

Proposal Summary AHFA Hebron Senior A

AHFA Hebron Senior Apartments
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New Affordability- Rural Pool Pool
Population
Affordability Type
Construction Type
Address
City
County
Census Tract New Affordability-R Seniors New Affordability New Construction 3272 Hebron Road Hebron Licking 30080750100 39089759100

Hebron Senior Apartments

National Church Residences proposes the new construction of Hebron Senior Apartments, the 42-unit new construction, senior housing community with onsite supportive services located along Hebron Avenue in the Village of Hebron, Licking County, Ohio. This project will provide 42 one-bedroom units at a
variety of affordability levels, targeting Extremely Low-Income seniors as well as those at higher income levels. Hebron Senior Apartments will feature an
onsite fitness area and on-site, experienced, and CORES Certified service coordination, which will be availed a no cost to all residents, offering essential
services and critical links to resources in the community such as health care assessments and legal assistance.

Developer
Developer Contact
Co-Developer
General Contractor
Management Co.
Syndicator
Architect nent Team Information
National Church Residences
Sarajane Steffes
N/A
TBD
National Church Residences
TBD
Repartit + Pertpers Berardi + Partners

Ownership Entity Managing Partner Parent Organization Minority Member #1 Parent Organization Minority Member #2 Nonprofit Hebron Senior Housing Limited Partner
National Church Residences of Hebron National Church Residences National Church Residences n/a 0 National Church Residences Nonprofit

# Units	# BR	# Bath	Square Feet	Affordable to what % AMGI (rent limit)	Occupied by what % AMGI (income limit)	Tenant Paid Re		Tenant-Paid Utilities	Rental Subsidy	Subsidy Type	Rent to Project Per Unit	Monthly Rent to Project
5	1	1	642	30%	30%		7 \$	-	\$ -	0	\$ 527	\$ 2,635
23	1	1	642	60%	60%	\$ 88		-	\$ -	0	\$ 880	20,240
14	1	1	642	70%	70%	\$ 95	5 \$	-	\$ -	0	\$ 955	\$ 13,370
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0	0	0	0	0%	0%	\$ -	\$	-	\$ -	0	\$ -	\$ -
42	TOTAL											\$ 36.245

Construction F	Financing Sour	rces
Tax Credit Equity	\$	1,349,865.00
HDAP	\$	
Historic Tax Credit Equity	\$	
Deferred Developer Fee	\$	1,260,000.00
Construction Loan	\$	6,827,135.00
Other1	\$	800,000.00
Other2	\$	1,213,754.00
Other3	\$	
Other4	\$	
Other5	\$	
TOTAL	\$	11,450,754.00

Wage Rate I	nformation
Wage Requirement	None
"Other" Detail	0

Permanent Financing Sources		
Tax Credit Equity	\$	8,999,100.00
HDAP: OHTF/HOME	\$	
HDAP: NHTF	\$	
Historic Tax Credit Equity	\$	-
Deferred Developer Fee	\$	211,554.00
Permanent First Loan, Hard Debt	\$	1,440,000.00
Permanent Second Loan	\$	-
Other1	\$	800,000.00
Other2	\$	100.00
Other3	\$	
Other4	\$	
Other5	\$	
TOTAL	•	44 450 754 00

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

De	velopment Budget	
Acquisition	\$	225,000.00
Predevelopment	\$	535,652.00
Site Development	\$	561,500.00
Hard Construction	\$	7,640,277.00
Interim Costs/Finance	\$	793,528.00
Professional Fees	\$	1,400,000.00
Compliance Costs	\$	168,800.00
Reserves	\$	126,000.00
Total Project Costs	\$	11,450,757.00

Operating Expenses	Per Unit
Per Unit	\$ 6,562
Total	\$ 275,599
rotai	\$