

Proposal Summary

AHFA Juniper 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.



The proposed Juniper Crossing is highly consistent with OHFA's goal to provide new senior housing options with easy access to great amenities. This builds new senior units in an array of sizes and styles, while preserving economic diversity for households in a variety of income ranges. The project proposes to provide 10% of units as accessible for persons with mobility disabilities and 25% of units as accessible for persons with mobility disabilities and 25% of units as accessible for persons with mobility disabilities and 25% of units as accessible for persons with hearing or visual disabilities which is especially important for people who need mobility-friendly housing. In addition, the proposed development will achieve LEED Silver Certification and be located in close proximity to numerous amenities.

Pool
Population
Affordability Type
Construction Type
Address
City
County
Census Tract New Affordability-Metro/Suburban New Affordability-I Seniors New Affordability New Construction 100 Obetz Road Columbus Franklin 39049008822

Developer
Developer Contact
Co-Developer
General Contractor
Management Co.
Syndicator
Architect ment Team Information

Woda Cooper Development, Inc.
Jonathan McKay
N/A

Woda Construction, Inc.
Woda Management & Real Estate, LLC
Marble Cliff Capital
PCI Design Group, Inc. PCI Design Group, Inc.

Juniper Crossing Limited Partnership
Juniper Crossing GP, LLC
Woda Cooper Communities II
0 Ownership Entity Managing Partner Parent Organization Minority Member #1 Parent Organization Minority Member #2 Nonprofit Housing Services Alliance, Inc. Nonprofit

# Units	#BR	# Bath	Square Feet	Affordable to what % AMGI (rent limit)	Occupied by what % AMGI (income limit)		Rent	Tenant-Paid Utilities		Rental Subsidy	Subsidy Type	Rent to Project Per Unit	Monthly Rent to Project
2	1	1	736	30%	30%		355			-	0	\$ 355	
7	1	1	736	60%	60%		870			-	0	\$ 870	\$ 6,090
6	1	1	736	70%		\$	970	\$ 168		-	0	\$ 970	\$ 5,820
0	0	0	0	0%	0%	\$		\$ -	,	-	0	\$ -	\$
5	2	1	888	30%	30%		405			-	0	\$ 405	\$ 2,025
9	2	1	888	60%	60%	\$ 1,	020	\$ 223		-	0	\$ 1,020	\$ 9,180
15	2	1	888	70%	70%	\$ 1,	140	\$ 223		-	0	\$ 1,140	\$ 17,100
0	0	0	0	0%	0%	\$	-	\$ -	3	\$ -	0	\$ -	\$ -
0	0	0	0	0%	0%	\$	-	\$ -	3	\$ -	0	\$ -	\$ -
0	0	0	0	0%	0%	\$	-	\$ -	3	\$ -	0	\$ -	\$ -
0	0	0	0	0%	0%	\$	-	\$ -	9	\$ -	0	\$ -	\$ -
0	0	0	0	0%	0%	\$	-	\$ -	9	\$ -	0	\$ -	\$ -
0	0	0	0	0%	0%	\$	-	\$ -	9	\$ -	0	\$ -	\$ -
0	0	0	0	0%	0%	\$	-	\$ -	9	\$ -	0	\$ -	\$ -
0	0	0	0	0%	0%	\$	-	\$ -	9	\$ -	0	\$ -	\$ -
0	0	0	0	0%	0%	\$	-	\$ -	9	\$ -	0	\$ -	\$ -
0	0	0	0	0%	0%	\$	-	\$ -	9	\$ -	0	\$ -	\$ -
0	0	0	0	0%		\$	-	\$ -	9	\$ -	0	\$ -	\$ -
0	0	0	0	0%	0%	\$	-	\$ -	9	\$ -	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%	\$	-	\$ -	5	\$ -	0	\$ -	\$ -
0	0	0	0	0%	0%	\$	-	\$ -	5	\$ -	0	\$ -	\$ -
0	0	0	0	0%	0%	\$	-	\$ -	5	\$ -	0	\$ -	\$ -
0	0	0	0	0%	0%	\$	-	\$ -	5	\$ -	0	\$ -	\$ -
44	TOTAL												\$ 40,925

Construction	Financing Sou	
Tax Credit Equity	\$	375,962.00
HDAP	\$	-
Historic Tax Credit Equity	\$	-
Deferred Developer Fee	\$	886,712.00
Construction Loan	\$	4,800,000.00
Other1	\$	-
Other2	\$	
Other3	\$	1,750,000.00
Other4	\$	5,000,000.00
Other5	\$	-
TOTAL	\$	12,812,674.00

Wage Rate Information	n
Wage Requirement	No
"Other" Detail	N/A

Permanent Financing Sources	
Tax Credit Equity	\$ 8,546,516.00
HDAP: OHTF/HOME	\$ -
HDAP: NHTF	\$ -
Historic Tax Credit Equity	\$ -
Deferred Developer Fee	\$ 641,158.00
Permanent First Loan, Hard Debt	\$ 2,725,000.00
Permanent Second Loan	\$ -
Other1	\$ 400,000.00
Other2	\$ 500,000.00
Other3	\$ -
Other4	\$ -
Other5	\$ -
TOTAL	\$ 12 812 674 00

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

De	velopment Budget	
Acquisition	\$	881,500.00
Predevelopment	\$	540,000.00
Site Development	\$	1,250,000.00
Hard Construction	\$	7,250,634.00
Interim Costs/Finance	\$	991,979.00
Professional Fees	\$	1,515,000.00
Compliance Costs	\$	173,600.00
Reserves	\$	209,961.00
<b>Total Project Costs</b>	\$	12,812,674.00

Per Unit \$	5,942
Total \$	261,460