

## Proposal Summary

**2026 9% LIHTC AHFA Proposal Application**

Affordable Housing Funding Application (AHFA)

Project Name: Marysville Creekside

### Basic Project Information

Project Name:	Marysville Creekside
OHFA Project Number:	TBD
LIHTC Type:	9%
Project Address:	409 N Main St
Project City or Township:	Marysville
Project County:	Union
Construction Type:	New Construction
Age Restriction:	Senior 55+
Funding Pool:	New Affordability - Seniors
State Region:	Central
Lead Developer:	Connect Realty, LLC
Total Number of Units:	54
Total Number of Buildings:	1

### Project Rendering



### OHFA Resource Request Requiring Board Approval

	Amount	Approval Date
Housing Development Loan:	\$1,750,000	

### Project Narrative

Marysville Creekside is a proposed 54-unit, new-construction senior housing development located on Parcel No. 2900051640000 at 409 N. Main Street in Marysville, Ohio, within Paris Township. The development will consist of 6 efficiency units, 36 one-bedroom units, and 12 two-bedroom units and will serve residents age 55 and older. The property will provide a range of affordability levels, including 6 units restricted at 30% of Area Median Income (AMI), 42 units at 60% AMI, and 6 units at 80% AMI, consistent with OHFA requirements and utilizing an income averaging structure. The development will offer competitive unit sizes, accessible layouts, and modern amenities designed to support comfortable, independent senior living. This includes walkable trails, fitness center and on-site commercial uses.

### Set Asides Sought

#### Set Aside Type

	Potentially Eligible?	Sought by Applicant?
Community Housing Development Organization:	No	No
QCT with Concerted Community Revitalization Plan:	No	No
Community Impact Strategic Initiative:	Yes	Yes
Continuum of Care Referral Partnership:	Ineligible Pool	Ineligible Pool
Non-Continuum of Care Referral Partnership:	Ineligible Pool	Ineligible Pool
Balance of State or Small Continuum of Care:	Ineligible Pool	Ineligible Pool

### Competitive Scoring: New Affordability - Seniors Pool

#### Competitive Criterion

	Maximum Score	Auto-Calculated Score	Applicant Self-Score
Opportunity Senior Index	40		
Housing Needs Index:	35		
LIHTC Request per LIHTC Unit:	25		
<b>Total:</b>	<b>100</b>	<b>0.0</b>	<b>0.0</b>

 Tiebreaker #1: LIHTC Awards in Census Tract over Past Three Years: 

### Development and Operations Team

Lead Developer	Connect Realty, LLC
Co-Developer #1	N/A
Co-Developer #2	N/A
Development Consultant	Crossroads Community Planning, LLC
LIHTC Syndicator/Investor	PNC Real Estate - Multifamily Capital
OLIHTC Syndicator/Investor	N/A
GP/MM #1 Parent Entity	N/A
GP/MM #2 Parent Entity	Brad DeHays, Individual
GP/MM #3 Parent Entity	N/A
General Contractor	Connect Construction, LLC
Architect of Record	Orchard, Hiltz and McCliment
Property Management Firm	ABC Management Group, LLC
Supportive Services Provider	Union County Human Services

### Site Information

Site Size (Acres)	2.296
Scattered Sites?	No
Total Number of Buildings	1
Total Number of Elevator-Serviced Buildings	1
Total Parking Spaces	92
Parking Ratio (Parking Spaces per Unit)	1.7
Metropolitan or Rural?	Metropolitan
Located in a Participating Jurisdiction (PJ)?	No
Located in a Qualified Census Tract (QCT)?	No
Located in a Difficult Development Area (DDA)?	No
Neighborhood Opportunity Senior Index	69.72
Housing Needs Index	52.51
Neighborhood Change Index	51.65