



SFY2025 4% Low-Income Housing Tax Credit (LIHTC) with Ohio LIHTC Applications

Basic Project Information

OHFA Resource Request

(1) Set-Asides

Scoring Position	Status	Score	Discount to Market	Project Name	Link to Proposal Summary	City	County	Funding Pool	Construction Type	Population Served	Total Units	Lead Developer	Total Development Costs	Annual LIHTC Generated	Annual Ohio LIHTC Generated	Total Ohio LIHTC (10-Year) Invited	OHTF Requested	OHTF Invited	HDL Requested
	Appalachian	38	13.2%	Cornerstone at Eclipse Run	Click here	The Plains	Athens	Rural	New Construction	General Occupancy	58	Fairfield Homes, Inc.	\$20,131,007	\$955,250	\$955,250	\$9,552,500	\$2,751,745	\$2,751,745	\$2,500,000
	Appalachian	38	13.2%	The Lofts on First	Click here	The Plains	Athens	Rural	New Construction	Senior 55+	51	Woda Cooper Development, Inc.	\$18,874,578	\$948,960	\$948,960	\$9,489,600	\$4,000,000	\$4,000,000	\$2,500,000
	Community Impact Strategic Initiative	36	2.6%	Booth Pointe	Click here	Stuebenville	Jefferson	Rural	New Construction	Senior 55+	46	Provident Management, Inc.	\$17,983,633	\$876,150	\$876,150	\$8,761,500	\$4,000,000	\$4,000,000	\$2,500,000
	Community Impact Strategic Initiative	32	16.9%	The Heights on Main	Click here	Reynoldsburg	Franklin	Metropolitan	New Construction	General Occupancy	100	Columbus Metropolitan Housing Authority	\$31,994,434	\$1,041,133	\$1,000,000	\$10,000,000	\$0	\$0	\$2,500,000
	Refugee Settlement Agency Partner	40	44.2%	Lofts at 40 Long	Click here	Columbus	Franklin	Metropolitan	Adaptive Reuse	General Occupancy	121	Woda Cooper Development, Inc.	\$58,574,679	\$1,804,007	\$1,000,000	\$10,000,000	\$0	\$0	\$2,500,000
	Transformative Economic Development	38	15.3%	Easton Place Homes Phase 3	Click here	Columbus	Franklin	Metropolitan	New Construction	General Occupancy	50	Columbus Housing Partnership, Inc. dba Homeport	\$16,090,507	\$609,381	\$608,900	\$6,089,000	\$0	\$0	\$2,500,000

(2) Competitive Scoring- Rural

Scoring Position	Status	Score	Discount to Market	Project Name	Link to Proposal Summary	City	County	Funding Pool	Construction Type	Population Served	Total Units	Lead Developer	Total Development Costs	Annual LIHTC Generated	Annual Ohio LIHTC Generated	Total Ohio LIHTC (10-Year) Invited	OHTF Requested	OHTF Invited	HDL Requested
1	Invited to Submit	40	15.8%	Harding Heights Apartments	Click here	Marion	Marion	Rural	New Construction	Senior 55+	50	Wallick Development, LLC	\$14,840,581	\$542,178	\$541,000	\$5,410,000	\$4,000,000	\$3,853,255	\$2,500,000
2	Developer Limit Maximum	38	13.2%	The Lofts on First II	Click here	The Plains	Athens	Rural	New Construction	Senior 55+	51	Woda Cooper Development, Inc.	\$18,874,578	\$948,960	\$948,960	\$9,489,600	\$4,000,000		\$2,500,000
	Waitlist- Athens County Limit	38	13.2%	Sandstone Family Apartments II	Click here	The Plains	Athens	Rural	New Construction	General Occupancy	44	Frontier Community Services	\$14,456,833	\$668,112	\$668,112	\$6,681,120	\$3,600,000		\$2,500,000
4	Invited to Submit	26	-18.2%	Mackinaw II Senior Housing	Click here	Celina	Mercer	Rural	New Construction	Senior 55+	36	Stock Development Company	\$9,673,046	\$350,539	\$350,539	\$3,505,390	\$3,378,540	\$0	\$2,500,000
5	Waitlist- Rural	22	9.5%	The Port	Click here	Portsmouth	Scioto	Rural	New Construction	General Occupancy	58	St. Mary Development Corporation	\$18,473,346	\$904,789	\$876,557	\$8,765,557	\$4,000,000		\$2,500,000
6	Waitlist- Rural	22	-3.1%	Lynne Lane Senior Housing	Click here	Wilmington	Clinton	Rural	New Construction	Senior 55+	60	National Church Residences	\$18,334,133	\$671,585	\$671,585	\$6,715,850	\$4,000,000		\$2,500,000

Rural	Available	\$37,500,000
	Invited	\$36,718,990
	Balance	\$781,010
	OHTF Invited	\$14,605,000
		\$0

(3) Competitive Scoring- Metropolitan

Scoring Position	Status	Score	Discount to Market	Project Name	Link to Proposal Summary	City	County	Funding Pool	Construction Type	Population Served	Total Units	Lead Developer	Total Development Costs	Annual LIHTC Generated	Annual Ohio LIHTC Generated	Total Ohio LIHTC (10-Year) Invited	OHTF Requested	OHTF Invited	HDL Requested
1	Invited to Submit	40	20.6%	Clover Glen II	Click here	Columbus	Franklin	Metropolitan	New Construction	Senior 55+	96	National Church Residences	\$28,922,769	\$1,043,536	\$1,000,000	\$8,968,830	\$0		\$2,000,000
2	Waitlist- Franklin County Limit	36	44.2%	80 S. 6th Street Apartments	Click here	Columbus	Franklin	Metropolitan	Adaptive Reuse	General Occupancy	72	Beacon Communities Services LLC	\$35,476,311	\$1,474,797	\$1,000,000	\$14,747,970	\$0		\$2,000,000
3	Invited to Submit	36	35.2%	Kinsey Lofts	Click here	Cincinnati	Hamilton	Metropolitan	New Construction	Senior 55+	52	Kingsley Consulting, LLC dba Kingsley + Co.	\$18,258,668	\$827,365	\$555,800	\$5,558,000	\$0		\$2,500,000
4	Invited to Submit	36	30.4%	Midtown Lofts	Click here	Cleveland	Cuyahoga	Metropolitan	New Construction	General Occupancy	120	NRP Holdings LLC	\$42,264,164	\$1,910,132	\$1,000,000	\$10,000,000	\$0		\$2,500,000
5	Invited to Submit	34	14.4%	Residences at Ascend	Click here	Akron	Summit	Metropolitan	Adaptive Reuse	General Occupancy	71	Testa Enterprises, Inc.	\$22,008,000	\$1,055,589	\$934,218	\$9,342,180	\$0		\$2,500,000
6	Invited to Submit	32	-7.7%	Belmar Hill of Mt. Washington	Click here	Cincinnati	Hamilton	Metropolitan	New Construction	Senior 55+	54	Sieber Construction, Inc.	\$13,820,597	\$522,672	\$522,672	\$5,226,720	\$0		\$2,500,000
7	Invited to Submit	32	37.7%	HUB 27	Click here	Cleveland	Cuyahoga	Metropolitan	New Construction	General Occupancy	53	Pivotal Development LLC	\$20,857,332	\$959,628	\$959,628	\$9,596,280	\$0		\$2,500,000
8	Waitlist- Cuyahoga County Limit	32	37.7%	Hub 27 Senior Lofts	Click here	Cleveland	Cuyahoga	Metropolitan	New Construction	Senior 55+	53	St. Mary Development Corporation	\$19,763,233	\$920,626	\$903,942	\$9,039,420	\$0		\$2,500,000
9	Waitlist- Cuyahoga County Limit	32	37.7%	Near West Side Homes	Click here	Cleveland-Elyria	Cuyahoga	Metropolitan	New Construction	General Occupancy	35	CHN Housing Partners	\$13,397,750	\$656,659	\$636,650	\$6,366,500	\$0		\$2,000,000
10	Waitlist- Franklin County Limit	32	15.3%	Sunbury Flats	Click here	Columbus	Franklin	Metropolitan	New Construction	General Occupancy	200	Elmington Affordable, LLC	\$66,484,200	\$3,122,940	\$1,000,000	\$3,122,940	\$0		\$0
11	Waitlist- Franklin County Limit	30	-0.1%	Barthman Family Homes	Click here	Columbus	Franklin	Metropolitan	New Construction	General Occupancy	150	NRP Holdings LLC	\$53,287,185	\$2,438,098	\$1,000,000	\$2,438,098	\$0		\$2,500,000
12	Waitlist- Franklin County Limit	30	-0.1%	Innis Road Apts	Click here	Columbus	Franklin	Metropolitan	New Construction	General Occupancy	72	Model Property Development, LLC	\$23,710,018	\$1,129,400	\$769,680	\$7,696,800	\$0		\$2,500,000
13	Invited to Submit	28	2.0%	The Heights	Click here	Akron	Summit	Metropolitan	New Construction	General Occupancy	160	DFP Development, LLC	\$45,903,510	\$2,240,951	\$1,000,000	\$1,000,000	\$0		\$0
14	Waitlist- Cuyahoga County Limit	24	20.4%	Innovation Square Phase 2	Click here	Cleveland	Cuyahoga	Metropolitan	New Construction	General Occupancy	67	Fairfax Renaissance Development Corporation	\$24,808,279	\$1,200,992	\$965,269	\$9,652,690	\$0		\$0
15	Waitlist- Franklin County Limit	22	-0.1%	Scioto View Apartments	Click here	Columbus	Franklin	Metropolitan	New Construction	General Occupancy	200	LDG Multifamily, LLC	\$66,739,200	\$3,176,310	\$1,000,000	\$3,176,310	\$0		\$2,500,000
16	Waitlist- Hamilton County Limit	18	-9.0%	Seymour Station	Click here	Cincinnati	Hamilton	Metropolitan	New Construction	General Occupancy	150	LDG Multifamily, LLC	\$48,205,303	\$2,253,089	\$1,000,000	\$2,253,089	\$0		\$2,500,000
17	Waitlist- Franklin County Limit	16	-0.1%	Westerville Road Apartments	Click here	Franklin	Franklin	Metropolitan	New Construction	General Occupancy	52	Connect Realty, LLC	\$21,498,611	\$1,065,842	\$1,000,000	\$1,065,842	\$0		\$2,500,000
18	Waitlist- Cuyahoga County Limit	8	-11.9%	Empire Senior Housing	Click here	Cleveland	Cuyahoga	Metropolitan	Adaptive Reuse	Senior 62+	63	Beacon Communities Services LLC	\$30,110,356	\$1,432,227	\$995,000	\$9,950,000	\$0		\$0

Metropolitan	Available	\$75,000,000
	Invited	\$75,781,010
	Balance	-\$781,010

Invited to Submit Final Application

Total Ohio LIHTC Available \$0

(4) Non-Competitive

Scoring Position	Status	Score	Discount to Market	Project Name	Link to Proposal Summary	City	County	Funding Pool	Construction Type	Population Served	Total Units	Lead Developer	Total Development Costs	Annual LIHTC Generated	Annual Ohio LIHTC Generated	Total Ohio LIHTC (10-Year) Invited	OHTF Requested	OHTF Invited	HDL Requested
N/A	Failed Min F&T Review	40		310 Race Street	Click here	Cincinnati	Hamilton	Metropolitan	Adaptive Reuse	General Occupancy	110	ABC Realty Advisors LLC	\$43,480,848	\$1,613,999	\$550,000	\$5,500,000	\$0		\$0
N/A	Failed Min F&T Review	36		Fourteen39 House	Click here	Stuebenville	Jefferson	Rural	Adaptive Reuse	General Occupancy	50	Provident Management, Inc.	\$23,663,823	\$224,586	\$1,142,729	\$1,142,729	\$4,000,000		\$2,500,000
N/A	Failed Min F&T Review	34		Village 55	Click here	Cleveland	Cuyahoga	Metropolitan	New Construction	General Occupancy	125	Village 55 Investors LLC (c/o Slate Property Group)	\$30,778,528	\$1,414,474	\$1,000,000	\$1,414,474	\$0		\$0
N/A	Withdraw	26		Silver Hills at Lorain	Click here	Lorain	Lorain	Metropolitan	New Construction	Senior 55+	94	Silver Hills Lorain LLC	\$27,892,537	\$1,002,634	\$1,000,000	\$1,002,634	\$0		\$2,500,000
N/A	Withdraw	22		H&M Flats at Forest Avenue	Click here	Dayton	Montgomery	Metropolitan	New Construction	General Occupancy	260	Magnus Capital Partners LLC	\$70,902,634	\$3,009,125	\$1,000,000	\$3,009,125	\$0		\$0
N/A	Failed Min F&T Review	14		Vine and Polk	Click here	Cincinnati	Hamilton	Metropolitan	New Construction	General Occupancy	57	Over-the Rhine Community Housing	\$20,425,085	\$1,011,429	\$821,100	\$8,211,000	\$0		\$2,500,000

County	Submitted	Invited
Athens	4	2
Clinton	1	0
Cuyahoga	7	2
Franklin	10	4
Hamilton	5	2
Jefferson	2	1
Lorain	1	0
Marion	1	1
Mercer	1	1
Montgomery	1	0
Scioto	1	0
Summit	2	2

Pool	# of Units	# of Projects
Rural	413	5
Metropolitan	877	10
Total	1290	15