

Proposal Summary AHFA Countryside Place

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Pool Population Affordability Type Construction Type Address City County Census Tract New Affordability- Rural Families New Affordability New Construction 1850 Lancaster-Newark Road NE

Lancaster Fairfield 39045031400

Countryside Place

Countryside Place is a two-phase rental development involving 100 units at 1850 Lancaster-Newark Rd. in Lancaster, Ohio near the Ohio UniverstiyLancaster campus. The first phase described here will offer 42 units in a series of 4-unit ranch buildings with garages. Countryside Place will provide a mix of one-, two- and three-bedroom apartments, and a separate building with community room, kitchenette, these room and management office. All units will be fully accessible or adaptable and incorporate universal design elements and will meet green building standards. The property will serve diverse incomes and all units will be affordable to families at or under 60% of area median income.

ent Team Information Columbus Housing Partnership, Inc. dba Homeport Leah Evans Developer
Developer Contact
Co-Developer
General Contractor
Management Co.
Syndicator
Architect N/A

TBD Wallick Properties Midwest, LLC TBD Berardi+Partners, Inc.

ip Information
Countryside Place Homes LLC
Countryside Place Housing, Inc. Ownership Entity Managing Partner Parent Organization Minority Member #1 Parent Organization Minority Member #2 Nonprofit Columbus Housing Partnership, Inc. dba Homeport Columbus Housing Partnership, Inc. dba Homeport

# 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
4	1	1	1013	30%	30%	\$ 374	\$ 97		0	\$ 374	
6	1	1	1013	50%	30%	\$ 687	\$ 97		0	\$ 687	\$ 4,122
4	1	1	1013	60%	60%	\$ 760	\$ 97		0	\$ 760	
5	2	1	1228	30%	30%	\$ 452	\$ 113		0	\$ 452	
9	2	1	1228	50%	50%	\$ 828	\$ 113		0	\$ 828	\$ 7,452
6	2	1	1228	60%	60%	\$ 900	\$ 113		0	\$ 900	\$ 5,400
2	3	2	1509	30%	30%	\$ 510	\$ 142		0	\$ 510	\$ 1,020
6	3	2	1509	60%	60%	\$ 1,025	\$ 142	\$ -	0	\$ 1,025	\$ 6,150
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	\$ -	\$ -
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0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$ -
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$ -
0	0	0	0	0%	0%	\$ -	\$ -	\$ -	0	\$ -	\$ -
42	TOTAL										\$ 30,940

Construction	Financing Sources	
Tax Credit Equity	\$	225,500.00
HDAP	\$	-
Historic Tax Credit Equity	\$	-
Deferred Developer Fee	\$	-
Construction Loan	\$	8,240,000.00
Other1	\$	1,250,000.00
Other2	\$	100,000.00
Other3	\$	1,567,500.00
Other4	\$	-
Other5	\$	-
TOTAL	\$	11,383,000.00

Wage Rate Information	
Wage Requirement	None
"Other" Detail	0

Permanent Financing Sources	
Tax Credit Equity	\$ 9,000,000.00
HDAP: OHTF/HOME	\$ -
HDAP: NHTF	\$ -
Historic Tax Credit Equity	\$ -
Deferred Developer Fee	\$ 433,000.00
Permanent First Loan, Hard Debt	\$ 1,550,000.00
Permanent Second Loan	\$ -
Other1	\$ 400,000.00
Other2	\$ -
Other3	\$ -
Other4	\$ -
Other5	\$ -
TOTAL	\$ 11 383 000 00

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Net Credit Request	\$	1,000,000
10-year Total	\$	10,000,000
	Development Bud	
Acquisition	S S	225.000.00

Acquisition	\$ 225,000.00
Predevelopment	\$ 476,000.00
Site Development	\$ 1,440,000.00
Hard Construction	\$ 6,984,450.00
Interim Costs/Finance	\$ 492,850.00
Professional Fees	\$ 1,433,000.00
Compliance Costs	\$ 168,800.00
Reserves	\$ 162,900.00
Total Project Costs	\$ 11,383,000.00

Operating Expenses	Per Unit	
Per Unit	\$	5,595
Total	\$	235,000