

Proposal Summary

Thomas Cross

This page auto-populates, but will permit you to add a photo or rendering. On the Insert tab, select 'Pictures' to insert an image.



Pool New Affordability-Metro/Suburban

Population Affordability Type Construction Type Address City County Census Trac

Seniors New Affordability New Construction 0 Andrea Lane Mahoning 39099811901

Woda Cooper Development, Inc. Developer Developer
Developer Contact
Co-Developer Jonathan McKay General Contractor Woda Construction, Inc.

Management Co. Woda Management & Real Estate, LLC Syndicator Marble Cliff Capital Architect PCI Design Group, Inc

Woda Cooper Companies, Inc. is proposing the Thomas Crossing senior (55+) housing development, a rare opportunity to locate affordable housing in a highly desirable stable amenity-rich suburban setting. The development creates a new forty-six (46) unit building on one of the few remaining vacant undeveloped lots in Boardman. The site is situated just west of Boardman's South Avenue commercial corridor with ample access to shopping, restaurants, employment opportunities, and services all within 1/2-mile. The location is accessible within walking distance to a Mahoning Country's Western Reserve Transit Authority's (WRTA) fixed route service corridor. The development is near Wal-Mart Super Center, Minute Clinic Diagnostic of Ohio, Boardman Park, Public Library of Youngstown and Mahoning County - Boardman Library, and various restaurants.

> Ownership Entity Thomas Crossing Limited Partnership Managing Partner Parent Organization Thomas Crossing GP,LLC Woda Cooper Communities II Minority Member #1 NA Parent Organization Minority Member #2 NΑ

Nonprofit Housing Services Alliance, Inc

# Units	#BR	# Bath	Square Feet	Affordable to what % AMGI (rent limit)	Occupied by what % AMGI (income limit)	Tena Paid I			Tenant-Paid Utilities	ı	Rental Subsidy	Subsidy Type	Rent to Project Per Unit	Monthly Rent to Project
6	1	1	669	30%			160		212			0	\$ 160	960
16	1	1	669	70%	70%	\$	655	\$	212	,	\$ -	0	\$ 655	\$ 10,480
0	0	0	0	0%	0%	\$	-	69	-	٧,	\$ -	0	\$ -	\$ -
6	2	1	822	30%	30%		165		280		\$ -	0	\$ 165	990
18	2	1	822	70%	70%	\$	750	\$	280	,	\$ -	0	\$ 750	\$ 13,500
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%	\$	-	\$	-	,	\$ -	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%	\$	-	\$	-	5	\$ -	0	\$ -	\$ -
0	0	0	0	0%	0%	\$	-	\$	-	,	\$ -	0	\$ -	\$ -
0	0	0	0	0%	0%	\$	-	\$	-	,	\$ -	0	\$ -	\$ -
0	0	0	0	0%	0%	\$	-	\$	-		\$ -	0	\$ -	\$ -
46	TOTAL													\$ 25,930

Construction	n Financing Sourc	es
Tax Credit Equity	\$	899,910.00
HDAP	\$	
Historic Tax Credit Equity	\$	-
Deferred Developer Fee	\$	1,432,898.00
Construction Loan	\$	7,230,000.00
Other1	\$	1,250,000.00
Other2	\$	-
Other3	\$	-
Other4	\$	
Other5	\$	
TOTAL	\$	10,812,808.00

Wage Rate Informa	ntion
Wage Requirement	None
"Other" Detail	N/A

. cilianoni i manoni g coarcoc	
Tax Credit Equity	\$ 8,855,796.00
HDAP: OHTF/HOME	\$ -
HDAP: NHTF	\$ -
Historic Tax Credit Equity	\$ -
Deferred Developer Fee	\$ 143,012.00
Permanent First Loan, Hard Debt	\$ 900,000.00
Permanent Second Loan	\$ -
Other1	\$ 414,000.00
Other2	\$ 500,000.00
Other3	\$ -
Other4	\$ -
Other5	\$ -
TOTAL	\$ 10,812,808.00

Ho	using Credit R	equest
Net Credit Request	\$	1,000,000
10-year Total	\$	10,000,000

Development Budget					
Acquisition	\$	250,000.00			
Predevelopment	\$	499,247.00			
Site Development	\$	1,275,000.00			
Hard Construction	\$	6,441,613.00			
Interim Costs/Finance	\$	455,860.00			
Professional Fees	\$	1,575,000.00			
Compliance Costs	\$	178,400.00			
Reserves	\$	137,688.00			
Total Project Costs	\$	10.812.808.00			

Operating Expenses	Per Unit	
Per Unit	\$	4,648
Total	\$	213.791