

## **Proposal Summary**

AHFA Bretto
This page auto-pop 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-Metro/Suburban

Pool
Population
Affordability Type
Construction Type
Address
City
County
County New Affordability-Metro/ Seniors New Affordability New Construction 2511 Bretton Woods Dr Columbus Franklin

Census Tract 39049007112

## Bretton Woods Phase II

National Church Residences proposes the new construction of Bretton Woods Phase II, the 55-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 55
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 an onsite fitness area and on-site, experienced, and CORES Certified 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 easy access to local amentities such as the nearby Gillle Senior Recreation Center and the brand-new Central Ohio Primary Care (COPC)
Senior Select primary care center. A COTA stop is located adjacent to the site.

nent Team Information
National Church Residences
Amy Rosenthal
N/A
TBD Developer
Developer Contact
Co-Developer
General Contractor
Management Co.
Syndicator
Architect

National Church Residences TBD Berardi + Partners

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
14	1	1	648	30%	30%	\$		\$ -	\$ -	None	\$ 471		6,594
41	1	1	648	60%	60%	\$	943	\$ -	\$ -	None	\$ 943	\$	38,663
0	0	0	0	0%	0%	\$		\$ -	\$ -	0	\$ -	\$	-
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0	0	0	0	0%	0%	\$		\$ -	\$ -	0	\$ -	\$	-
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0	0	0	0	0%	0%	\$		\$ -	\$ -	0	\$ -	\$	-
0	0	0	0	0%	0%	\$		\$ -	\$ -	0	\$ -	\$	-
55	TOTAL											\$	45,257

	Financing Sour	ces
Tax Credit Equity	\$	1,668,583.00
HDAP	\$	-
Historic Tax Credit Equity	\$	-
Deferred Developer Fee	\$	1,444,750.00
Construction Loan	\$	9,780,655.00
Other1	\$	500,000.00
Other2	\$	-
Other3	\$	-
Other4	\$	-
Other5	\$	-
TOTAL	\$	13,393,988.00

Wage Rate Information	
Wage Requirement	None
"Other" Detail	0

Permanent Financing Sources						
Tax Credit Equity	\$	11,123,888.00				
HDAP: OHTF/HOME	\$	-				
HDAP: NHTF	\$	-				
Historic Tax Credit Equity	\$	-				
Deferred Developer Fee	\$	-				
Permanent First Loan, Hard Debt	\$	1,770,000.00				
Permanent Second Loan	\$					
Other1	\$	500,000.00				
Other2	\$	100.00				
Other3	\$	-				
Other4	\$					
Other5	\$					
TOTAL	2	13 393 988 00				

Н	ousing C	redit Request
Net Credit Request	\$	1,250,000
10-year Total	\$	12,500,000

Development Budget							
Acquisition	\$	100.00					
Predevelopment	\$	604,215.00					
Site Development	\$	600,000.00					
Hard Construction	\$	9,065,960.00					
Interim Costs/Finance	\$	919,103.00					
Professional Fees	\$	1,835,110.00					
Compliance Costs	\$	218,500.00					
Reserves	\$	151,000.00					
Total Project Costs	\$	13,393,988.00					

Operating Expenses		Per Unit	
Per Unit	\$		6,333
Total	S		348.301