership National Church Residences of Bretton Woods II, LLC National Church Residences N/A

Ownership Entity Managing Partner Parent Organization Minority Member #1 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)	Paid	ant- Rent	Tenant-Paid Utilities	Rental Subsidy	Subsidy Type	Rent to Project Per Unit	Monthly Rent to Project
27	1	1	648	70%	70%	\$	878		\$ -	None	\$ 878	23,706
18	1	1	648	60%	60%	\$	852	\$ -	\$ -	None	\$ 852	15,336
9	1	1	648	30%	30%	\$	474	\$ -	\$ -	None	\$ 474	\$ 4,266
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0	0	0	0	0%	0%	\$		\$ -	\$ -	0	\$ -	\$ -
54	TOTAL											\$ 43,308

	Financing Sour	ces
Tax Credit Equity	\$	1,521,632.00
HDAP	\$	-
Historic Tax Credit Equity	\$	-
Deferred Developer Fee	\$	-
Construction Loan	\$	8,657,696.00
Other1	\$	-
Other2	\$	201,185.00
Other3	\$	270,000.00
Other4	\$	
Other5	\$	
TOTAL	\$	10,650,513.00

	Wage Rate Information	
Wage Requirement		None
"Other" Detail		0

Permanent Financing Sources	
Tax Credit Equity	\$ 7,608,163.00
HDAP: OHTF/HOME	\$ -
HDAP: NHTF	\$ -
Historic Tax Credit Equity	\$ -
Deferred Developer Fee	\$ -
Permanent First Loan, Hard Debt	\$ 2,150,000.00
Permanent Second Loan	\$
Other1	\$ 300,000.00
Other2	\$ 560,000.00
Other3	\$ 32,250.00
Other4	\$ 100.00
Other5	\$ -
TOTAL	\$ 10,650,513.00

Composite Score 4.13

Ho	ousing	Credit Request	
Net Credit Request	\$		809,460
10-year Total	\$		8,094,600

Development Budget						
Acquisition	\$	100.00				
Predevelopment	\$	466,012.00				
Site Development	\$	600,000.00				
Hard Construction	\$	6,972,167.00				
Interim Costs/Finance	\$	764,066.00				
Professional Fees	\$	1,510,000.00				
Compliance Costs	\$	186,168.00				
Reserves	\$	152,000.00				
Total Project Costs	S	10.650.513.00				

Operating Expenses	Per Unit
Per Unit	\$ 6,210
Total	\$ 335,327