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## Memorandum



**To:** 2009 Housing Credit Applicants and other interested parties

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**From:** Kevin Clark, Housing Credit Allocation Manager

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**Date:** July 2, 2009

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**Re:** 2009 Housing Credit Program Results

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The Ohio Housing Finance Agency (OHFA) has completed the evaluation of applications submitted for the competitive 2009 Housing Credit Program. Applications were reviewed and compared based on all selection criteria indicated in the 2009 Qualified Allocation Plan (QAP), then ranked in each of the target and geographic pools in order of preference. The highest ranking applications have received a conditional award of Housing Credits based on the amount available in each pool. The results of this evaluation are enclosed for your reference.

OHFA has also determined conditional awards in the Maximizing Outcomes pool, which are included with the results. Applications were selected in this pool based on criteria indicated in the 2009 QAP and other factors in order to meet program policies and goals that were not achieved in the target and geographic pools.

Additional financing from the American Recovery & Reinvestment Act (ARRA) and Neighborhood Stabilization Program (NSP) is available to recipients of 2009 Housing Credits who qualify for these programs. Each recipient interested in these financing vehicles must submit an application within the timelines described in the *ARRA 2009 Application Procedures & Underwriting Guidelines*, and will be subject to further evaluation and financial underwriting. This is the only opportunity to be considered for ARRA and NSP funds. Any recipient that does not apply at this time will not be eligible for these sources in the future for their proposed development. The final guidelines and updated AHFA will be available at [www.ohiohome.org](http://www.ohiohome.org) by 5:00 p.m. on July 7th.

Please note that only those properties located in a Qualified Census Tract (QCT) have received an award of Housing Credits calculated at 130% of eligible basis. Properties located outside of a QCT will not be eligible for this basis increase. All recipients are encouraged to apply for ARRA or NSP funds if needed for their development.

Feel free to contact our offices at (614) 466-0400 with any questions.

*We open the doors to an affordable place to call home.*

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**Rural Development Funding**

Housing Credits available: \$1,000,000

Property Name	City	County	Ranking	Estimated Housing Credits
Delphos Senior Apartments	Delphos	Allen	1	\$460,251
Whitehouse Square Senior Village	Whitehouse	Lucas	2	\$466,289
<b>TOTAL</b>				<b>\$926,540</b>
Ridgeview Manor III	Johnstown	Licking	3	\$417,711
Hattie Greene	Urbana	Champaign	4	\$392,151
Pheasant Ridge	McConnelsville	Morgan	5	\$330,558
Bellefontaine Senior Apartments	Bellefontaine	Logan	6	\$460,523

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**Permanent Supportive Housing**

*Housing Credits available:* \$3,000,000

<b>Property Name</b>	<b>City</b>	<b>County</b>	<b>Ranking</b>	<b>Estimated Housing Credits</b>
Independence Place	Cleveland	Cuyahoga	<b>1</b>	\$332,658
Dana Hotel	Cincinnati	Hamilton	<b>2</b>	\$507,393
Commons at Livingston	Columbus	Franklin	<b>3</b>	\$553,116
Emerald Alliance V	Cleveland	Cuyahoga	<b>4</b>	\$1,000,000
<b>TOTAL</b>				<b>\$2,393,167</b>
River Commons II	Dayton	Montgomery	<b>5</b>	\$1,000,000
Hunter House	Canton	Stark	<b>6</b>	\$785,563
Inglewood Court	Columbus	Franklin	<b>7</b>	\$688,370
Emerald Alliance West	Cleveland	Cuyahoga	<b>8</b>	\$538,038
Edgehill Place	Columbus	Franklin	<b>9</b>	\$940,733

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**Preservation Pool A-B**

*Housing Credits available:* \$4,500,000

<b>Property Name</b>	<b>City</b>	<b>County</b>	<b>Ranking</b>	<b>Estimated Housing Credits</b>
James R. Williams Tower	Akron	Summit	<b>1</b>	\$1,000,000
Renaissance Senior Apartments	Toledo	Lucas	<b>2</b>	\$890,943
Shaker Place Apartments	Highland Hills	Cuyahoga	<b>3</b>	\$480,814
St. Paul Village I	Cincinnati	Hamilton	<b>4</b>	\$948,936
Lincoln Gardens	Columbus	Franklin	<b>5</b>	\$774,161
<b>TOTAL</b>				<b>\$4,094,854</b>
Sunnyview Square Apartments	Delaware	Delaware	<b>6</b>	\$271,159
Chimes Terrace	Johnstown	Licking	<b>7</b>	\$580,010
Almond Village Apartments	Dayton	Montgomery	<b>8</b>	\$578,806
New Circle Vistas	Cleveland	Cuyahoga	<b>9</b>	\$649,496
CHN I	Columbus	Franklin	<b>10</b>	\$1,000,000
CHN II	Columbus	Franklin	<b>11</b>	\$1,000,000
North Rhine Heights	Cincinnati	Hamilton	<b>12</b>	\$1,000,000
Owensville Commons	Owensville	Clermont	<b>13</b>	\$689,356
Hilliard Crossing	Hilliard	Franklin	<b>14</b>	\$440,698
Madison Woods	Madison	Lake	<b>15</b>	\$300,065
Hampshire House Apartments	Warren	Trumbull	<b>16</b>	\$1,000,000
Wilshire Place	Lima	Allen	<b>17</b>	\$414,108
St. Leger Place	Cincinnati	Hamilton	<b>18</b>	\$809,842
University Tower Apartments (Plan A)	Cleveland	Cuyahoga	<b>19</b>	\$1,000,000
Doan Classroom Apartments	Cleveland	Cuyahoga	<b>20</b>	\$740,460
Westway Garden Apartments	Elyria	Lorain	<b>21</b>	\$1,000,000
University Tower Apartments (Plan B)	Cleveland	Cuyahoga	<b>22</b>	\$1,000,000
Argonne Arms	Painesville	Lake	<b>23</b>	\$820,507

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**Preservation Pool C**

Housing Credits available: \$2,500,000

Property Name	City	County	Ranking	Estimated Housing Credits
Kiwanis Village	Findlay	Hancock	1	\$475,205
Richwood Greene	Richwood	Union	2	\$386,787
Berwick Hotel Apartments	Cambridge	Guernsey	3	\$435,621
Wayne Crossing	Greenville	Darke	4	\$473,324
Marion Rotary Towers	Marion	Marion	5	\$798,451
<b>TOTAL</b>				<b>\$2,569,388</b>
Wapakoneta Village	Wapakoneta	Auglaize	6	\$384,429
Horizon House	Portsmouth	Scioto	7	\$600,000
Washington Court Apartments	Washington C.H.	Fayette	8	\$367,345
Logan Apartments	Logan	Hocking	9	\$308,804
Monroe Manor	Woodsfield	Monroe	10	\$341,732
Nickel Plate Plaza Apartments	Bellevue	Huron	11	\$359,812
Settler Mills Apartments	Greenwich	Huron	12	\$266,404
Conneaut Manor	Conneaut	Ashtabula	13	\$461,537
Treewood Apartments	Hillsboro	Highland	14	\$275,917
Elm Court Apartments	Logan	Hocking	15	\$544,344
The Links	Nashport	Muskingum	16	\$281,183

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**Geographic Pool A**

Housing Credits available: \$5,000,000

Property Name	City	County	Ranking	Estimated Housing Credits
Euclid Corridor Senior Housing	Cleveland	Cuyahoga	1	\$915,122
Cleveland Green Homes II	Cleveland	Cuyahoga	2	\$1,000,000
The Lakewoods - Phase III	Toledo	Lucas	3	\$793,142
Monarch Greene	Columbus	Franklin	4	\$802,072
Franklinton Senior	Columbus	Franklin	5	\$939,316
<b>TOTAL</b>				<b>\$4,449,652</b>
St. John's Village West Family Homes	Cleveland	Cuyahoga	6	\$955,371
Roselawn Senior Housing	Cincinnati	Hamilton	7	\$799,191
Mercer Commons	Cincinnati	Hamilton	8	\$879,240
Dayton View Commons II	Dayton	Montgomery	9	\$712,296
St. Luke's Hospital	Cleveland	Cuyahoga	10	\$1,000,000
Fairfax Intergenerational Housing	Cleveland	Cuyahoga	11	\$922,255
Whittier Landing	Columbus	Franklin	12	\$840,168
The Elberon	Cincinnati	Hamilton	13	\$552,449
Boulevard Homes	Columbus	Franklin	14	\$949,777
Knowlton Lofts at Factory Square	Cincinnati	Hamilton	15	\$996,835
Garden Valley Phase II	Cleveland	Cuyahoga	16	\$1,000,000
Washington Square Homes II	Dayton	Montgomery	17	\$743,898
Midtown Senior	Cleveland	Cuyahoga	18	\$1,000,000
Hilltop Homes	Columbus	Franklin	19	\$472,596
Village Green Elderly II	Cleveland	Cuyahoga	20	\$1,000,000
Villas of San Tommaso	Akron	Summit	21	\$797,854
Inverness Senior Residence	Toledo	Lucas	22	\$769,231
Greater Linden Homes II	Columbus	Franklin	23	\$857,743
East Toledo Homes	Toledo	Lucas	24	\$815,720
Edgewood Village 5	Akron	Summit	25	\$922,678
ABCD Homes Revitalization	Canton	Stark	26	\$1,000,000
CityView Senior Housing	Toledo	Lucas	27	\$700,869

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**Geographic Pool B**

Housing Credits available: \$2,500,000

Property Name	City	County	Ranking	Estimated Housing Credits
Massillon Senior	Massillon	Stark	1	\$1,000,000
Library Court Senior Housing	Shaker Heights	Cuyahoga	2	\$642,773
Watermark Senior Apartments	Cuyahoga Falls	Summit	3	\$552,260
<b>TOTAL</b>				<b>\$2,195,033</b>
Levis Commons Senior	Perrysburg	Wood	4	\$797,032
Linden Village	Hamilton	Butler	5	\$488,888
Southwick Manor Apartments	Brunswick	Medina	6	\$711,047
McGregor Senior Housing	East Cleveland	Cuyahoga	7	\$1,000,000
Villas of the Valley - Phase II	Lincoln Heights	Hamilton	8	\$625,201
Eagle Villa Senior Apartments	Springfield	Clark	9	\$505,424
Lincoln Commons Senior Village	Kent	Portage	10	\$686,276
St. Lucy Senior Apartments	Middlefield	Geauga	11	\$590,668
Brooklyn Villas	Brooklyn	Cuyahoga	12	\$531,546
The Village at Blacklick Park	Reynoldsburg	Franklin	13	\$554,673
Avondale Woods of Dublin	Dublin	Franklin	14	\$952,312
Fairlawn Village	Baltimore	Fairfield	15	\$459,165
Shirley Daley Senior Village	Lima	Allen	16	\$317,252
Ety Pointe	Lancaster	Fairfield	17	\$659,313
Carriage Trails Senior Village	Huber Heights	Miami	18	\$706,263
Fernwood Greene	Vermillion	Lorain	19	\$769,994
Preserve at River Road	Newark	Licking	20	\$747,044
Pataskala Senior Apartments	Pataskala	Licking	21	\$657,378
Broadmoor Village	Trotwood	Montgomery	22	\$543,296
Willow Glen	Newton Falls	Trumbull	23	\$273,000
Taylor Chase	Reynoldsburg	Licking	24	\$785,177
Chapel Hill	Marietta	Washington	25	\$715,452
Francis Park	Canal Winchester	Franklin	26	\$472,833
Summit NSP Homes I	(multiple cities)	Summit	27	\$515,836

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**Geographic Pool C**

*Housing Credits available:* \$2,000,000

<b>Property Name</b>	<b>City</b>	<b>County</b>	<b>Ranking</b>	<b>Estimated Housing Credits</b>
Marion Village	Marion Township	Marion	<b>1</b>	\$622,758
Upper Sandusky Senior Apartments	Upper Sandusky	Wyandot	<b>2</b>	\$459,713
Birchaven Commons	Findlay	Hancock	<b>3</b>	\$562,205
<b>TOTAL</b>				<b>\$1,644,676</b>
Castalia Greene	Margaretta Township	Erie	<b>4</b>	\$803,345
Kenton Station Senior Villas	Kenton	Hardin	<b>5</b>	\$460,118
Wooster Senior Apartments	Wooster	Wayne	<b>6</b>	\$458,131
Marion Senior Housing	Claridon Township	Marion	<b>7</b>	\$634,708
Heritage Greene II	Washington C.H.	Fayette	<b>8</b>	\$491,201
National Road Senior	Belmont	Belmont	<b>9</b>	\$376,554
Village on Main	Marion	Marion	<b>10</b>	\$295,269
Westwood Senior Apartments	Van Wert	Van Wert	<b>11</b>	\$323,710

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**Maximizing Outcomes Pool**

<b>Property Name</b>	<b>City</b>	<b>County</b>	<b>Estimated Housing Credits</b>
River Commons II	Dayton	Montgomery	\$1,000,000
Washington Square Homes II	Dayton	Montgomery	\$743,898
Whittier Landing	Columbus	Franklin	\$840,168
Ridgeview Manor III	Johnstown	Licking	\$417,711
Pheasant Ridge	McConnelsville	Morgan	\$330,558
Horizon House	Portsmouth	Scioto	\$600,000
Almond Village	Dayton	Montgomery	\$578,806
St. Luke's Hospital	Cleveland	Cuyahoga	\$1,000,000
Boulevard Homes	Columbus	Franklin	\$949,777
Hilltop Homes	Columbus	Franklin	\$472,596
Hattie Greene	Urbana	Champaign	\$392,151
Villas of the Valley II	Lincoln Heights	Hamilton	\$625,201
<b>TOTAL</b>			<b>\$7,950,866</b>