

APPENDIX B – PROPERTY PHOTOGRAPHS



1) Wetland A – largely devoid of vegetation (along a drainage way/ephemeral channel) at DP-1



2) Additional view of Wetland A (east end)



3) Wetland B, near DP-3 (similar to Wetland A), ephemeral channel visible in center of wetland area



4) Soy bean field south of wetlands A and B (wetland are in the treeline to the left)



5) Ag field (typical of most of the property)



6) ephemeral channel ("stream #1") located in the tree-line between the ag fields.



7) Additional view of "Stream #1" looking east (up-stream)



8) Wetland C, an area dominated by reed-canary grass



9) Additional view of Wetland C



10) Wetland D, and area of cattail



11) Additional view of Wetland D



12) Norther soybean field on the property



13) Upland woods in the SE corner of the property



14) Ephemeral channel just off-site to the north of the site



15) Upland area just off the ag field on the east edge of the property.

APPENDIX C – WETLAND/UPLAND DETERMINATION DATA FORMS

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 60 acres - 3B's and K Road City/County: Galena, Delaware Sampling Date: 10/22/20
 Applicant/Owner: Wallick Communities State: Ohio Sampling Point: DP-1
 Investigator(s): Paul Bowyer Section, Township, Range: _____
 Landform (hillslope, terrace, etc.): level wooded corridor Local relief (concave, convex, none): slight concave Slope (%): <1%
 Subregion (LRR or MLRA): _____ Lat: 40.258954° Long: -82.936095° Datum: WGS84
 Soil Map Unit Name: silt loam NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No _____ (If no, explain in Remarks.)
 Are Vegetation no, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes No _____
 Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____ Hydric Soil Present? Yes <input checked="" type="checkbox"/> No _____ Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No _____ If yes, optional Wetland Site ID: <u>Wetland A</u>
Remarks: (Explain alternative procedures here or in a separate report.) Wetland A is an area nearly devoid of vegetation, located along an ephemeral drainage/way (or channel); where the channel widens a bit and loses definition.	

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> ___ Surface Water (A1) ___ Water-Stained Leaves (B9) ___ High Water Table (A2) ___ Aquatic Fauna (B13) <input checked="" type="checkbox"/> Saturation (A3) ___ Marl Deposits (B15) ___ Water Marks (B1) ___ Hydrogen Sulfide Odor (C1) ___ Sediment Deposits (B2) ___ Oxidized Rhizospheres on Living Roots (C3) ___ Drift Deposits (B3) <input checked="" type="checkbox"/> Presence of Reduced Iron (C4) ___ Algal Mat or Crust (B4) ___ Recent Iron Reduction in Tilled Soils (C6) ___ Iron Deposits (B5) ___ Thin Muck Surface (C7) ___ Inundation Visible on Aerial Imagery (B7) ___ Other (Explain in Remarks) ___ Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> ___ Surface Soil Cracks (B6) ___ Drainage Patterns (B10) ___ Moss Trim Lines (B16) ___ Dry-Season Water Table (C2) ___ Crayfish Burrows (C8) ___ Saturation Visible on Aerial Imagery (C9) <input checked="" type="checkbox"/> Stunted or Stressed Plants (D1) ___ Geomorphic Position (D2) ___ Shallow Aquitard (D3) ___ Microtopographic Relief (D4) <input checked="" type="checkbox"/> FAC-Neutral Test (D5)
Field Observations: Surface Water Present? Yes _____ No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes _____ No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present? Yes <input checked="" type="checkbox"/> No _____ Depth (inches): <u>near surface</u> (includes capillary fringe)	Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks: Soils were saturated to near the surface in October	

VEGETATION – Use scientific names of plants.

Sampling Point: DP-1

<u>Tree Stratum</u> (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>Quercus palustris (pin oak)</u>	<u>35%</u>	<u>yes</u>	<u>FACW</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>4</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100%</u> (A/B)
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. <u>trees are not actually in the wetland</u>	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
<u>35</u> = Total Cover				
<u>Sapling/Shrub Stratum</u> (Plot size: <u>15'</u>)	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>Viburnum dentatum (arrowwood)</u>	<u>20%</u>	<u>yes</u>	<u>FAC</u>	Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
<u>20</u> = Total Cover				
<u>Herb Stratum</u> (Plot size: <u>5'</u>)	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>Toxicodendron radicans (poison ivy)</u>	<u>10%</u>	<u>yes</u>	<u>FAC</u>	Hydrophytic Vegetation Indicators: <input checked="" type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain)
2. <u>Phalaris arundinacea (reed canary grass)</u>	<u>15%</u>	<u>yes</u>	<u>FACW</u>	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
12. _____	_____	_____	_____	
<u>25%</u> = Total Cover				
<u>Woody Vine Stratum</u> (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>None</u>	_____	_____	_____	Definitions of Vegetation Strata: Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines – All woody vines greater than 3.28 ft in height.
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
<u>0</u> = Total Cover				
Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____				
Remarks: (Include photo numbers here or on a separate sheet.) The actual wetland area is nearly devoid of vegetation				

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 60 acres - 3B's and K Road City/County: Galena, Delaware Sampling Date: 10/22/20
 Applicant/Owner: Wallick Communities State: Ohio Sampling Point: DP-2
 Investigator(s): Paul Bowyer Section, Township, Range: _____
 Landform (hillslope, terrace, etc.): level wooded corridor Local relief (concave, convex, none): slight concave Slope (%): <1%
 Subregion (LRR or MLRA): _____ Lat: 40.258897° Long: -82.936095° Datum: WGS84
 Soil Map Unit Name: silt loam NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No _____ (If no, explain in Remarks.)
 Are Vegetation no, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes No _____
 Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____ Hydric Soil Present? Yes _____ No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes _____ No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes _____ No <input checked="" type="checkbox"/> If yes, optional Wetland Site ID: <u>Upland near A and B</u>
Remarks: (Explain alternative procedures here or in a separate report.) <u>upland point near wetlands A and B</u>	

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> ___ Surface Water (A1) ___ Water-Stained Leaves (B9) ___ High Water Table (A2) ___ Aquatic Fauna (B13) ___ Saturation (A3) ___ Marl Deposits (B15) ___ Water Marks (B1) ___ Hydrogen Sulfide Odor (C1) ___ Sediment Deposits (B2) ___ Oxidized Rhizospheres on Living Roots (C3) ___ Drift Deposits (B3) ___ Presence of Reduced Iron (C4) ___ Algal Mat or Crust (B4) ___ Recent Iron Reduction in Tilled Soils (C6) ___ Iron Deposits (B5) ___ Thin Muck Surface (C7) ___ Inundation Visible on Aerial Imagery (B7) ___ Other (Explain in Remarks) ___ Sparsely Vegetated Concave Surface (B8)	Secondary Indicators (minimum of two required) ___ Surface Soil Cracks (B6) ___ Drainage Patterns (B10) ___ Moss Trim Lines (B16) ___ Dry-Season Water Table (C2) ___ Crayfish Burrows (C8) ___ Saturation Visible on Aerial Imagery (C9) ___ Stunted or Stressed Plants (D1) ___ Geomorphic Position (D2) ___ Shallow Aquitard (D3) ___ Microtopographic Relief (D4) ___ FAC-Neutral Test (D5)
Field Observations: Surface Water Present? Yes _____ No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes _____ No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present? (includes capillary fringe) Yes _____ No <input checked="" type="checkbox"/> Depth (inches): _____	Wetland Hydrology Present? Yes _____ No <input checked="" type="checkbox"/>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: 	
Remarks: <u>Soils were not saturated outside of the wetland areas</u>	

VEGETATION – Use scientific names of plants.

Sampling Point: DP-2

	Absolute % Cover	Dominant Species?	Indicator Status		
Tree Stratum (Plot size: <u>30'</u>)					
1. <u>Quercus palustris (pin oak)</u>	<u>25%</u>	<u>yes</u>	<u>FACW</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>4</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100%</u> (A/B)	
2. <u>Acer rubrum (red maple)</u>	<u>45%</u>	<u>yes</u>	<u>FAC</u>		
3. <u>Ulmus Americana (elm)</u>	<u>10%</u>	<u>no</u>	<u>FACW</u>		
4. <u>Acer saccharinum (silver maple)</u>	<u>5%</u>	<u>no</u>	<u>FACW</u>		
5. _____	_____	_____	_____		
6. _____	_____	_____	_____		
7. _____	_____	_____	_____		
<u>85%</u> = Total Cover				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____	
Sapling/Shrub Stratum (Plot size: <u>15'</u>)					
1. <u>Viburnum dentatum (arrowwood)</u>	<u>25%</u>	<u>yes</u>	<u>FAC</u>		
2. _____	_____	_____	_____		
3. _____	_____	_____	_____		
4. _____	_____	_____	_____		
5. _____	_____	_____	_____		
6. _____	_____	_____	_____		
7. _____	_____	_____	_____		
<u>25</u> = Total Cover				Hydrophytic Vegetation Indicators: <input checked="" type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
Herb Stratum (Plot size: <u>5'</u>)					
1. <u>Toxicodendron radicans (poison ivy)</u>	<u>10%</u>	<u>yes</u>	<u>FAC</u>		
2. _____	_____	_____	_____		
3. _____	_____	_____	_____		
4. _____	_____	_____	_____		
5. _____	_____	_____	_____		
6. _____	_____	_____	_____		
7. _____	_____	_____	_____		
8. _____	_____	_____	_____		
9. _____	_____	_____	_____		
10. _____	_____	_____	_____		
11. _____	_____	_____	_____		
12. _____	_____	_____	_____		
<u>10%</u> = Total Cover				Definitions of Vegetation Strata: Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines – All woody vines greater than 3.28 ft in height.	
Woody Vine Stratum (Plot size: _____)					
1. <u>None</u>	_____	_____	_____		
2. _____	_____	_____	_____		
3. _____	_____	_____	_____		
4. _____	_____	_____	_____		
<u>0</u> = Total Cover				Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____	
Remarks: (Include photo numbers here or on a separate sheet.) The tree-lines marginally meet wetland vegetation criteria; however show no OBL.					

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 60 acres - 3B's and K Road City/County: Galena, Delaware Sampling Date: 10/22/20
 Applicant/Owner: Wallick Communities State: Ohio Sampling Point: DP-3
 Investigator(s): Paul Bowyer Section, Township, Range: _____
 Landform (hillslope, terrace, etc.): level wooded corridor Local relief (concave, convex, none): slight concave Slope (%): <1%
 Subregion (LRR or MLRA): _____ Lat: 40.258932° Long: -82.935581° Datum: WGS84
 Soil Map Unit Name: silt loam NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No _____ (If no, explain in Remarks.)
 Are Vegetation no, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes No _____
 Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____ Hydric Soil Present? Yes <input checked="" type="checkbox"/> No _____ Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No _____ If yes, optional Wetland Site ID: <u>Wetland B</u>
Remarks: (Explain alternative procedures here or in a separate report.) Wetland B is an area nearly devoid of vegetation, located along an ephemeral drainage/way (or channel)	

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> ___ Surface Water (A1) ___ Water-Stained Leaves (B9) ___ High Water Table (A2) ___ Aquatic Fauna (B13) <input checked="" type="checkbox"/> Saturation (A3) ___ Marl Deposits (B15) ___ Water Marks (B1) ___ Hydrogen Sulfide Odor (C1) ___ Sediment Deposits (B2) ___ Oxidized Rhizospheres on Living Roots (C3) ___ Drift Deposits (B3) <input checked="" type="checkbox"/> Presence of Reduced Iron (C4) ___ Algal Mat or Crust (B4) ___ Recent Iron Reduction in Tilled Soils (C6) ___ Iron Deposits (B5) ___ Thin Muck Surface (C7) ___ Inundation Visible on Aerial Imagery (B7) ___ Other (Explain in Remarks) ___ Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> ___ Surface Soil Cracks (B6) ___ Drainage Patterns (B10) ___ Moss Trim Lines (B16) ___ Dry-Season Water Table (C2) ___ Crayfish Burrows (C8) ___ Saturation Visible on Aerial Imagery (C9) ___ Stunted or Stressed Plants (D1) ___ Geomorphic Position (D2) ___ Shallow Aquitard (D3) ___ Microtopographic Relief (D4) <input checked="" type="checkbox"/> FAC-Neutral Test (D5)
Field Observations: Surface Water Present? Yes _____ No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes _____ No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present? Yes <input checked="" type="checkbox"/> No _____ Depth (inches): <u>near surface</u> (includes capillary fringe)	Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks: Soils were saturated to near the surface in October	

VEGETATION – Use scientific names of plants.

Sampling Point: DP-3

<u>Tree Stratum</u> (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status		
1. <u>Quercus palustris (pin oak)</u>	<u>35%</u>	<u>yes</u>	<u>FACW</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>4</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100%</u> (A/B)	
2. <u>Acer saccharinum (silver maple)</u>	<u>30%</u>	<u>yes</u>	<u>FACW</u>		
3. _____	_____	_____	_____		
4. <u>trees are not actually in the wetland</u>	_____	_____	_____		
5. _____	_____	_____	_____		
6. _____	_____	_____	_____		
7. _____	_____	_____	_____		
<u>65</u> = Total Cover				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____	
<u>Sapling/Shrub Stratum</u> (Plot size: <u>15'</u>)	Absolute % Cover	Dominant Species?	Indicator Status		
1. <u>Viburnum dentatum (arrowwood)</u>	<u>20%</u>	<u>yes</u>	<u>FAC</u>		Hydrophytic Vegetation Indicators: <input checked="" type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain)
2. _____	_____	_____	_____		
3. _____	_____	_____	_____		
4. _____	_____	_____	_____		
5. _____	_____	_____	_____		
6. _____	_____	_____	_____		
7. _____	_____	_____	_____		
<u>20</u> = Total Cover				¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic. Definitions of Vegetation Strata: Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines – All woody vines greater than 3.28 ft in height.	
<u>Herb Stratum</u> (Plot size: <u>5'</u>)	Absolute % Cover	Dominant Species?	Indicator Status		
1. <u>Toxicodendron radicans (poison ivy)</u>	<u>10%</u>	<u>yes</u>	<u>FAC</u>		Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____
2. _____	_____	_____	_____		
3. _____	_____	_____	_____		
4. _____	_____	_____	_____		
5. _____	_____	_____	_____		
6. _____	_____	_____	_____		
7. _____	_____	_____	_____		
8. _____	_____	_____	_____		
9. _____	_____	_____	_____		
10. _____	_____	_____	_____		
11. _____	_____	_____	_____		
12. _____	_____	_____	_____		
<u>10%</u> = Total Cover					
<u>Woody Vine Stratum</u> (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status		
1. <u>None</u>	_____	_____	_____		
2. _____	_____	_____	_____		
3. _____	_____	_____	_____		
4. _____	_____	_____	_____		
<u>0</u> = Total Cover					
Remarks: (Include photo numbers here or on a separate sheet.) The actual wetland area is nearly devoid of vegetation					

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 60 acres - 3B's and K Road City/County: Galena, Delaware Sampling Date: 10/22/20
 Applicant/Owner: Wallick Communities State: Ohio Sampling Point: DP-4
 Investigator(s): Paul Bowyer Section, Township, Range: _____
 Landform (hillslope, terrace, etc.): level field Local relief (concave, convex, none): slight concave Slope (%): <1%
 Subregion (LRR or MLRA): _____ Lat: 40.259267° Long: -82.934105° Datum: WGS84
 Soil Map Unit Name: silt loam NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No _____ (If no, explain in Remarks.)
 Are Vegetation no, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes No _____
 Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____ Hydric Soil Present? Yes <input checked="" type="checkbox"/> No _____ Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No _____ If yes, optional Wetland Site ID: <u>Wetland C</u>
Remarks: (Explain alternative procedures here or in a separate report.) Wetland C is an area in the field dominated by reed canary grass and rush	

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> ___ Surface Water (A1) ___ Water-Stained Leaves (B9) ___ High Water Table (A2) ___ Aquatic Fauna (B13) <input checked="" type="checkbox"/> Saturation (A3) ___ Marl Deposits (B15) ___ Water Marks (B1) ___ Hydrogen Sulfide Odor (C1) ___ Sediment Deposits (B2) ___ Oxidized Rhizospheres on Living Roots (C3) ___ Drift Deposits (B3) <input checked="" type="checkbox"/> Presence of Reduced Iron (C4) ___ Algal Mat or Crust (B4) ___ Recent Iron Reduction in Tilled Soils (C6) ___ Iron Deposits (B5) ___ Thin Muck Surface (C7) ___ Inundation Visible on Aerial Imagery (B7) ___ Other (Explain in Remarks) ___ Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> ___ Surface Soil Cracks (B6) ___ Drainage Patterns (B10) ___ Moss Trim Lines (B16) ___ Dry-Season Water Table (C2) ___ Crayfish Burrows (C8) ___ Saturation Visible on Aerial Imagery (C9) ___ Stunted or Stressed Plants (D1) ___ Geomorphic Position (D2) ___ Shallow Aquitard (D3) ___ Microtopographic Relief (D4) <input checked="" type="checkbox"/> FAC-Neutral Test (D5)
Field Observations: Surface Water Present? Yes _____ No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes _____ No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present? Yes <input checked="" type="checkbox"/> No _____ Depth (inches): <u>near surface</u> (includes capillary fringe)	Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks: Soils were saturated to near the surface in October	

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 60 acres - 3B's and K Road City/County: Galena, Delaware Sampling Date: 10/22/20
 Applicant/Owner: Wallick Communities State: Ohio Sampling Point: DP-5
 Investigator(s): Paul Bowyer Section, Township, Range: _____
 Landform (hillslope, terrace, etc.): level field Local relief (concave, convex, none): slight concave Slope (%): <1%
 Subregion (LRR or MLRA): _____ Lat: 40.261728° Long: -82.930755° Datum: WGS84
 Soil Map Unit Name: silt loam NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No _____ (If no, explain in Remarks.)
 Are Vegetation no, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes No _____
 Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____ Hydric Soil Present? Yes <input checked="" type="checkbox"/> No _____ Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No _____ If yes, optional Wetland Site ID: <u>Wetland D</u>
Remarks: (Explain alternative procedures here or in a separate report.) Wetland D is dominated by cattail	

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> ___ Surface Water (A1) ___ Water-Stained Leaves (B9) ___ High Water Table (A2) ___ Aquatic Fauna (B13) <input checked="" type="checkbox"/> Saturation (A3) ___ Marl Deposits (B15) ___ Water Marks (B1) ___ Hydrogen Sulfide Odor (C1) ___ Sediment Deposits (B2) ___ Oxidized Rhizospheres on Living Roots (C3) ___ Drift Deposits (B3) <input checked="" type="checkbox"/> Presence of Reduced Iron (C4) ___ Algal Mat or Crust (B4) ___ Recent Iron Reduction in Tilled Soils (C6) ___ Iron Deposits (B5) ___ Thin Muck Surface (C7) ___ Inundation Visible on Aerial Imagery (B7) ___ Other (Explain in Remarks) ___ Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> ___ Surface Soil Cracks (B6) ___ Drainage Patterns (B10) ___ Moss Trim Lines (B16) ___ Dry-Season Water Table (C2) ___ Crayfish Burrows (C8) ___ Saturation Visible on Aerial Imagery (C9) ___ Stunted or Stressed Plants (D1) ___ Geomorphic Position (D2) ___ Shallow Aquitard (D3) ___ Microtopographic Relief (D4) <input checked="" type="checkbox"/> FAC-Neutral Test (D5)
Field Observations: Surface Water Present? Yes _____ No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes _____ No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present? Yes <input checked="" type="checkbox"/> No _____ Depth (inches): <u>near surface</u> (includes capillary fringe)	Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks: Soils were saturated to near the surface in October	

VEGETATION – Use scientific names of plants.

Sampling Point: DP-5

Tree Stratum (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>no trees present in wetland area</u>				Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100%</u> (A/B)
2. _____				
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
_____ = Total Cover				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
Sapling/Shrub Stratum (Plot size: <u>15'</u>)				
1. _____				
2. <u>no shrubs in wetland</u>				
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
_____ = Total Cover				
Herb Stratum (Plot size: <u>5'</u>)				Hydrophytic Vegetation Indicators: <input checked="" type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Typha angustifolia (cattail)</u>	<u>90%</u>	<u>yes</u>	<u>OBL</u>	
2. <u>Phalaris arundinacea (reed canary grass)</u>	<u>5%</u>	<u>no</u>	<u>FACW</u>	
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
11. _____				
12. _____				
<u>95%</u> = Total Cover				
Woody Vine Stratum (Plot size: _____)				Definitions of Vegetation Strata: Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines – All woody vines greater than 3.28 ft in height.
1. <u>None</u>				
2. _____				
3. _____				
4. _____				
<u>0</u> = Total Cover				
Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____				
Remarks: (Include photo numbers here or on a separate sheet.) Wetland is nearly 100% cattail				

VEGETATION – Use scientific names of plants.

Sampling Point: DP-4

Tree Stratum (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>no trees present in wetland area</u>				Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100%</u> (A/B)
2. _____				
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
				Prevalence Index worksheet: _____ Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
				Hydrophytic Vegetation Indicators: <input checked="" type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain)
				¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
				Definitions of Vegetation Strata: Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines – All woody vines greater than 3.28 ft in height.
				Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____
Remarks: (Include photo numbers here or on a separate sheet.) Wetland is nearly 100% reed canary grass, with minor bulrush				

4. Market Study - I've included some relevant sections of our market study that shows some great info about this neighborhood and the general area. This report is not final, so I've pulled out a couple of sections that likely won't change as we finalize our project. Here are some highlights from the report:

- There's pent up demand for apartments. Existing occupancy is 95.6%, which is strong.
- The Market Study Analyst considers our most comparable competitors to be Sunbury Pointe, Northlake Summit, and The Ravines at Westar, to name a few. If you've not visited these, please do, they're very nice. We would also consider these to be a comparable/competitive property.
- They report this site is Good (not Good or Very Good) due to the freeway noise, high tension wires nearby and lack of public transportation. This would limit other sorts of development on the site, especially single family homes.
- They're expecting most of the population growth to occur in age groups below 44 and above 65, populations that want or need apartments.
- The largest employer sector in Berkshire is retail trade, likely from the outlet malls. Most people are driving 15-29 minutes and 30-44 minutes to work, which tells me most people who work in Berkshire don't live here.



**Vogt Strategic
Insights**

Market Feasibility Analysis of:

Phoenix Place

South 3 B's and K Road

Berkshire Township, Delaware County, Ohio 43021

For:

Mr. Jimmy McCune

Wallick Communities

160 West Main Street, Suite 200

New Albany, Ohio 43054

Effective Date: December 31, 2020

Job Reference Number: 17205EP

Introduction

A. Purpose

The market feasibility of the proposed Phoenix Place is the subject of this report. Phoenix Place involves the new construction of 296 units for general occupancy households in Berkshire Township, Delaware County, Ohio. The project is applying for Low-Income Housing Tax Credit (LIHTC) financing. The week of December 7, 2020, Kevin Cannon inspected the proposed subject site, the surrounding area and existing conventional apartments.

Kevin Cannon, Eric Pacella and Robert Vogt contributed to the analysis and conclusions in this report.

Mr. Jimmy McCune of Wallick Communities initiated this Comprehensive Market Analysis Full Narrative Report. The report follows the guidelines for market studies required by the Ohio Housing Finance Agency (OHFA) and conforms to the National Council of Housing Market Analysts (NCHMA) standards. These standards enhance the quality of market analyses, make market studies easier to prepare, understand and use by market analysts and end users, and include accepted definitions of key terms used in market studies for affordable housing projects and model content standards for affordable housing market studies.

B. Methodologies

Vogt Strategic Insights (VSI) uses the following methodologies.

- Identify the Primary Market Area (PMA) for the subject site as proposed. The Site PMA is the smallest geographic area expected to generate most of the support for the proposed subject project. Site PMAs are not defined by radius; the radial approach is ineffective because it does not consider mobility patterns, changes in socioeconomic or demographic character of neighborhoods or physical landmarks that might impede development.

PMAs are established using a variety of factors that include, but are not limited to: a detailed demographic and socioeconomic evaluation; interviews with area planners, realtors and other individuals who are familiar with area growth patterns; a drive-time analysis to the site; personal observations of the field analyst; and evaluation of existing housing supply characteristics and trends.

- Conduct a field survey of modern apartment developments to measure the overall strength of the apartment market and establish those projects that are most likely directly comparable to the subject property. This is accomplished by an evaluation of unit mix, vacancies, rent levels and overall quality of product. Given the LIHTC market's complexity, multiple comparable properties may exist.

- Identify two types of directly comparable properties through the field survey, which include other Section 42 LIHTC developments and market-rate developments that offer unit and project amenities similar to the subject development. An in-depth evaluation of those two property types provides an indication of the subject development's potential. Conditions may exist that cause the selection of a property (or several) beyond the delineated market area. Properties beyond the market area's boundaries are for comparison purposes only (rents, occupancy rates, amenities etc.) and generally are not competitive with the subject project for renters because they are within different geographies. Any out-of-market projects are clearly identified in text and are labeled with 900-series Map Codes.
- Evaluate the area's economic and demographic characteristics. An economic evaluation includes an assessment of area employment composition, income growth (particularly among the target market), building statistics and area growth perceptions. The demographic evaluation uses the most recently issued Census information, as well as projections that determine what the characteristics of the market will be when the proposed subject project opens and after it achieves a stabilized occupancy.
- Interviews with officials familiar with area development and area building statistics identify planned and proposed properties that may influence subject site's marketability. Planned and proposed projects vary in their stages of development so it is crucial to establish the likelihood of construction, the timing of the project and its impact on the market and the subject development.
- We conduct an analysis of the subject project's required capture of the number of income- and size-appropriate renter households within the Site PMA. We conduct this analysis on a renter household level to determine the subject development's market capture rate. We compare the capture rate with acceptable capture rates for similar projects types to determine whether the subject development's capture rate is achievable. In addition, VSI also compares all existing and planned LIHTC housing within the market to the number of income-appropriate households. We evaluate the resulting penetration rate in conjunction with the project's capture rate.
- We determine the subject development's achievable market and Tax Credit rents. The Rent Comparability Grids compare the features of the subject development item by item with the most comparable properties in the market. We adjust for each feature that differs from the subject development. We apply these adjustments to the collected rent, which results in an achievable market rent for a unit comparable to the proposed unit.

C. Report Limitations

The intent of this report is to collect and analyze significant levels of data to forecast the market success of the subject property within an agreed to time period. Vogt Strategic Insights relies on a variety of data sources to generate this report. These data sources are not always verifiable; VSI, however, makes a significant effort to assure accuracy. While this is not always possible, we believe our effort provides an acceptable standard margin of error. Vogt Strategic Insights is not responsible for errors or omissions in the data provided by other sources.

The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, unbiased professional analyses, opinions and conclusions. We have no present or prospective interest in the property that is the subject of this report and we have no personal interest or bias with respect to the parties involved.

Our compensation is not contingent on an action or event (such as the approval of a loan) resulting from the analyses, opinions, conclusions in or the use of this study.

Any reproduction or duplication of this report without the express approval of Wallick Communities or Vogt Strategic Insights, Ltd. is strictly prohibited.

D. Sources

Vogt Strategic Insights uses various sources to gather and confirm data used in each analysis. These sources include the following:

- The 2000 and 2010 Census on Housing
- ESRI
- Urban Decision Group
- Applied Geographic Solutions
- Detailed Tenure Crosstab (household income by household size, tenure, and age of head of household) by Urban Decision Group
- U.S. Department of Labor
- Management for each property included in the survey
- Local planning and building officials
- Local housing authority representatives
- U.S. Department of Housing and Urban Development (HUD)

Definitions of terms used throughout this report may be viewed at [VSIinsights.com/terminology.php](https://vsinsights.com/terminology.php).

E. Statement on the U.S. Census and the American Community Survey

Since 2005, the American Community Survey (ACS) has been a critical element of the U.S. Census Bureau's reengineered decennial census program. During previous decennial censuses, most households received a short-form questionnaire, while one household in six received a long form that contained additional questions and provided socioeconomic information about the population that is more detailed.

The 2010 Census was the first exclusively short-form census and it counted all residents living in the United States and asked for name, sex, age, date of birth, race, ethnicity, relationship and housing tenure, resulting in a total of seven variables.

The more detailed socioeconomic information, once collected via the long-form questionnaire, is now collected by the American Community Survey. The survey provides current data about all communities, every year, rather than once every 10 years. It is sent to a small percentage of the population on a rotating basis throughout the decade. No household will receive the survey more often than once every five years.

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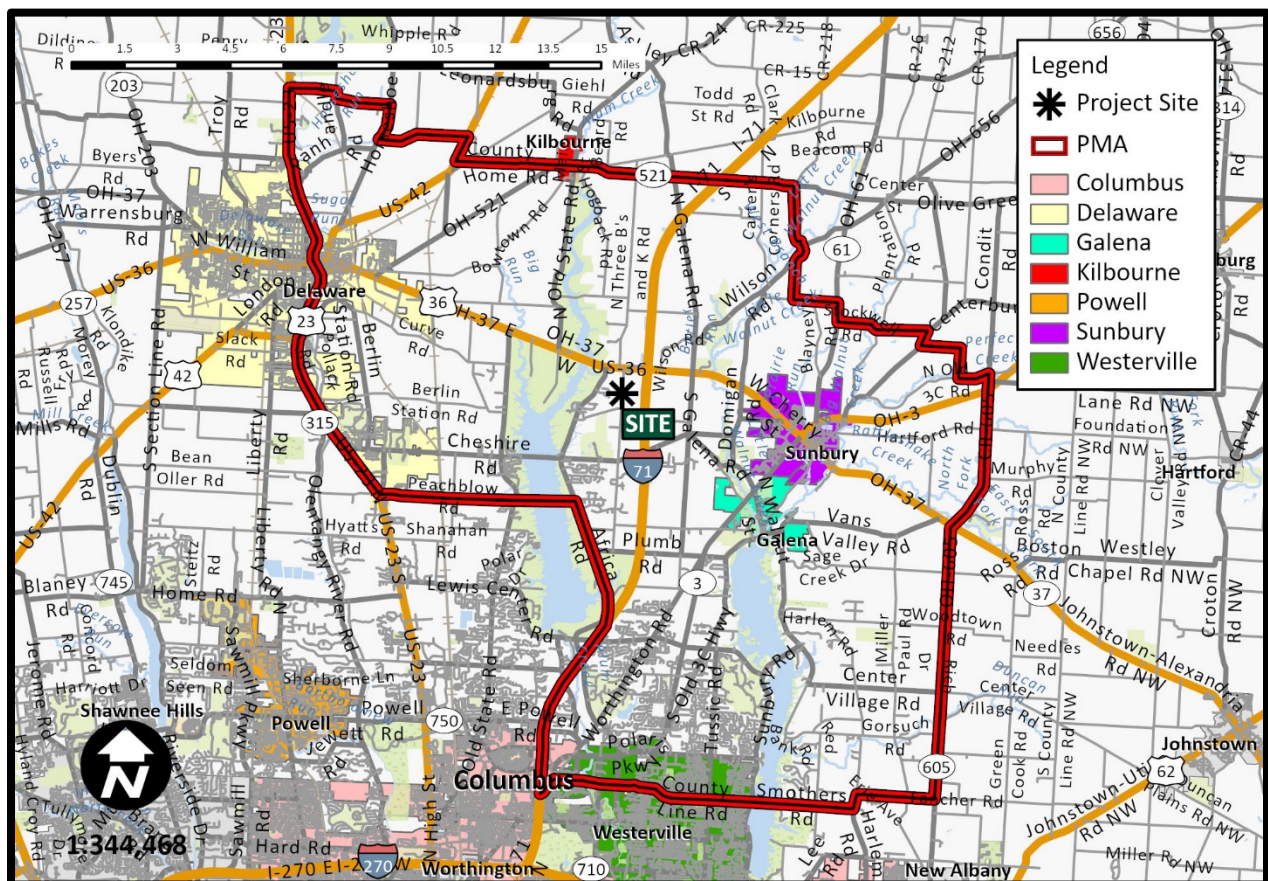
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Additional details of the site can be found in Section II.

Section III – Primary Market Area (PMA) Delineation

The Primary Market Area (PMA) is the geographic area where the majority of support for the proposed site is expected to originate, where the community services that site residents will likely utilize are located and/or where comparable housing alternatives exist. The Berkshire Township Site PMA comprises Berkshire Township, the villages of Galena and Sunbury, the eastern portion of the city of Delaware and the northern portion of the city of Westerville, in Delaware County.

The boundaries of the Site PMA extend beyond the five-mile radius threshold suggested by OHFA. Due to the project’s location in a formerly rural area that is experiencing rapid residential and commercial development, we expect renter support will arise from an area considerably larger than a 5-mile radius. Further, the site is proximate to concentrations of potential employment opportunity including the nearby Tanger Outlets to the east; and commercial, industrial and office employment in Delaware, to the west, and the Polaris area to the south; within a reasonable commute from the proposed site. Interviews with managers of nearby market-rate properties support this analogy. These factors support the conclusion that the Site PMA extends beyond the 5-mile radius.



Further description of the determination of the Primary Market Area, including supporting interviews, and a full-page map illustrating the boundaries of the Site PMA can be found in Section III of this report.

Section IV – Achievable Market and Tax Credit Rent Analysis

We have conducted two achievable rent analyses. The first rent analysis establishes the market rent the proposed project could achieve without the limitations of the Tax Credit program or without consideration of the number of units proposed. The second rent analysis is the achievable Tax Credit rent. This is the Tax Credit rent the subject site could charge based upon the Tax Credit rents currently being achieved at existing comparable Tax Credit properties in the market. The selected Tax Credit comparables are discussed in greater detail later in this Executive Summary.

The six selected market-rate projects have a combined total of 1,330 units with an overall occupancy rate of 94.6%. These specific projects represent several of the newer and better quality market-rate properties within and near the Site PMA offering similar bedroom types to the proposed site.

Based on the Rent Comparability Grids found in Section IV, it was determined that the present-day achievable market rents for units similar to the subject development as proposed are \$1,425 for a two-bedroom unit and \$1,700 for a three-bedroom unit. The established achievable Tax Credit 60% AMI rents for units at the proposed subject development are equal to the proposed rents of \$1,010 for a two-bedroom unit and \$1,165 for a three-bedroom unit.

It is our opinion the proposed 80% AMI rents for the project are also achievable based on the concluded achievable market rents, the capture rate needed to support the units, the concluded achievable 60% AMI Tax Credit rents and the performance of existing LIHTC housing targeting lower income levels.

The proposed subject rents are compared to the achievable market rents, the achievable 60% AMI Tax Credit rents and the maximum allowable Tax Credit rents, as well as the current Fair Market Rents and 90% of the Fair Market Rents in the following table. All rents, including maximum allowable and Fair Market Rents, have been adjusted to reflect the utilities included in the rent at the subject site.

The subject development as proposed will offer two- and three-bedroom units with square footages within the range of those offered among the comparables, indicating the proposed unit sizes have been accepted in the region. Two of the three properties offer two-bedroom units with a single bathroom, the same as the proposed site. The proposed three-bedroom/2.0-bath configuration represents an additional half bathroom compared to two of the four properties offering three-bedroom units, improving the proposed project's competitive position.

The proposed amenities at the subject site are extensive for an affordable property and will be superior to those offered among existing Tax Credit projects in the region. None of the comparable LIHTC projects offer the array of unit and project amenities featured at Phoenix Place. In particular, the proposed offering of a swimming pool is a key amenity that elevates the site's competitive position.

Based on our analysis of the rents, unit sizes (square footage), amenities, location, quality and occupancy rates of the existing LIHTC properties within the market, it is our opinion that the subject development will be highly marketable in the Site PMA.

Section X – Rental Housing Supply

In the Berkshire Township Site PMA, we identified and personally surveyed 23 conventional apartment properties totaling 2,899 units during our in-person survey in December 2020. This survey was conducted to establish the overall strength of the rental market and to identify those properties most comparable to the subject site. These rentals have a combined occupancy rate of 92.1%, a modest rate for rental housing. The following table summarizes the breakdown of conventional housing units surveyed within the Site PMA.

Summary of Conventional Apartments Survey					
Project Type	Projects Surveyed	Total Units	Vacant Units	Occupancy Rate	Under Construction
Market-rate	20	2,811	228	91.9%	200
Tax Credit/Government-Subsidized	1	40	0	100.0%	0
Government-Subsidized	2	48	0	100.0%	0
Total	23	2,899	228	92.1%	200

Source: VSI Field Survey

Except for the market-rate projects, the remaining project types identified within the Site PMA are reporting full occupancy. The market-rate occupancy rate is lower due to one project in lease-up, Seattle House. Excluding Seattle House, the market-rate occupancy rate increases to 95.6%, a stable rate.

The full occupancy of the few rent-assisted projects that exist in the Site PMA is an indication that demand outweighs the supply of affordable rental housing. The subject project will offer the first non-subsidized LIHTC units in the Site PMA and 88 LIHTC units with rental assistance, allowing it to serve a portion of this demand.

We identified two under construction properties in the Site PMA, representing a total of 200 market-rate units. Although both under construction properties will offer similar bedroom types to the site, the opening rents at these properties are much higher than those proposed for Phoenix Place and therefore we do not anticipate competitive impact from either property on the proposed subject project.

J. Unit Amenities

- Refrigerator
- Electric Range
- Garbage Disposal
- Dishwasher
- Microwave
- Central Air Conditioning
- Carpet Flooring
- Window Blinds
- Washer/Dryer Hookups
- Patio/Balcony
- Ceiling Fans

K. Community Amenities

- On-site Management
- Swimming Pool
- Laundry Facilities
- Clubhouse
- Lounge
- Fitness Center
- Playground
- Computer Center
- Extra Storage
- Picnic/Barbeque Area
- Walking Trail
- Activity Room

L. Utility Responsibility

The following table illustrates the type of utilities as well as the distribution of utilities by payer responsibility.

Subject Utility Type and Responsibility with Cost Estimates				
Utility	Tenant	Landlord	2-Br.	3-Br.
Electric Heat	X	-	\$28	\$35
Cooking	Electric	-	\$6	\$7
Hot Water	Electric	-	\$17	\$21
General Electric	Electric	-	\$20	\$25
Cold Water	-	X	-	-
Sewer	-	X	-	-
Trash Collection	-	X	-	-
Developer-Provided Utility Allowance Estimate			\$71	\$88
Local Housing Authority Utility Allowance Estimate			\$71	\$88
Difference			-	-

M. Parking

The proposed development will offer 675 open, surface parking lot spaces for residents and guests at no additional charge to the tenants.

N. Current Occupancy



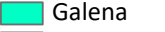
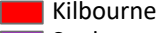
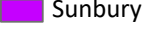
Not Applicable

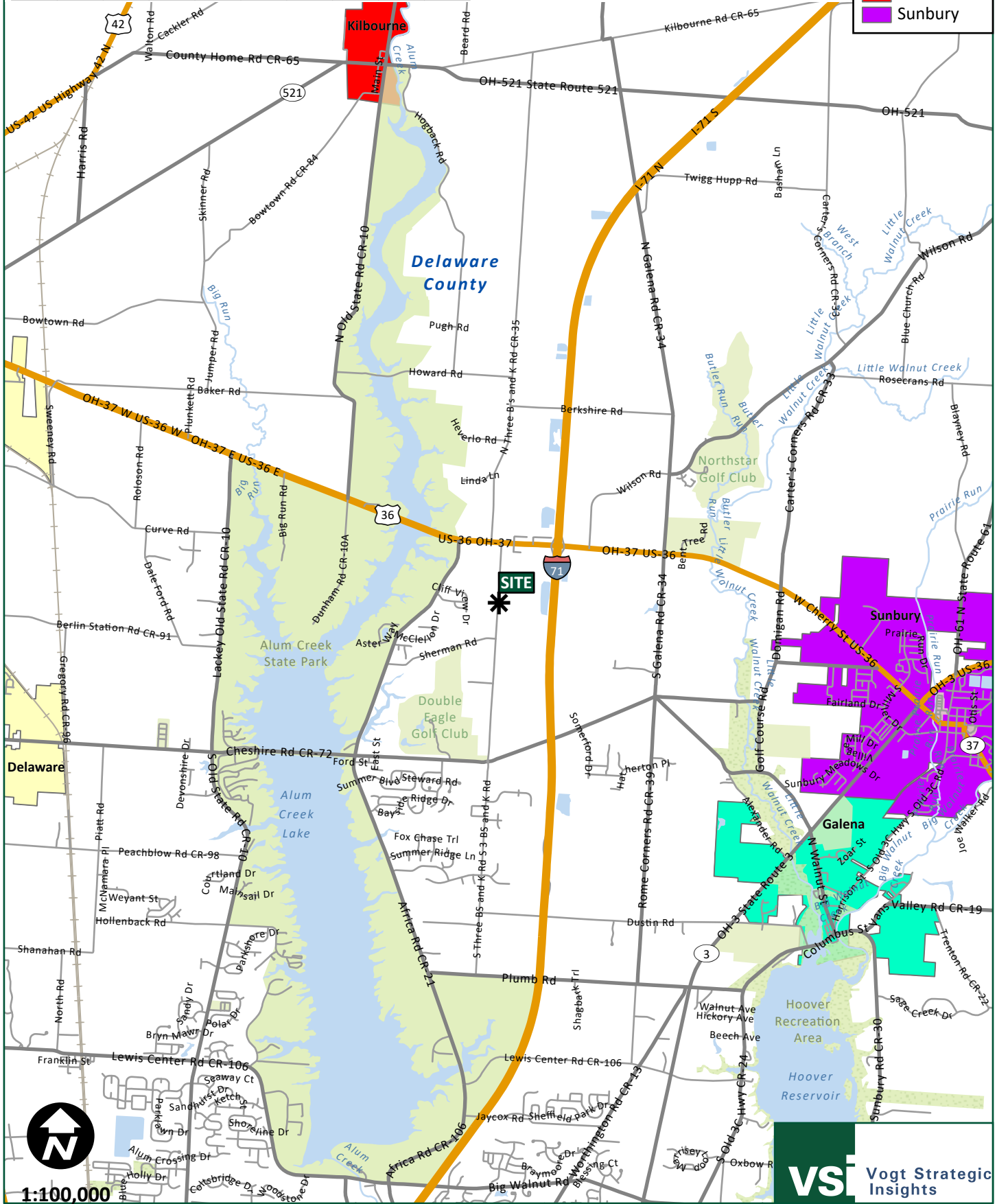
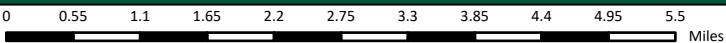
O. Special Needs

Not Applicable

Berkshire Township, OH Surrounding Area

Legend

-  Project Site
-  Delaware
-  Galena
-  Kilbourne
-  Sunbury



1:100,000

III. Primary Market Area Delineation

The Primary Market Area (PMA) is the geographic area where the majority of support for the proposed site is expected to originate, where the community services that site residents will likely utilize are located and/or where comparable housing alternatives exist. The Berkshire Township Site PMA was determined based on interviews with area leasing agents and government and economic development representatives. In addition, the personal observations of our field analysts, including information regarding physical and socioeconomic differences in the market, and a demographic analysis of the area's households and population, were also considered.

The boundaries of the Site PMA extend beyond the five-mile radius threshold suggested by OHFA. Due to the project's location in a formerly rural area that is experiencing rapid residential and commercial development, we expect renter support will arise from an area considerably larger than a 5-mile radius. Further, the site is proximate to concentrations of potential employment opportunity including the nearby Tangier Outlets to the east; and commercial, industrial and office employment in Delaware, to the west, and the Polaris area to the south; within a reasonable commute from the proposed site. Interviews with managers of nearby market-rate properties support this analogy. These factors support the conclusion that the Site PMA extends beyond the 5-mile radius.

The Berkshire Township Site PMA comprises Berkshire Township, the villages of Galena and Sunbury, the eastern portion of the city of Delaware and the northern portion of the city of Westerville, in Delaware County. The significant boundaries of the Galena Site PMA include:

North: Main Road, State Route 521 and Creek Road

East: Del County Road 605 and New Albany-Condit Road/State Route 605

South: Smothers Road and County Line Road

West: Interstate 71, Peachblow Road and U.S. Highway 23

Leah Young is property manager at the LIHTC Hidden Ridge Apartments and government-subsidized Sunbury Park. She stated tenants at Hidden Ridge Apartments in western Delaware are primarily from Delaware and surrounding rural communities, while the Sunbury Park residents are from areas that include Galena, Sunbury and Westerville.

Adam Carrocci is the community manager at Sunbury Pointe, one of the newest conventional communities in Sunbury. He stated significant demand comes from numerous areas, including Westerville, Johnstown, Delaware and other parts of Greater Columbus. Mr. Carrocci noted that the support component from downtown Columbus was lower than other areas. He also said the significant demand is in part due to the location near emerging amenities and ease of access to Interstate 71.

Jen Vitcusky is the property manager at Northlake Summit, a conventional community recently opened north of the site. She stated support has been from areas in northeast Columbus, but excluded Orange Township as the area has increased higher incomes that made the area generally unaffordable to renters. Ms. Vitcusky noted that her community's convenient access to the interstate has increased demand from tenants moving to this more affordable option.

The Berkshire Township Site PMA boundaries were influenced by the area's population densities, geographical and socioeconomic factors and the presence of freeways. Communities to the north and east of the boundaries are rural with typically lower overall population densities and would offer limited support for the site. West of Interstate 71 and south of Peachblow Road are typically single-family households with higher median incomes that would not qualify for the proposed affordable housing. Communities farther south and west include Westerville and Delaware, respectively; these areas offer alternative housing options and residents are unlikely to move toward the proposed site.

A modest portion of support will come from some other areas of Greater Columbus and suburban communities in Central Ohio. We do not, however, anticipate this support component will be significant. Therefore, we have not considered a secondary market area in this report.

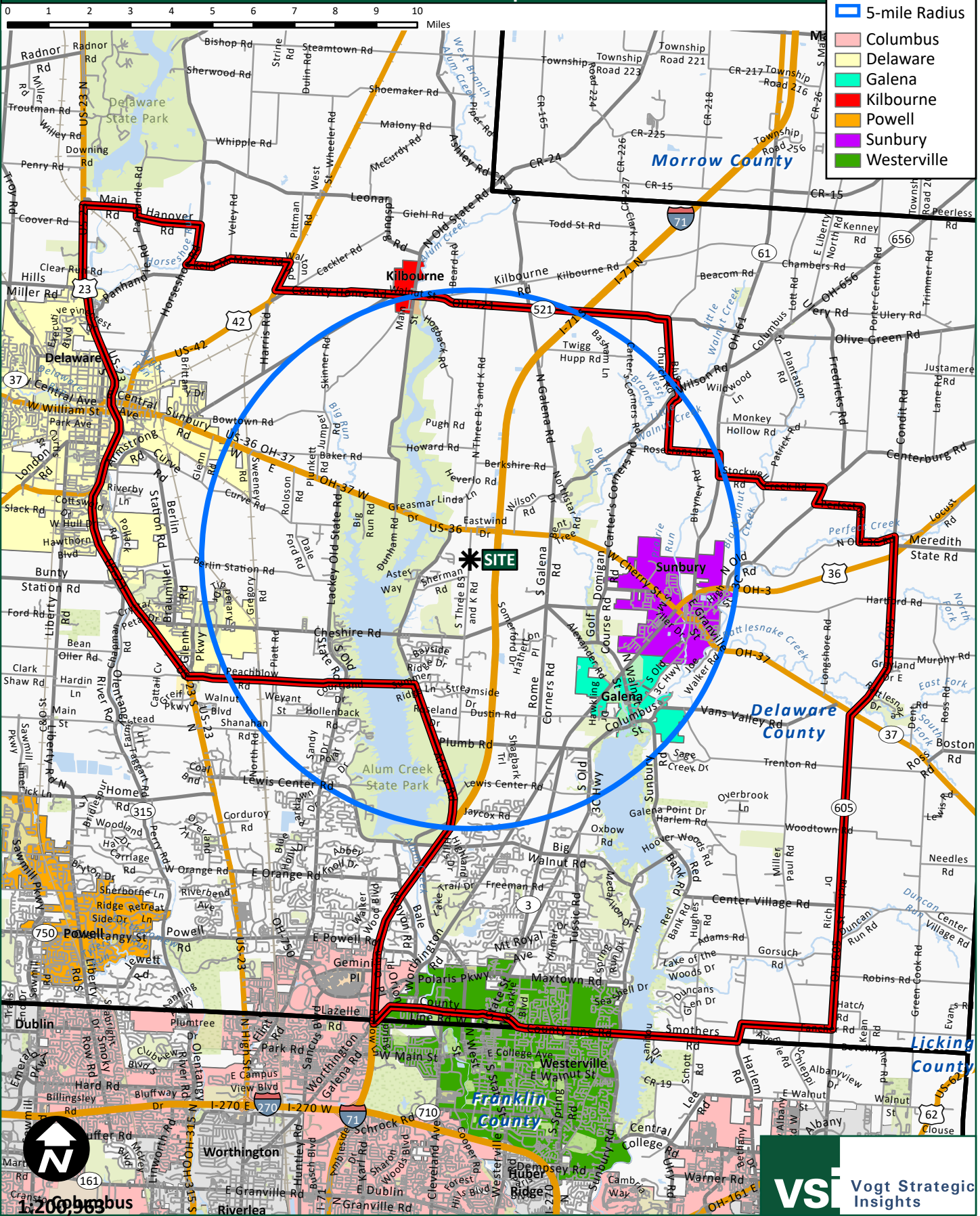
A map delineating the boundaries of the Site PMA is included on the following page.

Berkshire Township, OH Primary Market Area

Primary Market Area Information
 2020 Estimated Population: 72,917
 2020 Estimated Households: 26,182
 Area: 143.30 Square Miles
 County in PMA: Delaware County

Legend

- Project Site
- PMA
- 5-mile Radius
- Columbus
- Delaware
- Galena
- Kilbourne
- Powell
- Sunbury
- Westerville



IV. Achievable Market and Tax Credit Rent Analysis

We conduct two achievable rent analyses utilizing Rent Comparability Grids. The first rent analysis establishes the market rent the proposed project could achieve in the market without the limitations of the Tax Credit program. Market rent is defined as the rent that an apartment, without rent or income restrictions or rent subsidies, would command in the open market considering its location, features and amenities.

The second is the achievable Tax Credit rent analysis. This is the Tax Credit rent the subject site could charge based upon the Tax Credit rents currently being achieved at existing comparable Tax Credit properties in the market. Note that we only compare the proposed Tax Credit rents at those properties considered most comparable to the subject site with regard to unit types and Area Median Income (AMI) limitation.

We identified five market-rate properties within the Berkshire Township Site PMA that we consider comparable in terms of unit and project amenities to the subject development as proposed. Due to the limited number of comparable properties in the Site PMA, we also selected one out-of-market property for this comparable analysis. This out-of-market property is located in Delaware, which is considered socioeconomically similar to the subject market.

These selected properties are used to derive achievable rents for the subject development and the subject property's rent advantage. For the purpose of this analysis, we only select non-subsidized market-rate and Tax Credit properties. Market-rate properties are used to determine achievable market rents that can be achieved in the open market for the subject units without maximum income and rent restrictions, while non-subsidized Tax Credit units are used to determine achievable rents under the LIHTC program requirements.

The basis for the selection of these projects includes, but is not limited to, the following factors:

- Surrounding neighborhood characteristics
- Target market (seniors, families, disabled, etc.)
- Unit types offered (garden or townhouse, bedroom types, etc.)
- Building type (single-story, midrise, high-rise, etc.)
- Unit and project amenities offered
- Age and appearance of property

Since it is unlikely that any two properties are identical, we adjust the collected rent (the actual rent paid by tenants) of the selected properties according to whether or not they compare favorably with the subject development. Rents of projects that have additional or better features than the subject site are adjusted negatively, while projects with inferior or fewer features are adjusted positively. For example, if the subject project does not have a washer or dryer and a selected property does, then we lower the collected rent of the selected property by the estimated value of a washer and dryer to derive an *achievable market rent* for a project similar to the subject project as proposed.

The rent adjustments used in this analysis are based on various sources, including known charges for additional features within the Site PMA, estimates made by area property managers and realtors, quoted rental rates from furniture rental companies and VSI’s prior experience in markets nationwide.

One or more of the selected properties may be more similar to the subject property than others. These properties are given more weight in terms of reaching the final achievable rent determination. While monetary adjustments are made for various unit and project features, the final market rent determination is based upon our judgment.

The subject development as proposed and the six selected market-rate properties include the following:

Comparable Market-rate Projects							
Map ID	Project Name	Year Opened	Total Units	Occupancy Rate	Unit Mix (Occupancy Rate)		
					One-Br.	Two-Br.	Three-Br.
Site	Phoenix Place	2023	296	-	-	104	192
1	Sunbury Pointe	2018	149	98.0%	-	128 (97.7%)	21 (100.0%)
5	Northlake Summit	2018	252	94.8%	36 (77.8%)	163 (96.9%)	53 (100.0%)
19	The Woods at Polaris Parkway	1999	220	93.2%	64 (95.3%)	142 (92.3%)	14 (92.9%)
20	Ashton Village	2017	148	94.6%	60 (96.7%)	88 (93.2%)	-
21	The Ravines at Westar I & II	2016	404	94.8%	195 (94.9%)	178 (93.8%)	31 (100.0%)
903	The Traditions at Carson Farms	2013	157	92.4%	-	133 (92.5%)	24 (91.7%)

Source: VSI Field Survey
 900 Series map code located outside the PMA

The six selected market-rate projects have a combined total of 1,330 units with an overall occupancy rate of 94.6%. These specific projects represent several of the newer and better quality market-rate properties within and near the Site PMA offering similar bedroom types to the proposed site.

We have also prepared an achievable Tax Credit rent analysis to evaluate the appropriateness of the proposed rents compared to existing Tax Credit rental alternatives.

Due to the lack of existing non-subsidized LIHTC properties in the Site PMA, we selected five out-of-market properties for this comparable analysis. These out-of-market properties are located in Columbus, Delaware and Gahanna, which are considered socioeconomically similar to the subject market.

The properties used in this analysis are detailed in *Section IX, Federally Subsidized and Tax Credit Properties* of this report. This analysis is typically conducted among those properties that offer rents at the same AMI level as proposed at the site. Due to the lack of comparable properties offering 80% AMI rents near the Site PMA, we have considered the 60% AMI level at the site in the following achievable rent analysis; the lower 20% AMI level rents proposed will represent exceptional values in the market.

VI. Area Analysis

A. Site Description and Evaluation

1. Location

The proposed site is 0.3 miles south of the terminus of S. 3 B's and K Road in Berkshire Township, Delaware County, Ohio. The site is 6.2 miles northwest of Galena, 4.0 miles west of Sunbury and 7.4 miles east of Delaware. The site is 23.5 miles north of downtown Columbus. The proposed site is approximately 36.9 acres and is currently undeveloped. The site visit and corresponding fieldwork were conducted during the week of December 7, 2020.

The following aerial map illustrates the boundaries of the proposed site.



2. Surrounding Land Uses

The proposed site is in a developing area of northwest Berkshire Township. Surrounding land uses include land used for agriculture, commercial developments and single-family homes. The proposed site's surrounding land uses are detailed as follows:

North

A tree line borders the site to the north, followed by agricultural land bisected by high-tension power lines. Continuing north is commercial development along U.S. Highway 36, just 0.3 miles north of the site. Development includes numerous restaurants such as Wendy's, McDonald's and Bob Evan's, three hotels and a gas station. Interstate 71 is accessible to the northeast of the site. Continuing north past the commercial services are the new Northlake Summit apartment community, single-family homes under construction in the Northlake Woods development and agricultural land continuing north past scattered single-family homes. Alum Creek and surrounding wooded land are to the northwest.

East

Adjacent east of the site is a retention pond that is surrounded and buffered from view by mature trees. Interstate 71 is 0.1 miles east, followed by Tanger Outlets Columbus, which includes a wide variety of outlet shopping options. Continuing east past the outlet mall are agriculture areas and scattered single-family homes. Sunbury is 4.0 miles slightly southwest and offers additional retail development, scattered restaurants and Kroger.

South

A tree line followed by agricultural land borders the site to the south. Scattered single-family homes continue south along S. 3 B's and K Road to Cheshire Road, 1.4 miles south. A golf course is to the southwest of the site, across S. 3 B's and K Road. Farther south are increased single-family home developments with opportunities for future development of the existing agricultural land. Johnycake Elementary School and Olentangy Berkshire Middle School are 2.4 miles south. Also of note is that Alum Creek Lake is to the southwest and Hoover Reservoir is to the southeast.

West

Existing single-family homes and S. 3 B's and K Road border the site to the west. Following are an agricultural parcel, K-O-K Products and wooded land. Continuing west is a development of single-family homes that extends to Africa Road. Additional homes are being built south of this development, along Brookview Manor Drive. According to Zillow.com, homes in this area are valued from \$450,000 to \$520,000. West of Africa Road is undeveloped wooded land, followed by Alum Creek Lake and the surrounding wooded land of Alum Creek State Park.

Surrounding Land Uses Summary

The proposed site is in a primarily agricultural area that has seen rapid recent growth and development to the north and east. Area homes west of the site are in excellent condition and are generally valued between \$450,000 and \$520,000. Although convenient access to restaurants, a gas station and Interstate 71 improves the appeal of the site location, it is notable that services such as grocery and banking are an increased distance from the site. The site will also benefit from its location proximate to Tanger Outlets Columbus, which may provide employment opportunity for some site residents. Overall, the proposed project is expected to fit with the surrounding land uses, which will contribute to the site's marketability.

Site photographs are found in Addendum B of this report.

3. Nuisances

High-tension power lines are visible to the north. However, a majority of the power lines are buffered by mature trees that obscure visibility of the potential nuisance.

Additionally, Interstate 71 is just 0.1 miles east of the site and limited vehicular noise is audible from the site location. Tenants will likely view the noise as an acceptable tradeoff for the convenient access to the Interstate that connects residents with other areas of Greater Columbus.

4. Visibility and Access

The proposed site is along S. 3 B's and K Road, 0.3 miles south of its terminus at U.S. Highway 36. Vehicular traffic along S. 3 B's and K Road is light, and pedestrian traffic is insignificant. No sidewalks are offered in the area. Access is considered very good because the site will have an ingress/egress point along S. 3B's and K Road and is convenient to Interstate 71 and U.S. Highway 36. Light traffic patterns near the site will allow vehicles to enter and exit the site with minimal obstructions.

Visibility is considered excellent, as the site will be visible from the nearby Interstate 71 to the east that receives heavy congestion at the U.S. Highway 36 exit during peak hours. Growth near the site will increase vehicular traffic along these roadways and further increase exposure.

5. Proximity to Community Services and Infrastructure

Community Services	Name	Driving Distance from Site (miles)
Major Highways	U.S. Highway 36/State Route 37	0.5 North
	Interstate 71	0.9 Northeast
Grocery Stores	Kroger	4.7 East
	Meijer	6.1 Northwest
Superstore	Walmart	10.3 West
	Target	10.7 South
Department Stores	Christopher Banks Outlet	1.9 East
	Polo Ralph Lauren Factory Store	1.9 East
	LOFT Outlet	1.9 East
	Coach Columbus	1.9 East
	Kirkland's	1.9 East
	Old Navy Outlet	2.0 East
	Family Dollar	6.9 West
	Discount Drug Mart	11.4 South
Shopping/Retail Centers	Tanger Outlets Columbus	1.9 East
	Glenwood Commons	6.0 Northwest
	Polaris Fashion Place	10.4 South
Major Employers/Employment Centers	Tanger Outlets Columbus	1.9 East
	Sunbry Commercial Corridor	4.5 East
	Kroger Great Lakes Distribution Center	5.3 Northwest
Elementary Schools	Johnycake Elementary School	2.5 South
Middle/Junior High Schools	Olentangy Berkshire Middle School	2.5 South

Continued:

Community Services	Name	Driving Distance from Site (miles)
High Schools	Olentangy Berlin High School	5.9 West
Hospitals/Medical Centers	Sunbury Urgent Care	4.8 East
	OhioHealth Grady Memorial Hospital	9.0 West
	OhioHealth Westerville Medical Campus	9.6 South
Police Stations	Delaware County Sheriff	7.9 Northwest
Fire Stations	Delaware County EMS Station 10	3.7 Southwest
	BST&G Fire District	6.9 East
Post Office	United States Postal Service	3.7 East
Gasoline Stations	Duchess	0.9 Northeast
	BP	0.9 Northeast
	Pilot Travel Center	1.2 Northeast
	Shell	2.8 Northeast
	TrueNorth	3.7 Northeast
Convenience Stores	Alum Creek Drive Thru	0.6 North
Pharmacies	Kroger Pharmacy	3.7 East
	CVS/pharmacy	4.9 East
Banks	The Middlefield Banking Company	4.5 East
	First Commonwealth Bank	4.6 East
	Chase Bank	4.7 East
	PNC Bank	4.9 East
Restaurants	Cracker Barrel Old Country Store	0.6 North
	White Castle	0.6 North
	Waffle House	0.7 North
	Panera Bread	0.8 Northeast
	Wendy's	0.9 Northeast
Day Care	MileStone Lane	4.5 East
Libraries	Community Library	4.5 East
Fitness Centers	Metro Fitness Sunbury	4.6 East
Parks/Recreation	Alum Creek State Park	2.2 Southwest
Universities/Colleges	Columbus State Community College	22.8 South
Entertainment/Arts	Alum Creek State Park Nature Center	4.2 Southwest

The proposed site is 0.9 miles southwest of the entrance to Interstate 71, which offers residents with access to other areas of Greater Columbus. U.S. Highway 37/State Route 37 is accessible just 0.5 miles north of the site. Public transportation is not offered near the site.

Major employers within 5.3 miles include Tanger Outlets Columbus, Sunbury Commercial Corridor and Kroger Great Lakes Distribution Center.

Kroger is 4.7 miles east in Sunbury while Meijer is 6.1 miles northwest in Delaware. Walmart and Target are within 10.7 miles and offer grocery, retail and pharmacy services. Tanger Outlets Columbus is a large outlet mall accessible 1.9 mile east of the site that is anchored by 74 department stores, including Old Navy, Nike and Columbia. Additional shopping centers 6.0 to 10.4 miles from the site include Glenwood Commons and Polaris Fashion Place. Gas stations and convenience stores are within 0.9 miles, while other ancillary services such as pharmacies, banks and a post office are within 3.7 miles.

Dining options along U.S. Highway 36 and within 0.9 miles include Cracker Barrel, Waffle House, Panera Bread and Wendy's.

School-aged children at the site will attend Johnycake Elementary School, 2.5 miles south; Olentangy Berkshire Middle School, 2.5 miles south; and Olentangy Berlin High School, 5.9 miles west. Day care is available at MileStone Lane, 4.5 miles east. Postsecondary opportunities are available at Columbus State Community College, 22.8 miles south. Community Library is 4.5 miles east in central Sunbury.

Medical care is available at Sunbury Urgent Care, 4.8 miles east. OhioHealth Grady Memorial Hospital, 9.0 miles west in Delaware, and OhioHealth Westerville Medical Campus, 9.6 miles south, are the nearest full-service hospitals. Delaware County Sheriff operates a station 7.9 miles northwest and Berlin Township Fire Department operates a station 3.7 miles southwest of the site. Although farther away, BST&G Fire District in Sunbury serves the site area.

Alum Creek State Park is located southwest of the site, with numerous access points to the lake offering recreational activities within 4.6 miles of the site. Ohio Stadium hosts The Ohio State University's football team, and Nationwide Arena hosts the Columbus Blue Jackets professional hockey team, both within 24.1 miles south of the site.

6. Overall Site Evaluation

Area homes near the site are in excellent condition and add to the desirability of the site neighborhood. Surrounding land uses are primarily agricultural, but the area's recent growth and development has increased access to services. Tanger Outlets Columbus is just east of the site and offers numerous department stores with items at discounted prices, as well as potential employment opportunity for some site residents. Although some noise is audible from the nearby Interstate, it does not rise to the level of a nuisance and the site benefits from its location proximate to this major roadway. Site visibility is excellent and access is very good.

The site is in proximity to opportunities for shopping, employment, recreation, entertainment and education. Health and safety services are within 7.9 miles of the site. The site has convenient access to Interstate 71, although no public transportation is offered in the area. The site is located in a developing area that is best for tenants with access to a personal vehicle. Overall, we consider the site's location and proximity to community services to have a positive effect on its marketability.

Site and Neighborhood Area Condition Summary

Current Site:	Undeveloped Land	Site Visibility:	Excellent
Access to Services:	Good	Site Vehicular Access:	Very Good
Current Neighborhood:	Good	Trend:	Growing
Predominant Neighborhood Land Use:	Agricultural, Commercial, Residential-SF,		
Subject Site Walk Score*:	7 (Car-Dependent): "Almost all errands require a car."		

*Source: www.walkscore.com. Walk Score is a measurement of the walkability of an address, ranging from 0 to 100 (0 being least walkable and 100 being most walkable). The score is based on Walkscore.com's patented system of methodology that includes analyses of road metrics, population density and pedestrian routes to nearby services and amenities.

7. Crime Risk

The FBI Uniform Crime Report (UCR) is the primary source for Crime Risk Data. The UCR is the compilation of data the FBI collects from each of roughly 16,000 separate law enforcement jurisdictions across the country. The current update reveals 95% overall coverage rate of all jurisdictions nationwide and a 97% of all metropolitan area jurisdictions.

Applied Geographic Solutions applies the UCR at the jurisdictional level to model seven types of crime at other levels of geography. The national average is the base for the Risk Index standards. The 100 Risk Index value for a precise risk indicates that, for the area, the risk’s average probability is consistent across the United States.

It is notable the aggregate indexes for total crime, personal crime and property crime are not weighted; a murder is no more significant statistically than petty theft. Accordingly, exercise caution in their use.

The Berkshire Township Site PMA’s total crime risk of 33 is below the national index with an overall personal crime index of 14 and property crime index of 36. Delaware County’s total crime risk of 58 is below the national index with indexes for personal and property crime of 30 and 63, respectively.

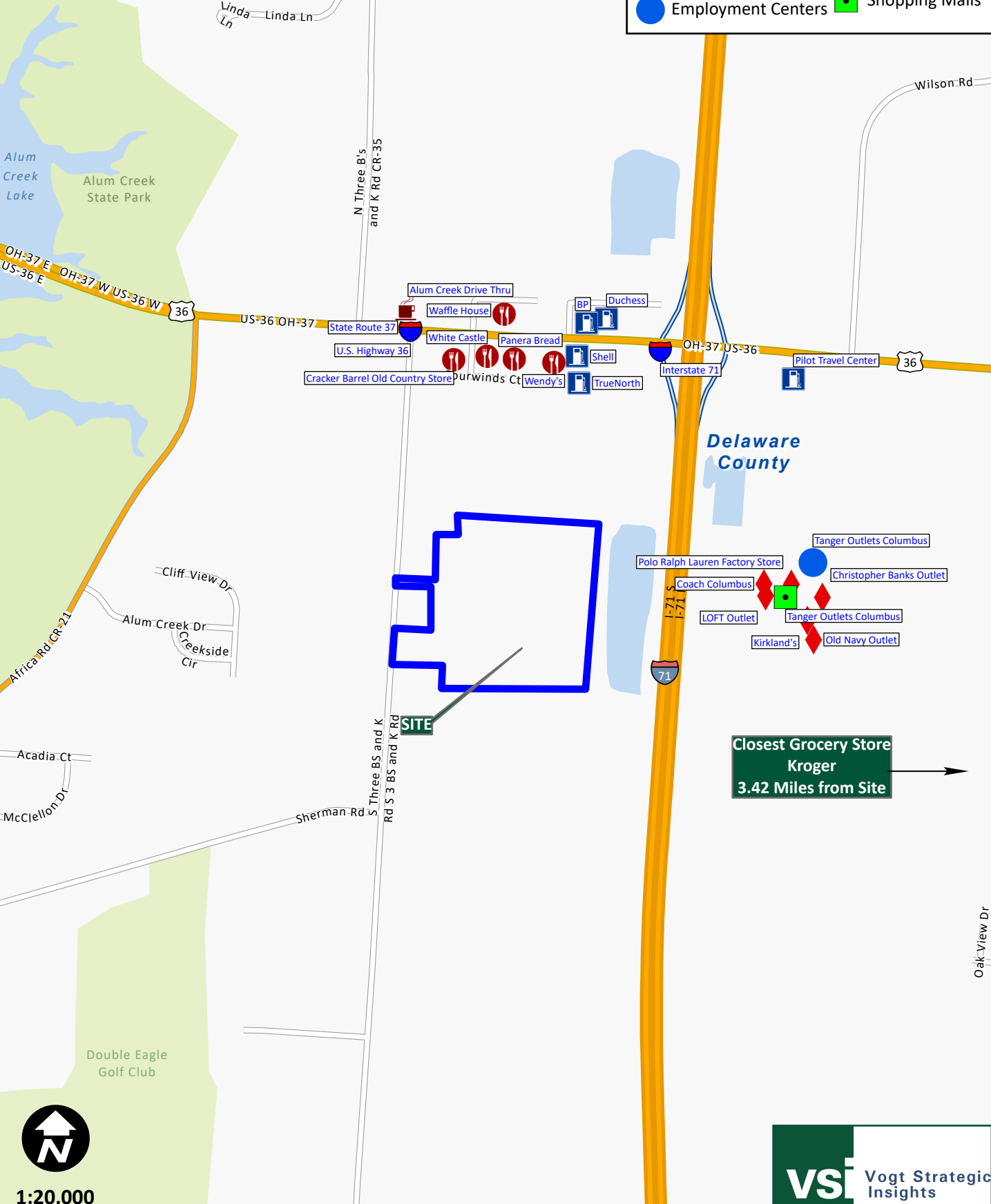
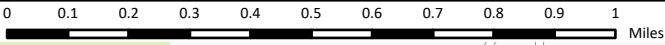
	Crime Risk Index	
	Site PMA	Delaware County
Total Crime	33	58
Personal Crime	14	30
Murder	10	27
Rape	40	74
Robbery	19	45
Assault	8	17
Property Crime	36	63
Burglary	29	53
Larceny	40	70
Motor Vehicle Theft	21	27

Source: Applied Geographic Solutions

Crime risk for the Site PMA is below the county and national averages. Information regarding security measures proposed for the site was not available at the time this report was prepared. Given the low crime risk in the site area and the fact that surrounding land uses are predominantly undeveloped or are high-valued single-family homes, we do not believe crime risk will have an adverse impact on the proposed site. In fact, the perceived safety of the site neighborhood can be marketed as a benefit compared to more developed, higher crime risk areas in other portions of the Site PMA, most notably those to the southwest, closer to Columbus.

Maps illustrating the location of community services and area crime risk by census block groups (BG) follow.

Berkshire Township, OH Neighborhood Community Services



Legend

- Project Site
- Convenience Stores
- Department Stores
- Employment Centers
- Gas Stations
- Highways
- Restaurants
- Shopping Malls












Closest Grocery Store
Kroger
 3.42 Miles from Site

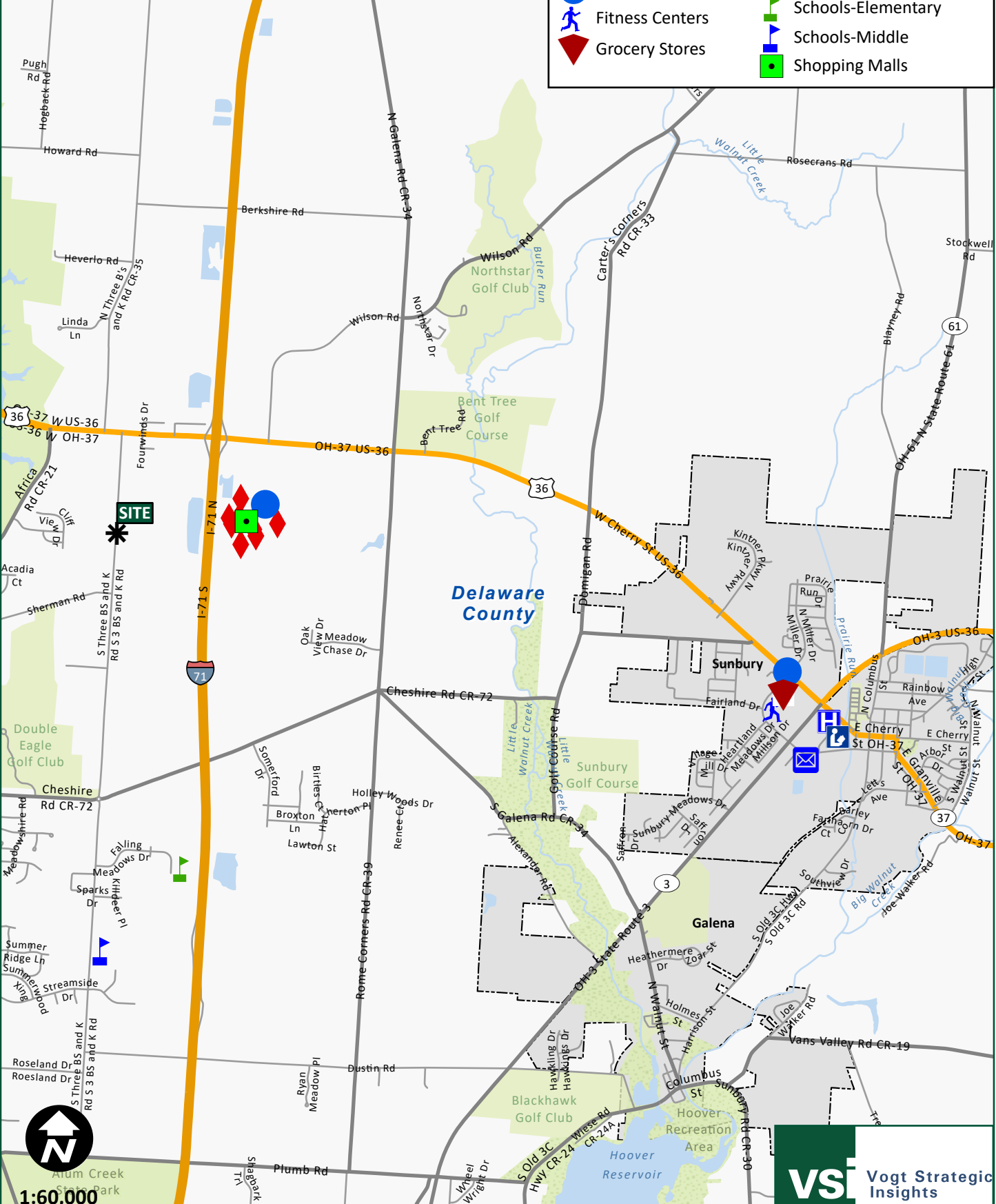
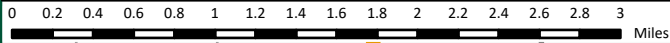


1:20,000

Berkshire Township, OH Regional Community Services

Legend

-  Project Site
-  Department Stores
-  Employment Centers
-  Fitness Centers
-  Grocery Stores
-  Hospitals/Medical Center
-  Libraries
-  Post Offices
-  Schools-Elementary
-  Schools-Middle
-  Shopping Malls



1:60,000

Berkshire Township, OH 2020 Crime Risk

Legend

Project Site

PMA

Tract

1 - 50 (Half of Average)

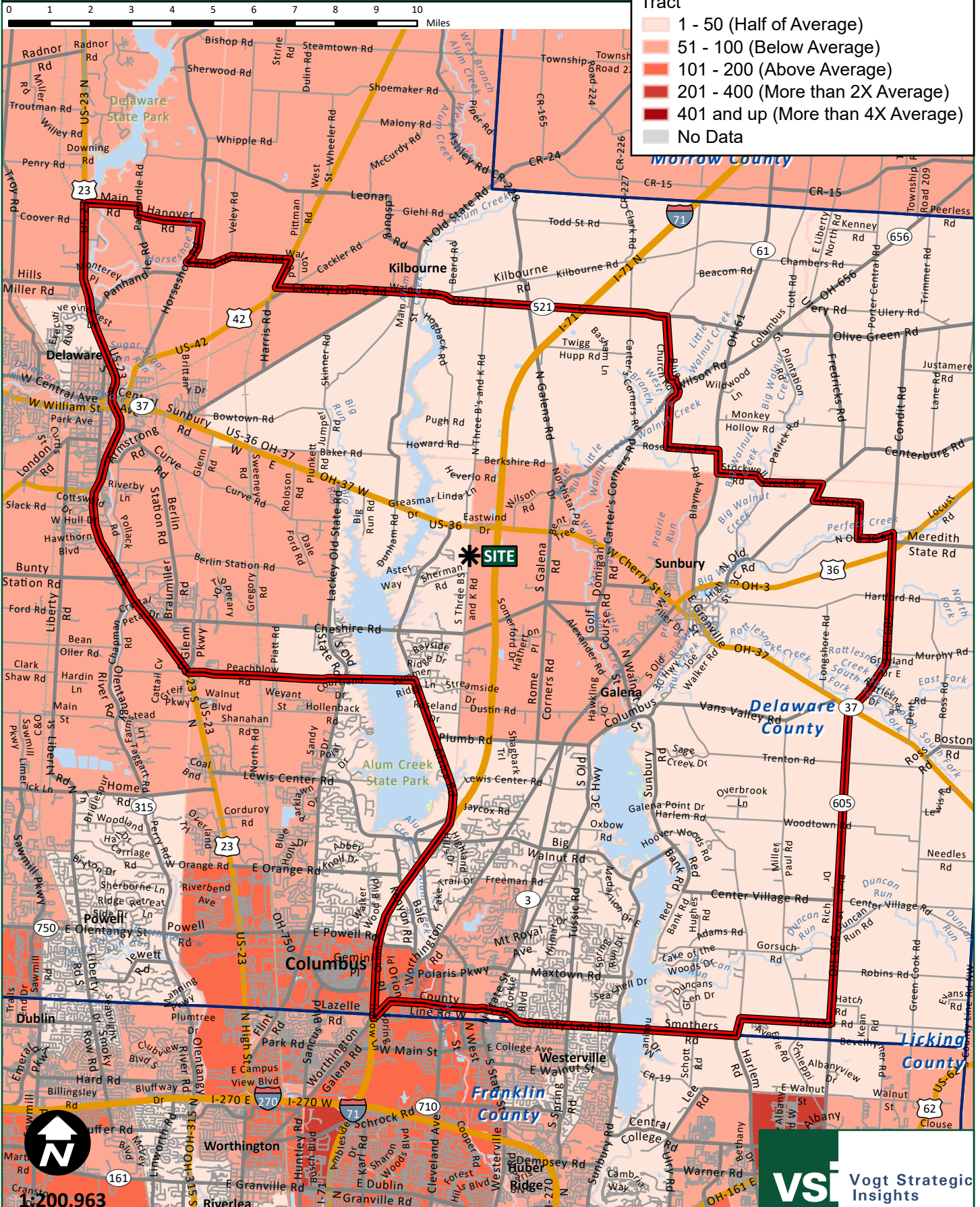
51 - 100 (Below Average)

101 - 200 (Above Average)

201 - 400 (More than 2X Average)

401 and up (More than 4X Average)

No Data



1:200,963