

 Proposal Summary

 AHFA
 Obetz Village

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Obetz Village Obetz Village is a 100-unit family development with two- and hree-bedroom apartments, originally developed by Homeport in 1991 with 9% LIHTC and owned by Homeport since the development was placed in service. (The property is currently known as "Indian Mound.") The property is in the far south side of Columbus, adjacent to a City of Columbus public recreation center. Obetz Village is near the intersection of South High Street and Interstate 270, providing convenient access to public bus routes and local jobs, shopping, dining, and entertainment. Obetz Village is well designed with 14 rowhouse buildings and attached towhomes, offering all residents private entrances, small patios and washer-and-driver hookups. The renovations to Obetz Village will prioritize long-term sustainability, including new kitchens, bathrooms, flooring, appliances, HVAC, HW heaters, windows, and roofs. The community building will be upgraded with greater accessibility and a fitness room.

Pool Population Affordability Type Construction Type Address City County Census Tract Preserved Affordability Preserved Affordability Families Preserved Affordability Rehabilitation 3939 Rosland Drive Columbus Franklin 20040007524 39049007534

Develop	ment Team Information			ship Information
Developer	Columbus Housing Partnership, Inc.	dba Homeport	Ownership Entity	Obetz Village Rehab, LLC
Developer Contact	Leah Evans		Managing Partner	Columbus Housing Partnership, Inc. db
Co-Developer	N/A		Parent Organization	Columbus Housing Partnership, Inc. db
General Contractor	TBD		Minority Member #1	0
Management Co.	Wallick Properties Midwest, LLC		Parent Organization	0
Syndicator	TBD		Minority Member #2	0
Architect	Berardi + Partners		Nonprofit	Columbus Housing Partnership, Inc. db

# Units	# BR	# Bath	Square Feet	(rent limit)	Occupied by what % AMGI (income limit)		Rent	Tenant-Paid Utilities	Rental Subsidy	Subsidy Type	Ren	it to Project Per Unit		Monthly Rent to Project
3	2	1	875	30%	30%		512		\$-	None	\$	512	\$	1,536
21	2	1	875	50%	50%	\$	934	\$ 120	\$ -	0	\$	934	\$	19,614
50	2	1	875	60%	60%			\$ 120	\$-	0	\$	934	\$	46,700
7	3	1.5	1015	50%	50%		,025	\$ 138	\$-	0	\$	1,025	Ş	7,175
19	3	1.5	1015	60%	60%	\$ 1	,025	\$ 138	\$-	0	\$	1,025	\$	19,475
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100	TOTAL												\$	94,500

Construction I	Financing Sou	rces				
Tax Credit Equity	\$	1,788,935.00				
HDAP	\$	-				
Historic Tax Credit Equity	\$					
Deferred Developer Fee	\$					
Construction Loan	\$	10,600,000.00				
Other1	\$	4,600,000.00				
Other2	\$	909,148.00				
Other3	\$	1,250,000.00				
Other4	\$	1,251,917.00				
Other5	\$					
TOTAL	\$	20,400,000.00				
Wage Rate Information						
Wage Requirement		None				
"Other" Detail		0				

Permanent Financing Sources						
Tax Credit Equity	\$	8,800,000.00				
HDAP: OHTF/HOME	\$	-				
HDAP: NHTF	\$	-				
Historic Tax Credit Equity	\$	-				
Deferred Developer Fee	\$	590,852.00				
Permanent First Loan, Hard Debt	\$	5,000,000.00				
Permanent Second Loan	\$	-				
Other1	\$	4,600,000.00				
Other2	\$	909,148.00				
Other3	\$	500,000.00				
Other4	\$	-				
Other5	\$	-				
τοται	\$	20 400 000 00				

	ousing Credit Re	quest
Net Credit Request	\$	1,000,000
10-year Total	\$	10,000,000
	Development Bu	dget

Total Project Costs	\$	20,400,000.00
Reserves	\$	493,306.00
Compliance Costs	\$	308,000.00
Professional Fees	\$	1,935,000.00
Interim Costs/Finance	\$	1,119,538.00
Hard Construction	\$	8,107,556.00
Site Development	\$	918,000.00
Predevelopment	Ş	518,600.00

Operating Expenses	Per Unit
Per Unit	\$ 5,786
Total	\$ 578,600