

Harding Village Apartments

Wallick-Hendy Development Company, LLC

160 West Main Street, Suite 200

New Albany, Ohio 43054

(614) 863-4640

CERTIFIED MAIL RETURN RECEIPT REQUESTED

Tarina Rose
Clerk of City Council
City of Marion
233 W. Center St
Marion, OH 43302

RE: Harding Village Apartments
North side of E. Fairground St. just west of Likens Chapel Rd
Marion, Marion County, OH 43302

Dear Ms. Rose:

The purpose of this letter is to apprise your office that Wallick Communities ("Wallick"), through an affiliated and newly created single-purpose entity, WAM Harding Village Apartments, LLC, plans to be the 100% sole general partner and managing member (The "Owner") of a residential rental development located in or within a one-half mile radius of your political jurisdiction, and will submit an application to utilize the multifamily funding programs of the Ohio Housing Finance Agency (OHFA) for the development of this property.

Harding Village Apartments is a proposed 56-unit, new-construction opportunity that will provide a quality affordable housing option for the community members of Marion and Marion County, Ohio. The project design will offer four buildings and a clubhouse on site. Three, 2-story buildings will offer 16 units each and another 2-story building will offer 8 units. The unit mix at Harding Village includes (12) one-bedroom units, (28) two-bedroom units, and (16) three-bedroom units. Of the 56 units, 14 units will be rent, and income restricted to family households earning up to 30% of the Area Median Income (AMI), 23 units will be rent and income restricted to family households earning up to 60% AMI, and the remaining 19 units will be rent and income restricted to family households earning up to 80% AMI.

The proposed development will be financed with equity from the sale of 9% Low-Income Housing Tax Credits from OHFA, a Housing Development Bridge Loan from OHFA, USDA RD 538 first mortgage, a CDFI construction loan, an equity bridge loan, and deferred developer fee.

Development Team:

Project Contact: Jimmy McCune, Vice President – Development
160 West Main Street, Suite 200
New Albany, Ohio 43054
614-552-5621
jmccune@wallick.com

Managing Members: WAM Harding Village Apartments, LLC

Developer: Wallick-Hendy Development Company, LLC

Contractor: Wallick Construction, LLC

Property Manager: Wallick Properties Midwest, LLC

Project Address: North side of E. Fairground St. just west of Likens Chapel Rd
Marion, Marion County, OH 43302

Number of Units: 56

Program(s) to be utilized
in the Project: The Ohio Housing Finance Agency will provide funds through its 9% Low
Income Housing Tax Credit Program ("LIHTC"), Housing Development Loan
Program ("HDL").

Right to Submit
Comments: You have the right to submit comments to OHFA regarding the proposed
project's impact on the community. Any objection to the project must be
submitted in writing and signed by a majority of the voting members of the
legislative body. Comments must be received by OHFA within 30 days of the
mailing date of this notice.

The person to be notified at OHFA and their address is:

Mr. Kelan Craig, Director of Multifamily Housing
Ohio Housing Finance Agency
57 E. Main Street
Columbus, OH 43215

OHFA will provide a written response to any objections submitted under the
terms outlined above.

Sincerely,

A handwritten signature in blue ink that reads "Jimmy McCune". The signature is fluid and cursive, with the first name "Jimmy" and last name "McCune" clearly legible.

Jimmy McCune
Vice President - Development
160 W Main St. Suite 200
New Albany, OH 43054
614-552-5621
jmccune@wallick.com