

Proposal Summary AHFA Peyton Crossing

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



New Affordability- Central City Pool
Population
Affordability Type
Construction Type
Address
City
County
Census Tract New Affordability- C Seniors New Affordability New Construction 42 W. Jenkins Ave. Columbus Franklin 39049005820

Poyton Crossing

Community Development for All People, a faith-based nonprofit community development corporation in partnership with Community Housing Network, a nonprofit developer of permanent supportive housing, have teamed up to co-develop Peyton Crossing. This project will be built on an underutilized warehouse site in the Merion Village neighborhood, which is located a short distance from the downtown core, and is adjacent to a major Central Ohio Transit Authority bus line. The project will consist of 53 new construction untils, targeted to seniors aged 55 and older. Peyton Crossing will sugment the limited number of affordable housing options available to seniors on the South Side of Columbus, and will serve households earning between 30% and 60% of Area Median Income. This project will also offer on-site supportive service coordination, a community room, and fitness center to support residents holistically, while also enhancing quality of life as people age-in-place.

ment Team Information
Community Development for All People
Jordan Henderson
Community Housing Network Inc.
TBD
National Church Residences
Ohio Capital Corporation for Housing
The Columbus Design Company LLC Developer
Developer Contact
Co-Developer
General Contractor
Management Co.
Syndicator
Architect

nip Information
Peyton Crossing LP (TBF) Ownership Entity
Managing Partner
Parent Organization
Minority Member #1
Parent Organization
Minority Member #2
Nonprofit 0 N/A 0 Community Development for All People 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	Ren	it to Project Per Unit	Monthly Rent to Project
7	1	1	580	30%	30%	\$	433	\$	94	\$ 523	HUD	\$	956	\$ 6,692
10	1	1	580	50%	50%	\$	791	\$	87	\$ -	None	\$	791	\$ 7,910
22	1	1	580	60%	60%	\$	963	\$	87	\$ -	None	\$	963	\$ 21,186
1	2	1	791	30%	30%	\$	512		121	\$ 492	HUD	\$	1,004	\$ 1,004
4	2	1	791	50%	50%	\$	943		112	\$ -	None	\$	943	\$ 3,772
9	2	1	791	60%	60%	\$ 1	1,013	\$	112	\$ -	None	\$	1,013	\$ 9,117
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%	\$		Y	-	\$	0	\$	-	\$ -
0	0	0	0	0%	0%	\$	-	Y	-	\$ -	0	\$	-	\$ -
0	0	0	0	0%	0%	\$	-	\$	-	\$ -	0	\$	-	\$ -
0	0	0	0	0%	0%	\$	-	\$	-	\$ -	0	\$	-	\$ -
0	0	0	0	0%	0%	\$	-	<u> </u>	-	\$ -	0	\$	-	\$ -
0	0	0	0	0%	0%	\$	-	7	-	\$ -	0	\$	-	\$ -
0	0	0	0	0%	0%	\$	-	\$	-	\$ -	0	\$	-	\$ <u> </u>
0	0	0	0	0%	0%	\$	-	Y	-	\$ -	0	\$	-	\$ <u> </u>
0	0	0	0	0%	0%	\$	-		-	\$ -	0	\$	-	\$ -
0	0	0	0	0%	0%	\$	-	\$	-	\$ -	0	\$	-	\$ -
0	0	0	0	0%	0%	\$	-	Y	-	\$ -	0	\$	-	\$ -
0	0	0	0	0%	0%	\$	-	Y	-	\$ -	0	\$	-	\$ -
0	0	0	0	0%	0%	\$	-	\$	-	\$ -	0	\$	-	\$ <u> </u>
53	TOTAL													\$ 49.681

Construction F	inancing Sou	rces
Tax Credit Equity	\$	255,441.00
HDAP	\$	600,000.00
Historic Tax Credit Equity	\$	
Deferred Developer Fee	\$	1,528,442.00
Construction Loan	\$	6,650,000.00
Other1	\$	5,000,000.00
Other2	\$	1,007,375.00
Other3	\$	-
Other4	\$	1,750,000.00
Other5	\$	-
TOTAL	\$	16,791,258.00

Wage Requirement "Other" Detail Ohio Prevailing Wage

Permanent Financing Sources					
Tax Credit Equity	\$	11,008,836.00			
HDAP: OHTF/HOME	\$	600,000.00			
HDAP: NHTF	\$	-			
Historic Tax Credit Equity	\$	-			
Deferred Developer Fee	\$	356,047.00			
Permanent First Loan, Hard Debt	\$	2,224,000.00			
Permanent Second Loan	\$	1,007,375.00			
Other1	\$	795,000.00			
Other2	\$	800,000.00			
Other3	\$	-			
Other4	\$	-			
Other5	\$	-			
TOTAL	2	16 791 258 00			

н	ousing Crea	it Request
Net Credit Request	\$	1,250,000
10-year Total	\$	12,500,000
10 your rotus	<u> </u>	12,000,

Development Budget					
Acquisition	\$	245,000.00			
Predevelopment	\$	673,495.00			
Site Development	\$	1,733,785.00			
Hard Construction	\$	10,922,215.00			
Interim Costs/Finance	\$	1,299,932.00			
Professional Fees	\$	1,427,526.00			
Compliance Costs	\$	210,200.00			
Reserves	\$	279,105.00			
Total Drainet Coate	•	46 704 259 00			

Operating Expenses	Per Unit
Per Unit	\$ 5,326
Total	\$ 282,294