

Proposal Summary

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Pool New Affordability Population Affordability Type Construction Type Families New Affordability New Construction 109 Brighton Boulevard Zanesville Address City County Census Tract Muskingum 39119911400

Munson Crossing will target households with incomes at 30% to 80% of area median gross incomes. Munson Crossing will offer fourteen (14) one-bedroom units, twenty-three (23) two-bedroom units and six (6) three-bedroom units for a total of 43 units. The development will include the demolition of the vacant Munson School to make way for a brand new high-quality three-story elevator building.
The property will provide affordable workforce housing that will be geared toward a variety of residents: young professionals, single-parent households,

small-to-large families and even seniors. The combined project will foster services to support families, aging-in-place, and workforce housing concepts.

ent Team Information

Woda Cooper Development, Inc.
Jonathan McKay Developer Developer Developer Contact Co-Developer TBD - still in negotiations with nonprofit General Contractor Woda Construction, Inc. Woda Management & Real Estate, LLC Management Co. Syndicator Marble Cliff Capital Architect PCI Design Group, Inc

Munson Crossing Limited Partnership TBD - still in negotiations with nonprofit Ownership Entity Managing Partner Parent Organization Munson Crossing GP, LLC Woda Cooper Communities II Minority Member #1 Parent Organization Minority Member #2 N/A Nonprofit TBD - still in negotiations with nonprofit

# Units	#BR	# Bath	Square Feet	Affordable to what % AMGI (rent limit)	Occupied by what % AMGI (income limit)	nant- i Rent	Tenant-Paid Utilities	I	Rental Subsidy	Subsidy Type	Re	nt to Project Per Unit	Monthly Rent to Project
3	1	1	663	30%	30%	\$ 309	108			0	\$	309	927
2	1	1	663	50%	50%	\$ 585	\$ 108	"	\$ -	0	\$	585	1,170
3	1	1	663	60%	60%	\$ 700	108		\$ -	0	\$	700	2,100
6	1	1	663	80%	80%	\$ 715	\$ 108	,	\$ -	0	\$	715	\$ 4,290
0	0	0	0	0%	0%	\$ -	\$ -	,	\$ -	0	\$	-	\$ -
6	2	1	858	30%	30%	\$ 354	\$ 146	,	\$ -	0	\$	354	\$ 2,124
4	2	1	858	50%	50%	\$ 685	146	,	\$ -	0	\$	685	2,740
3	2	1	858	60%	60%	\$ 810	146			0	\$	810	2,430
10	2	1	858	80%	80%	\$ 845	\$ 146	,	\$ -	0	\$	845	\$ 8,450
0	0	0	0	0%	0%	\$ -	\$ -	,	\$ -	0	\$	-	\$ -
1	3	2	1105	30%	30%	\$ 388	190	,	\$ -	0	\$	388	388
1	3	2	1105	50%	50%	\$ 770	\$ 190	,	\$ -	0	\$	770	\$ 770
2	3	2	1105	60%	60%	\$ 920	190	,	\$ -	0	\$	920	1,840
2	3	2	1105	80%	80%	\$ 950	\$ 190	,	\$ -	0	\$	950	\$ 1,900
0	0	0	0	0%	0%	\$ -	\$ -	,	\$ -	0	\$	-	\$ -
0	0	0	0	0%	0%	\$ -	\$,	\$ -	0	\$	-	\$
0	0	0	0	0%	0%	\$ -	\$ -	,	\$ -	0	\$	-	\$
0	0	0	0	0%	0%	\$ -	\$,	\$ -	0	\$	-	\$
0	0	0	0	0%	0%	\$ -	\$,	\$ -	0	\$	-	\$ -
0	0	0	0	0%	0%	\$ -	\$ -	,	\$ -	0	\$	-	\$ -
0	0	0	0	0%	0%	\$ -	\$,	\$ -	0	\$	-	\$ -
0	0	0	0	0%	0%	\$ -	\$ -	,	\$ -	0	\$	-	\$ -
0	0	0	0	0%	0%	\$ -	\$ -	,	\$ -	0	\$	-	\$ -
0	0	0	0	0%	0%	\$ -	\$	3	\$ -	0	\$	-	\$ -
0	0	0	0	0%	0%	\$ -	\$ -	,	\$ -	0	\$	-	\$ -
0	0	0	0	0%	0%	\$ -	\$ -	,	\$ -	0	\$	-	\$ -
43	TOTAL							Т					\$ 29,129

Construction F	inancing Sou	rces
Tax Credit Equity	\$	233,775.00
HDAP	\$	2,700,000.00
Historic Tax Credit Equity	\$	-
Deferred Developer Fee	\$	730,516.00
Construction Loan	\$	7,800,000.00
Other1	\$	2,000,000.00
Other2	\$	-
Other3	\$	-
Other4	\$	-
Other5	\$	-
TOTAL	\$	13,464,291.00

Wage Rate Informat	ion
Wage Requirement	None
"Other" Detail	N/A

Permanent Financing Sources	
Tax Credit Equity	\$ 5,612,904.00
HDAP: OHTF/HOME	\$ 5,000,000.00
HDAP: NHTF	\$ -
HDAP: HOME-ARP	\$ -
HDAP: CDBG-DR	\$ -
Historic Tax Credit Equity	\$ -
Deferred Developer Fee	\$ 276,387.00
Permanent First Loan, Hard Debt	\$ 1,475,000.00
Permanent Second Loan	\$ -
Other1	\$ 1,100,000.00
Other2	\$ -
Other3	\$ -
Other4	\$ -
Other5	\$ -
TOTAL	42 464 204 00

Housing Credit Request					
Net Credit Request	\$	664,201			
10-year Total	\$	6,642,010			

velopment Budget	
\$	50,000.00
\$	573,419.00
\$	1,325,000.00
\$	7,653,428.00
\$	970,829.00
\$	2,590,000.00
\$	148,052.00
\$	153,563.00
\$	13,464,291.00
	velopment Budget \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$

Operating Expenses	Per Unit	
Per Unit	\$	5,348
Total	\$	229.981