



BRIGGSDALE II PROJECT NARRATIVE

PROJECT DESCRIPTION

Overview

Briggsdale Apartments II will offer safe, permanent, supportive housing to individuals who struggle with homelessness, mental illness and/or addiction. The project will contain forty (40) one-bedroom/one-bathroom units. All 40 units will have rental assistance to limit the portion of rent paid by residents to 30% of their incomes. Thirty-two (32) units will have a HUD-sponsored rental subsidy, while the remaining eight (8) units will have a yet-to-be-identified rental subsidy.

Thirty-two (32) units will be Rebuilding Lives (individuals who are homeless, as defined by HUD) and the remaining eight (8) will be reserved for ADAMH service consumers with persistent mental illness and/or addiction. Of those eight, all will be set aside for ADAMH clients.

Of the thirty-two (32) units designated for RL eligible individuals, all will be filled with residents meeting HUD's definition of chronic homelessness, and having chronic homeless priority. The Rebuilding Lives target population for Briggsdale Apartments II will be chronically homeless disabled men and women whose histories include mental illness, substance addiction, dual diagnosis, physical disability or long-term unemployment. These individuals have been unable to maintain permanent housing, due primarily to significant addiction issues further complicated by mental illness.

Briggsdale Apartments II is an expansion of Briggsdale Apartments I, a thirty-five (35) unit LIHTC project that was placed-in-service in 2006. Of the existing thirty-five (35) units, twenty-five (25) are RL units and ten (10) are ADAMH units. Briggsdale II's new building will be constructed next to Briggsdale I's existing building and physically connected by a two-story enclosed corridor. The total number of units on the property will increase to seventy-five (75), with fifty-seven (57) RL units and eighteen (18) ADAMH units.

Community Housing Network, Inc. will: 1) provide overall program management, tenant-centered property management and housing services (including program operations, administration of subsidies, community relations, maintenance and security), 2) facilitate partner meetings, 3) take the lead in admissions, eviction prevention and training, and 4) assist with outreach. CHN will share resources equally between Briggsdale Apartments I and Briggsdale Apartments II.

Briggsdale Apartments II will have 24-hour staffing and onsite supportive services. Concord Counseling will be our service partner at Briggsdale Apartments II, as they currently are at Briggsdale Apartments I. Concord Counseling provides tenants with linkages to supportive services that will include, but not be



limited to, on-going assessments, case management, psychiatric services, medication monitoring, health services, employment services, individual counseling and substance abuse treatment.

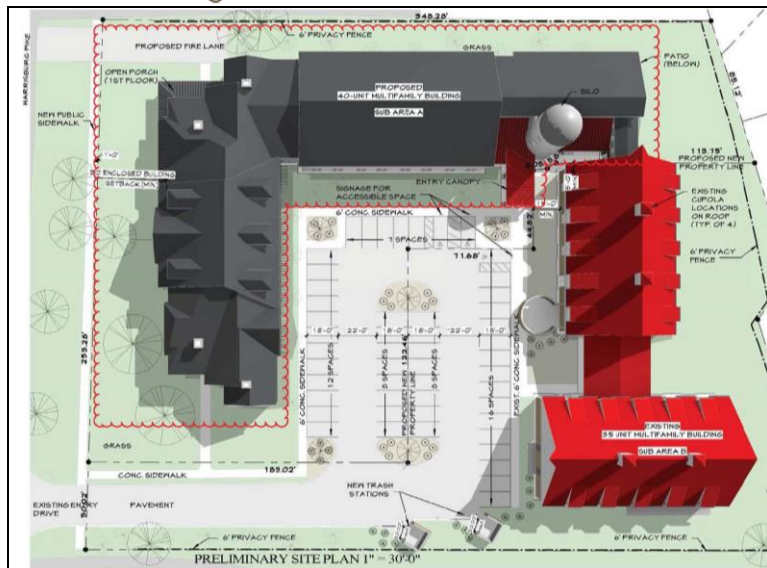
CHN's on-site staff will orient tenants to living in a supportive housing program; assist them with housing-related issues; and provide crisis intervention, conflict resolution, and daily assistance. In addition, residents will also be referred to other agencies for medical and dental needs, material needs, and legal assistance.

Housing Need and Market Demand

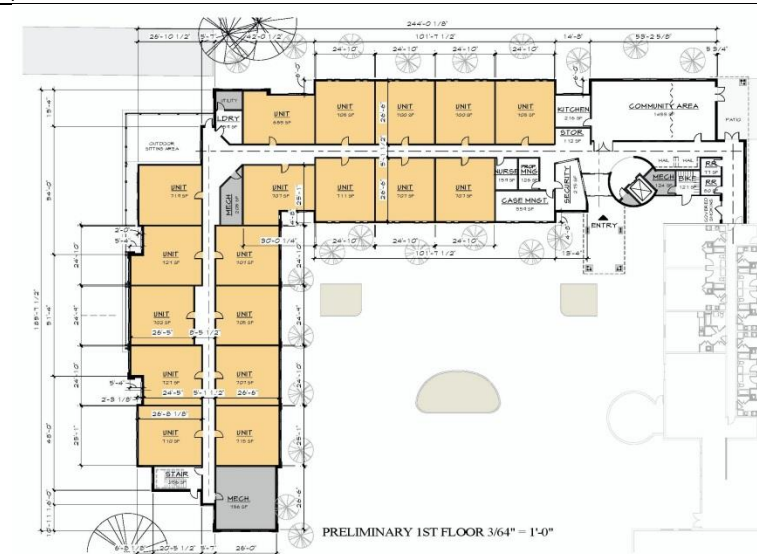
Briggsdale Apartments II will provide new permanent supportive housing units to homeless individuals and persons with persistent mental illness. CHN will utilize HUD rent subsidies for thirty-two (32) units which will allow residents with incomes between 0% and 30% AMI to afford this housing. Community Housing Network commissioned a market study from Vogt Strategic Insights in December 2015 and received results in February 2016. The study concluded that there is adequate market support for Briggsdale Apartments II's forty new housing units.

According to the *Columbus and Franklin County Consolidated Plan 2010-2014*, the community needs to create an additional 1,400 units of permanent supportive housing for single adults to guide them from homelessness to stable housing. Community Housing Network will set aside thirty-two (32) units at Briggsdale Apartments II for Rebuilding Lives eligible residents.

Briggsdale Apartments II will also address the need for housing for non-homeless individuals with severe mental illness. CHN will set aside eight (8) units at Briggsdale Apartments II for individuals with severe mental illness and disabilities that need supportive services and security to remain in a stable living environment. The Consolidated Plan supports the creation of housing for special needs and disabled individuals, and Briggsdale Apartments II will help meet this need.



Schematic Site Plan: Briggsdale Apartments II is within the clouded portion of this site plan



Schematic 1st Floor Plan



Parking Area and Building Entry at Silo

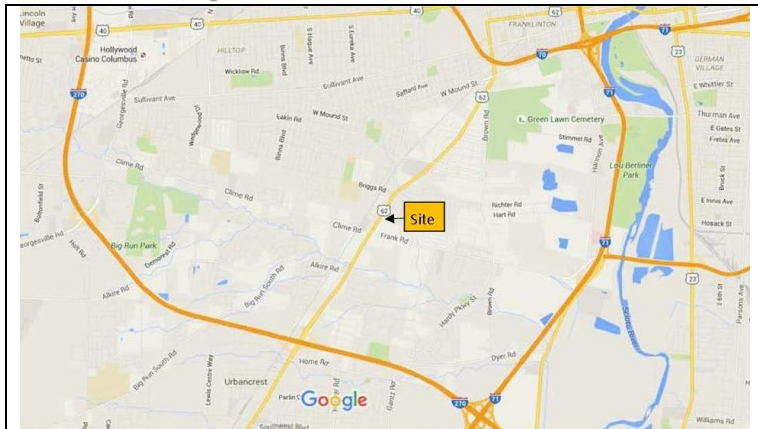
Briggsdale Apartments II is on a 1.47 acre site. The proposed two-story building is “L” shaped and connects directly to Briggsdale Apartments I. The architectural style of Briggsdale II will continue and complete the farmstead theme started by Briggsdale I. The site will include 51 parking spaces and a basketball court in the inner courtyard area. There will be a patio and two porches providing private outdoor spaces for residents. When complete, Briggsdale Apartments I & II will total 75 units on a 2.7 acre site.

A new secured main entrance from the parking area will be shared by Briggsdale Apartments I and II. A security/front desk staff member, who is responsible for registering and welcoming visitors, will monitor the single-point entry 24 hours a day and 7 days a week. Common area spaces will include a community room and kitchen, supportive service offices, bike room, art therapy room, laundry rooms, computer room, lounges, and fitness room.

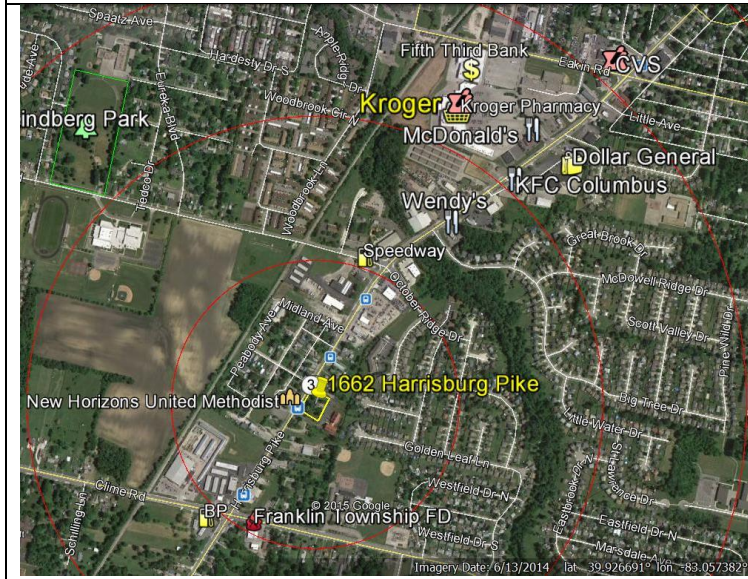
All of Briggsdale II’s units are one-bedroom/one-bath garden-style apartments with: 1) over 625 net square feet, 2) bedrooms over 120 square feet, 3) central HVAC systems, and 4) Universal Design and visitability features.



Community Housing Network will provide furniture in all 40 units at Briggsdale Apartments II.



Briggsdale Apartments II Vicinity is in Southwest Columbus: North of Grove City/I-270, South of the South Hilltop, East of The Greater Hilltop area, West of Brown Road



Briggsdale Apartments II: 1662 Harrisburg Pike, between Chambers Ave and Frank/Cline Rd

Briggsdale Apartments II is within the Briggsdale neighborhood of southwest Columbus and located at 1662 Harrisburg Pike.

It is within a one-half mile of a church, transit stops (COTA Route 15), restaurant, and fire station.

Within a one-mile radius of the site, the following amenities can be found:

- Kroger -.56 mile
- Kroger Pharmacy -.56 mile
- COTA Bus Stop -.03 mile
- Township Fire Station -.23 mile
- Methodist Church -.04 mile
- Wendy's Restaurant -.38 mile
- BP Gas Station -.27 mile
- Fifth Third Bank -.63 mile
- Dollar General -.60 mile

The Briggsdale Apartments II site is currently zoned L-AR-O (Limited Apartment Office), which allows the proposed multifamily use. Rezoning and variance applications were processed through the City of Columbus from October 2015 to February 2016. Community Housing Network owns the proposed project site. The site is in Census Tract 83.40, which is not a Qualified Census Tract.

The site received the maximum number of points for positive surrounding land uses as defined in OHFA's competitive scoring criteria. There are no detrimental land uses within a half-mile of the site.



DEVELOPMENT TEAM

Developer:	Community Housing Network, Inc.
Owner:	Briggsdale Apartments II, LLC
Managing Member:	Briggsdale Apartments II, Inc.
Property Manager:	Community Housing Network, Inc.
Architect:	Berardi + Partners, Inc.
Attorney:	Carlile, Patchen & Murphy, LLP
General Contractor:	Rockford Construction Inc.
Service Provider:	Concord Counseling

Community Housing Network, Inc. (CHN), the Managing Member, Developer, and Property Manager of the proposed Briggsdale Apartments II development, is located at 1680 Watermark Drive, Columbus, OH 43215. CHN is an Ohio nonprofit corporation who has maintained its office in Columbus since its formation in 1987. Formed by the ADAMH Board of Franklin County working in conjunction with the Robert Wood Johnson Foundation, CHN has since provided housing with specialized property management and supportive services to people with disabilities. CHN owns and operates more than 1,200 supportive housing units in Columbus and Franklin County. With this experience, CHN's housing focuses on providing a stable living environment for all of its residents, blending the best practices of property management with the best practices of social service provision to encourage positive housing outcomes. CHN is confident that it has the experience and capacity needed to develop, manage, and own Briggsdale Apartments II.

FINANCING

Capital

Community Housing Network (CHN) is estimating an \$8.5 million total development cost for Briggsdale Apartments II, which includes a \$6.2 million construction contract amount. CHN will finance Briggsdale Apartments II by using a combination of private and public funding sources. The Ohio Capital Corporation for Housing will syndicate Low-Income Housing Tax Credits to generate the majority of the capital needed to construct Briggsdale Apartments II. CHN applied for the tax credits from the Ohio Housing Finance Agency in February 2016, and will know the outcome in June 2016. In addition to the LIHTC syndication, CHN will seek permanent financing from public resources, including \$450,000 from



the Columbus HOME program and \$850,000 from the Federal Home Loan Bank of Cincinnati. CHN will use deferred developer fees to fill any gap in permanent financing sources.

Because not all of the permanent sources will be available during construction, Community Housing Network will secure construction loan funds from Huntington National Bank. CHN will seek interim sources, such as OHFA's Housing Development Loan Program and the Franklin County and Columbus Affordable Housing Trust, to increase the amount of equity proceeds from the sale of the LIHTC's.

Operations

Community Housing Network expects that Briggsdale Apartments II will cost approximately \$5,500 per unit annually to operate, including insurance, administration, management fees, maintenance, utilities and real estate taxes.

Community Housing Network anticipates receiving rental subsidy on all 40 one-bedroom units, in the form of 32 HUD and 8 yet-to-be-identified rental subsidies. In addition, Community Housing Network and the Community Shelter Board will share the operations and service funds currently attached to Briggsdale Apartments I with Briggsdale Apartments II. Approximately \$110,000 of these funds will be used as Operating Subsidy to cover the significant costs related to operating the 24/7 front desk.

Services

Community Housing Network plans to partner with Concord Counseling as the supportive service provider at Briggsdale Apartments II.