



OHIO **HOUSING** FINANCE AGENCY

57 East Main Street Columbus OH 43215

www.ohiohome.org

Memorandum

To: 2011 Housing Credit Applicants and other interested parties
From: Kevin Clark, Housing Credit Program Coordinator
Date: March 17, 2011
RE: 2011 Housing Credit Program Awards

The Ohio Housing Finance Agency (OHFA) has completed the competitive evaluation of applications submitted for the 2011 Housing Credit Program. OHFA will utilize available funding programs and resources to create financially and physically sustainable affordable housing by distributing resources through a transparent allocation process.

That process began with the review of each application by our development teams, architect, planner, and underwriting consultant. Meetings were then conducted with representatives of each applicant to become familiar with all of the housing proposals. These meetings began in early November and concluded in mid-February. In some, but not all instances, OHFA staff visited the proposed sites, with a focus on existing buildings and properties not seen previously. We also met or spoke with representatives of HUD, Rural Development and several local governments regarding their priorities.

All information gathered from these sources was used to determine whether a proposal meets the criteria indicated in the Application Process section of the 2011 Qualified Allocation Plan (QAP). Emphasis was placed on how well each proposal promotes the Policy Statements of the program. The Policy Statements used to determine which proposals to select for funding include, but are not limited to, distribution of resources to serve various populations and geographic areas; use of development subsidy and rental subsidy from outside sources; development of housing in strong markets that will be sustainable for the long term; and working with developers and management companies that have the capacity, experience and financial strength to successfully complete and operate the proposed housing. Refer to Pages 10 through 13 of the 2011 QAP for a complete description of the Policy Statements.

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All OHFA staff responsible for reviewing applications met approximately every two weeks to discuss the proposals that they had recently reviewed, and make recommendations on whether the application should be considered for funding based on the Policy Statements. These recommendations included strong proposals for an award, acceptable proposals for funding, and applications that should not be selected.

When the application reviews and development team meetings were complete, additional staff meetings were held to determine which applications to select in each of the allocation pools based on the Policy Statements. The proposals that best promoted OHFA's Policy Statements were selected and are included on the attached list. Additional consideration was given to ensure a balanced distribution of resources based on geography and the development of housing for various populations served among all of the awards. Staff also selected proposals to place on a waiting list for any Housing Credits that may become available later in the year.

The amount of housing credits requested by each applicant has been decreased by 5% due to improvements in the housing credit equity market since the application deadline. This enabled OHFA to invest in more units and projects than would have been possible based on the original amounts requested. Credits have been awarded in each of the allocation pools up to the amount available in each pool. The remaining available funds have been awarded via the maximizing outcomes pool. Additional proposals on the waiting list may be selected for funding in the order indicated should additional credits become available later in the year.

A list of properties that received an award is enclosed, along with a summary of selections for each allocation pool, and a copy of the waiting list.

You may contact our offices at (614) 466-0400 with any questions in this matter.

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2011 Housing Credit Program Results

Property Name	City	County	Property Type	Owner Name	Units	Population
Abigail Apartments	Cincinnati	Hamilton	ar	The Model Group, Inc.	70	Family
Beacon Pointe Town Homes	Hamilton	Butler	nc	Butler Metropolitan Housing Authority	60	Family
Bellefontaine Manor	Bellefontaine	Logan	ar	Buckeye Community Hope Foundation	40	Senior
Chimes Terrace	Johnstown	Licking	ar	National Church Residences	60	Senior
CHN Central	Columbus	Franklin	ar	Community Housing Network, Inc.	67	Mental Illness
CHN East	Columbus	Franklin	ar	Community Housing Network, Inc.	75	Mental Illness
Cranes Landing	Toledo	Lucas	nc	United North Corporation	40	Senior
Eastway Village	Whitehall	Franklin	nc	Columbus Housing Partnership, Inc.	66	Senior
Emerald Alliance VI	Cleveland	Cuyahoga	nc	Cleveland Housing Network, Inc.	65	PSH
Germantown Village	Dayton	Montgomery	nc	The Michaels Development Co., Inc.	60	Family
Grand Development Initiative	Cincinnati	Hamilton	ar	Talbert House	39	PSH
Inglewood Court	Columbus	Franklin	nc	Community Housing Network, Inc.	60	PSH
Jacob's Crossing	Rio Grande	Gallia	ar	Gallia Meigs Community Action Agency	42	Family
Kenton Station	Kenton	Hardin	nc	Frontier Community Services	32	Senior
Lawrence Village Apartments	South Point	Lawrence	ar	Ironton Lawrence County CAO	70	Family
LMHA Oberlin Homes	Oberlin	Lorain	ar	Lorain Metropolitan Housing Authority	51	Family
Logan Place	Mansfield	Richland	ar	Fairfield Homes, Inc.	45	Senior
Miles Pointe	Cleveland	Cuyahoga	nc	Cuyahoga Metropolitan Housing Authority	43	Senior
Monroe Manor	Woodsfield	Monroe	ar	Buckeye Community Hope Foundation	40	Senior
Moon-Mallison Homes	Akron	Summit	nc/ar	East Akron Neighborhood Development Corporation	30	Lease-Purchase
Roosevelt Homes	Dayton	Montgomery	nc	St. Mary Development Corporation	35	Lease-Purchase
Saint Luke's Manor Phase II	Cleveland	Cuyahoga	ar	Pennrose Properties, LLC	65	Senior
Schoenbrunn Greene	Baltic / Sugarcreek	Tuscarawas	ar	The Woda Group, LLC	40	Family
Seneca Grove Apartments	Painesville	Lake	ar	Millennia Housing Development, Ltd.	132	Family
St. Paul Village II	Cincinnati	Hamilton	ar	Episcopal Retirement Homes	65	Senior
Streetsboro Family Homes	Streetsboro	Portage	nc	PIRHL, LLC	28	Family
Sunnyview Square Apartments	Delaware	Delaware	ar	CAO of Delaware, Madison & Union Counties	30	Senior
Terrill Suites	Ravenna	Portage	ar	Neighborhood Development Services, Inc.	65	Family
The Commons at Madaline Park	Akron	Summit	nc	Community Support Services	60	PSH
The Village at Arlington II	Youngstown	Mahoning	nc	Youngstown Metropolitan Housing Authority	60	Family
Treewood Apartments	Hillsboro	Highland	ar	Highland County CAO	40	Family
Westwood Senior Apartments	Van Wert	Van Wert	nc	RLH Partners, Inc.	32	Senior
Windcliff Village Phase II	Germantown	Montgomery	nc	Dayton Metropolitan Housing Authority	25	Family
					1,732	

Abbreviations:

nc = new construction

ar = acquisition & rehabilitation

sr = substantial rehabilitation

PSH = permanent supportive housing

2011 Housing Credit Program Results

Property Name	Housing Credits Reserved	Developer	Management Company
Abigail Apartments	\$1,013,080	Model Property Development, LLC	Brickstone Properties, LLC
Beacon Pointe Town Homes	\$966,518	Herman & Kittle Properties, Inc.	Herman & Kittle Properties, Inc.
Bellefontaine Manor	\$413,416	Buckeye Community Hope Foundation	Logan County Metropolitan Housing Authority
Chimes Terrace	\$594,154	National Church Residences	National Church Residences
CHN Central	\$726,399	Community Housing Network, Inc.	Community Housing Network, Inc.
CHN East	\$811,783	Community Housing Network, Inc.	Community Housing Network, Inc.
Cranes Landing	\$708,296	United North Corporation	United North Corporation
Eastway Village	\$854,543	Columbus Housing Partnership, Inc.	Wallick Properties Midwest, LLC
Emerald Alliance VI	\$1,042,084	Cleveland Housing Network, Inc.	Emerald Development & Economic Network
Germantown Village	\$950,000	The Michaels Development Co., Inc.	Interstate Realty Management Company
Grand Development Initiative	\$572,302	Talbert House	Talbert House
Inglewood Court	\$871,506	Community Housing Network, Inc.	Community Housing Network, Inc.
Jacob's Crossing	\$456,276	The Woda Group, LLC	Woda Management & Real Estate, LLC
Kenton Station	\$584,821	LDC Housing Corp II	Community Investment Management Services
Lawrence Village Apartments	\$633,323	Wallick-Hendy Development Co. LLC	Wallick Properties Midwest, LLC
LMHA Oberlin Homes	\$860,732	NRP Holdings LLC	Lorain Metropolitan Housing Authority
Logan Place	\$398,925	Fairfield Homes, Inc.	Gorsuch Management
Miles Pointe	\$718,175	Western Reserve Revitalization & Management Co.	Cuyahoga MHA
Monroe Manor	\$416,221	Buckeye Community Hope Foundation	RLJ Management Co., Inc.
Moon-Mallison Homes	\$712,586	East Akron Neighborhood Development Corporation	East Akron Neighborhood Development Corporation
Roosevelt Homes	\$772,600	MV Residential Development LLC	MV Residential Property Management, Inc.
Saint Luke's Manor Phase II	\$1,448,861	Pennrose Properties LLC	Pennrose Management Company
Schoenbrunn Greene	\$441,832	The Woda Group, LLC	Woda Management & Real Estate, LLC
Seneca Grove Apartments	\$950,000	Millennia Housing Development, Ltd.	Millennia Housing Management, Ltd.
St. Paul Village II	\$944,963	Episcopal Retirement Homes	Episcopal Retirement Homes
Streetsboro Family Homes	\$566,893	PIRHL Developers LLC	Wallick Properties Midwest, LLC
Sunnyview Square Apartments	\$311,878	Wallick-Hendy Development Co. LLC	Wallick Properties Midwest, LLC
Terrill Suites	\$895,617	Neighborhood Development Services, Inc.	Portage Metropolitan Housing Authority
The Commons at Madaline Park	\$932,271	Testa Companies	National Church Residences
The Village at Arlington II	\$954,582	NRP Holdings LLC	Youngstown Metropolitan Housing Authority
Treewood Apartments	\$343,674	Provident Management, Inc.	Premier Management LLC
Westwood Senior Apartments	\$407,131	RLH Partners, Inc.	Sawmill Road Management Company, LLC
Windcliff Village Phase II	\$543,496	Dayton Metropolitan Housing Authority	Dayton Metropolitan Housing Authority
	\$23,818,938		

2011 Housing Credit Program Results

Rural Development

Housing Credits available: \$1,200,000

Property Name	City	County	Housing Credits Reserved
Streetsboro Family Homes	Streetsboro	Portage	\$566,893
Windcliff Village Phase II	Germantown	Montgomery	\$543,496
TOTAL			\$1,110,389

Permanent Supportive Housing

Housing Credits available: \$4,000,000

Property Name	City	County	Housing Credits Reserved
Emerald Alliance VI	Cleveland	Cuyahoga	\$1,042,084
Grand Development Initiative	Cincinnati	Hamilton	\$572,302
Inglewood Court	Columbus	Franklin	\$871,506
The Commons at Madaline Park	Akron	Summit	\$932,271
TOTAL			\$3,418,163

2011 Housing Credit Program Results

Preservation Pool

Housing Credits available: \$9,500,000

Property Name	City	County	Housing Credits Reserved
Bellefontaine Manor	Bellefontaine	Logan	\$413,416
Chimes Terrace	Johnstown	Licking	\$594,154
Germantown Village	Dayton	Montgomery	\$950,000
Jacob's Crossing	Rio Grande	Gallia	\$456,276
Lawrence Village Apartments	South Point	Lawrence	\$633,323
LMHA Oberlin Homes	Oberlin	Lorain	\$860,732
Logan Place	Mansfield	Richland	\$398,925
Miles Pointe	Cleveland	Cuyahoga	\$718,175
Monroe Manor	Woodsfield	Monroe	\$416,221
Schoenbrunn Greene	Baltic / Sugarcreek	Tuscarawas	\$441,832
Seneca Grove Apartments	Painesville	Lake	\$950,000
St. Paul Village II	Cincinnati	Hamilton	\$944,963
Sunnyview Square Apartments	Delaware	Delaware	\$311,878
Terrill Suites	Ravenna	Portage	\$895,617
Treewood Apartments	Hillsboro	Highland	\$343,674
TOTAL			\$9,329,186

2011 Housing Credit Program Results

General Pool

Housing Credits available: \$6,500,000

Property Name	City	County	Housing Credits Reserved
Beacon Pointe Town Homes	Hamilton	Butler	\$966,518
Cranes Landing	Toledo	Lucas	\$708,296
Eastway Village	Whitehall	Franklin	\$854,543
Kenton Station	Kenton	Hardin	\$584,821
Moon-Mallison Homes	Akron	Summit	\$712,586
Roosevelt Homes	Dayton	Montgomery	\$772,600
Saint Luke's Manor Phase II	Cleveland	Cuyahoga	\$1,448,861
Westwood Senior Apartments	Van Wert	Van Wert	\$407,131
TOTAL			\$6,455,356

2011 Housing Credit Program Results

Maximizing Outcomes Pool

Property Name	City	County	Housing Credits Reserved
Abigail Apartments	Cincinnati	Hamilton	\$1,013,080
CHN Central	Columbus	Franklin	\$726,399
CHN East	Columbus	Franklin	\$811,783
The Village at Arlington II	Youngstown	Mahoning	\$954,582
TOTAL			\$3,505,844

Summary of Housing Tax Credit Awards

Allocation Pool	Housing Tax Credit Amount
Rural Development	\$1,110,389
Permanent Supportive Housing	\$3,418,163
Preservation Pool	\$9,329,186
General Pool	\$6,455,356
Maximizing Outcomes	\$3,505,844
TOTAL	\$23,818,938

2011 Housing Credit Program Results

Waiting List

Property Name	City	County	Ranking	Estimated Housing Credits
Mercer Commons	Cincinnati	Hamilton	1	\$559,374
St. Leger Place	Cincinnati	Hamilton	2	\$794,540
Fairfax Intergenerational Housing	Cleveland	Cuyahoga	3	\$803,785
Sylvia Clinton Project	Cleveland	Cuyahoga	4	\$522,631
Patterson Place	Fairfield	Butler	5	\$911,922
Fairborn Apartments	Fairborn	Greene	6	\$772,859

Proposals on the Waiting List will be selected for funding if additional Housing Credits become available later in the year.