

# 7. Local Support



## OFFICE OF THE MAYOR

February 9, 2015

Mr. David Petroni  
Buckeye Community Hope Foundation  
3021 East Dublin Granville  
Columbus, Ohio 43231

**Re: Kent Place Homes**

Dear Mr. Petroni:

Please accept this letter as an expression of my support for your proposed development in the Driving Park neighborhood. Kent Place Homes consists of 53 scattered site, lease-purchase single-family homes for residents at or below 60% of Area Median Income financed in part through Low Income Housing Tax Credits and City of Columbus HOME funds.

The Streetcar District Redevelopment Initiative (SDRI) target area has been created to transform the environment and bolster the first phase of the SDRI initiative to redevelop the Kent Avenue School. I understand Buckeye Preparatory Academy has been open and is currently educating approximately 140 students from the neighborhood. As Nelson Mandela once said, "Education is the most powerful weapon which you can use to change the world".

It is encouraging to see strong partnerships and collaboration between the City and County Land banks, Driving Park civic, Livingston Avenue Area Commission, Rickenbacker Woods Foundation and Buckeye with the focus and target to create this cities next area of opportunity. Strong partnerships will always foster opportunity.

I fully support Kent Place Homes and SDRI and look forward to working with the residents of these new homes.

Good luck with your housing credit application. I look forward to hearing the results

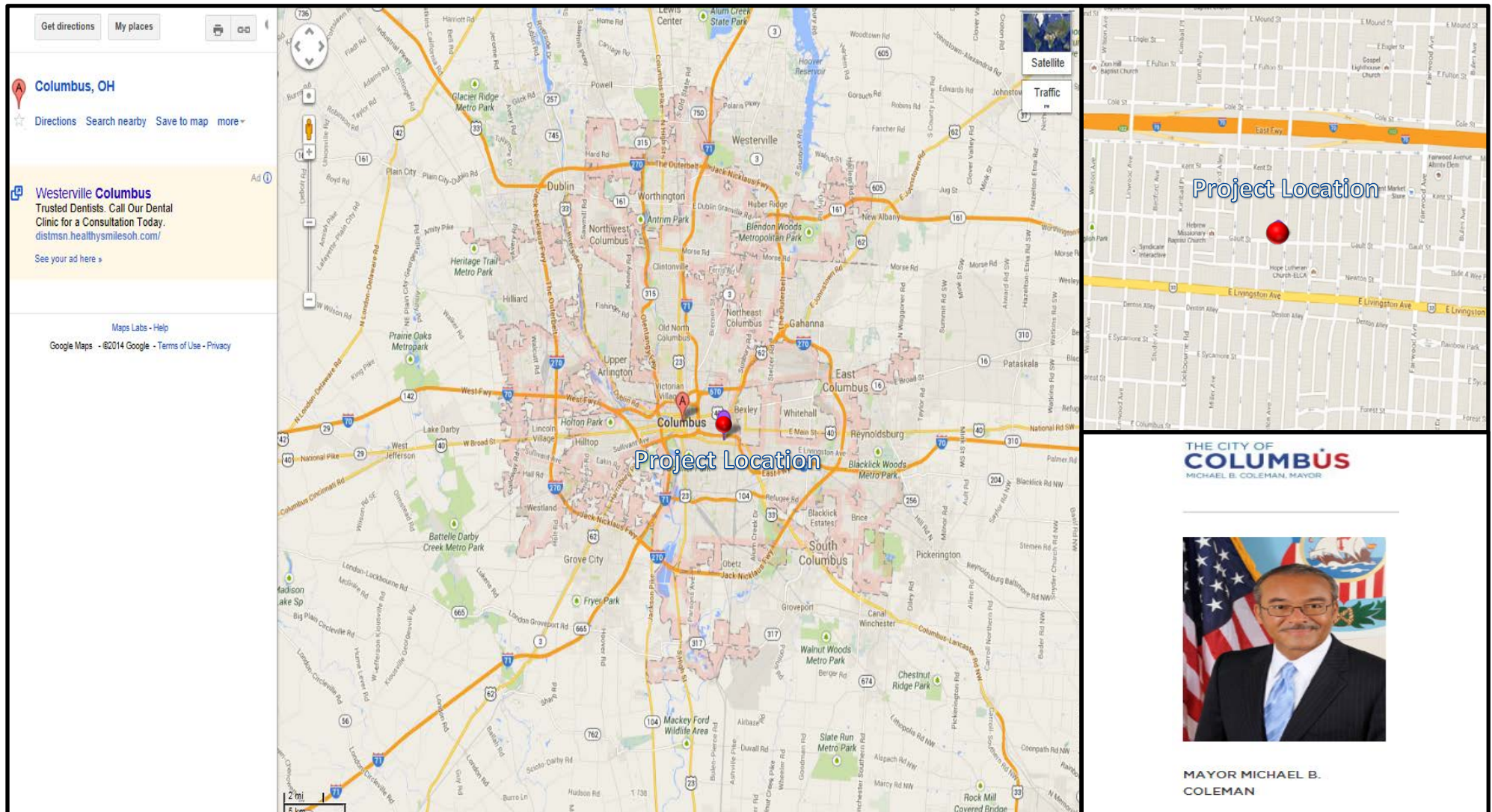
Sincerely,

A handwritten signature in blue ink, appearing to read "MB Coleman".

Michael B. Coleman  
Mayor

MCB/RRP/tls

THE CITY OF  
**COLUMBUS**  
MICHAEL B. COLEMAN, MAYOR



## Project Address:

**Kent Place Homes**

1414 Gault Street (Scattered Site)

Columbus, Ohio 43205-2933

*City of Columbus*

With content from <https://maps.google.com/maps?hl=en&tab=wl>

<http://columbus.gov/Templates/Detail.aspx?id=66058>





John R. Kasich Governor of Ohio | Douglas A. Garver Executive Director

57 East Main Street | Columbus, OH 43202

Date: February 11, 2015

RE: Local Development Priority Letter

I/We understand that under the 2015 Qualified Allocation Plan, OHFA will award five points to proposed developments that receive a priority designation from the Mayor or City Manager.

The following entities must sign the Local Development Priority Letter:

1. For Council/Manager forms of local government: the City Manager
2. For Mayor/Council forms of local government: the Mayor

Priority letters that are signed by the incorrect chief administrative officer will not receive any priority points.

The cities of Cincinnati, Cleveland, and Columbus may select up to three (3) priority designations. The cities of Akron, Dayton, and Toledo may select up to two (2) priority designations. Cities may also choose up to two alternates in the case that a priority project is removed from consideration during the competitive round.

**To be completed by the developer:**

Development Name: Kent PlaceHomes  
Developer: Buckeye Community Hope Foundation  
Number of Units: 53  
Type of Construction: New Construction  
Target Population: Family

Name of Elected Official(s): Michael B. Coleman

Address: 90 West Broad Street  
City, State, Zip: Columbus, Ohio 43215  
Email Address: 211@Columbus.gov  
Phone Number: 614-645-7671

**To be completed by local elected official(s) (Please check one):**

- ☒ Priority  
☐ Alternate 1  
☐ Alternate 2  
☐ Not a Local Priority

Please sign below:

Michael B. Coleman  
Printed Name

[Signature]  
Signature

Local Development Priority Letter

Steven R. Schoeny  
Director

February 18, 2015

David F. Petroni  
Buckeye Community Hope Foundation  
3021 East Dublin-Granville Road  
Columbus, Ohio 43231

Office of the Director  
50 West Gay Street  
Columbus, OH 43215-9040  
(614) 645.7795  
(614) 645.6295 [FAX]

Code Enforcement Division  
757 Carolyn Ave.  
Columbus, OH 43224-3218  
(614) 645.2202  
(614) 645.2462 [FAX]

Economic Development Division  
150 South Front Street Suite 220  
Columbus, OH 43215-4418  
(614) 645.8616  
(614) 645.2486 [FAX]

Housing Division  
50 West Gay Street  
Columbus, OH 43215-9040  
(614) 645.7795  
(614) 645.6675 [FAX]

Planning Division  
109 North Front Street  
Columbus, OH 43215-9030  
(614) 645.8664  
(614) 645.1483 [FAX]

Land Redevelopment Office  
109 North Front Street  
Columbus, OH 43215-9030  
(614) 645.5263  
(614) 645.3092 [FAX]

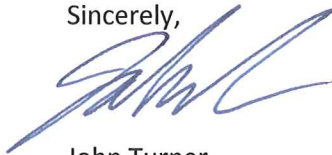
RE: \$46,000 Funding Availability – Kent Place Homes

David:

In 2001, the City received funds from the State of Ohio to purchase property and restore the buildings that comprise the Rickenbacker House Site, a National Historic Landmark. These funds were important to enlarge the site, install historic makers and landscaping, and stabilize and retrofit the buildings to how they looked at the turn of the century. However, without an end user identified at that time, the buildings were mothballed for a future use. We are excited about the opportunity to use the site as a rental office and community center and contribute to the successful realization of the Kent Place Homes Project. I am pleased to confirm the City has \$46,000 remaining on the grant to put toward the renovation of the community center and ancillary work contributing to preserving the site.

Upon the award of housing credits from the Ohio Housing Finance Agency, we can make the funds available through a contract for services or other agreement. The funds can only be used for construction costs associated with the community center contained in your proposal. We hope to make the project a reality and wish you success in your application.

Sincerely,



John Turner  
Administrator  
Land Redevelopment Office and  
Columbus Land Bank Program

Cc: Rita Parise, Housing Division Administrator



STEVEN R. SCHOENY  
Director

THE CITY OF  
**COLUMBUS**  
MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF  
DEVELOPMENT

February 12, 2015

Mr. David Petroni  
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3021 East Dublin Granville  
Columbus, Ohio 43231

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Re: Request for funding Kent Place Homes

Dear Mr. Petroni:

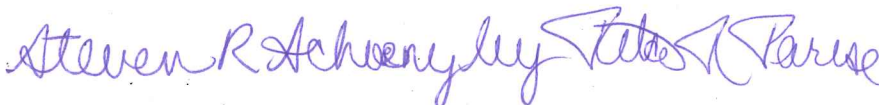
We acknowledge receipt of your request dated January 5, 2015 seeking financial support for your proposed fifty-three (53) unit, single-family homes, lease/purchase project to be located on scattered sites in the Driving Park area of Columbus. The project consists of new construction of 3 and 4 bedroom homes.

A preliminary review indicates the project appears to be eligible and will be considered for funding under the City of Columbus, Department of Development Rental Housing Production/Preservation Program. The requested funding is for \$250,000. The City's HOME investment would be in the form of a loan for thirty (30) years at two percent (2%) interest per annum. Repayment would be twenty-five percent (25%) of cash flow with a balloon payment at the maturity of the loan.

This letter should not be construed as a formal commitment letter. Underwriting will continue to determine the cost reasonableness of the project and to complete due diligence documentation. The City's participation is contingent upon completion of all necessary documentation to the satisfaction of the City, compliance with all Federal and City regulations and policies, the HUD environmental release of funds, and upon the availability of funds in the City's 2015 HOME allocation.

There is a growing need in the City for affordable housing options in our community and we appreciate your efforts toward satisfying that need.

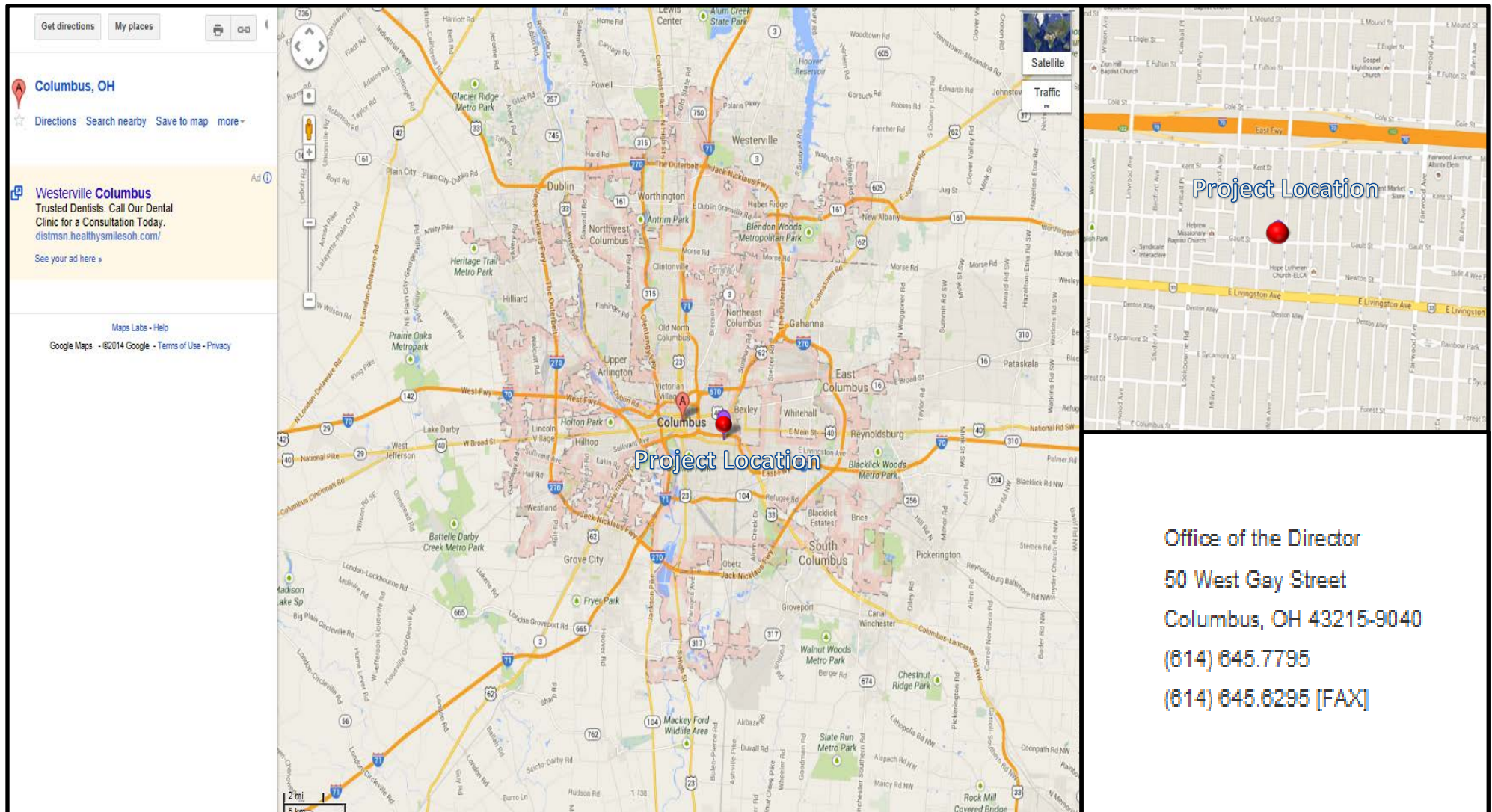
Sincerely,



Steven R. Schoeny  
Director of Development

SRS:RRP:tls





## Project Address:

### Kent Place Homes

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Columbus, Ohio 43205-2933

City of Columbus

With content from <https://maps.google.com/maps?hl=en&tab=wl>

<http://www.columbus.gov/Templates/Detail.aspx?id=62852>