



SFY2026 4% Low-Income Housing Tax Credit (LIHTC) with Ohio LIHTC Applications

Project Information

OHFA Resource Request

Status	Score	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) RESERVED	OHTF Awarded	HDL Awarded
Invited to submit from 2025	N/A	Clover Glen II	<a href="#">Proposal Summary</a>	Columbus	Franklin	Metro - Senior	New Construction	Senior 55+	96	National Church Residences	\$28,919,569	\$1,043,536	\$1,000,000	\$10,000,000		\$2,500,000
Transformative Economic Development	60	Blackstone Commons	<a href="#">Proposal Summary</a>	Washington Court	Fayette	Rural - General Occupancy	New Construction	General Occupancy	99	Spire Development, Inc.	\$28,076,345	\$1,257,407	\$1,250,000	\$12,500,000	\$3,998,000	\$2,500,000
Appalachian	60	Sage Gardens	<a href="#">Proposal Summary</a>	Pleasant Township	Brown	Rural - Senior	New Construction	Senior 55+	55	Provident Management, Inc.	\$16,717,189	\$804,975	\$742,500	\$7,425,000	\$4,000,000	\$2,500,000
Strategic Initiative	52	525 Sawyer Blvd.	<a href="#">Proposal Summary</a>	Columbus	Franklin	Metro - General Occupancy	New Construction	General Occupancy	379	Paths Development LLC	\$150,798,805	\$6,627,866	\$1,000,000	\$10,000,000		\$0
Strategic Initiative	17	Westerville Road Apartments	<a href="#">Proposal Summary</a>	Mifflin Township	Franklin	Metro - General Occupancy	New Construction	General Occupancy	52	Connect Realty, LLC	\$23,286,619	\$1,143,361	\$1,000,000	\$10,000,000		\$2,500,000
Invited to Submit	60	Sandusky Senior Lofts	<a href="#">Proposal Summary</a>	Sandusky	Erie	Rural - Senior	New Construction	Senior 55+	132	Pivotal Development LLC	\$38,390,511	\$1,798,220	\$1,250,000	\$12,500,000	\$2,002,000	\$2,500,000
Invited to Submit	60	The Atwater	<a href="#">Proposal Summary</a>	Circleville	Pickaway	Metro - General Occupancy	New Construction	General Occupancy	224	Commonwealth Development Corporation of America	\$59,099,930	\$2,145,379	\$1,000,000	\$10,000,000		\$2,500,000
Invited to Submit	60	Homestead Crossing Apartments	<a href="#">Proposal Summary</a>	Youngstown	Mahoning	Metro - General Occupancy	New Construction	General Occupancy	120	Wallick Development, LLC	\$34,437,083	\$34,437,083	\$1,000,000	\$10,000,000		\$2,500,000
Invited to Submit	60	Black River Landing	<a href="#">Proposal Summary</a>	Elyria	Lorain	Metro - General Occupancy	New Construction	General Occupancy	122	South Creek Development, LLC	\$40,425,425	\$40,425,425	\$1,000,000	\$10,000,000		\$2,500,000
Invited to Submit	60	McGregor Landing	<a href="#">Proposal Summary</a>	Elyria	Lorain	Metro - Senior	New Construction	Senior 55+	115	CHN Housing Partners	\$36,276,854	\$36,276,854	\$1,000,000	\$10,000,000		\$2,500,000

<b>Available</b>	<b>\$103,546,330</b>	<b>\$10,000,000</b>
Invited	\$102,425,000	\$10,000,000
Balance	\$1,121,330	\$0

Pool	# of Units	# of Projects
Rural	286	3
Metropolitan	1108	7
<b>Total</b>	<b>1394</b>	<b>10</b>



County	Submitted	Invited
Brown	3	1
Butler	1	0
Clark	1	0
Clinton	1	0
Crawford	3	0
Cuyahoga	6	0
Erie	1	1
Fairfield	1	0
Fayette	1	1
Franklin	12	3
Hamilton	4	0
Hancock	1	0
Knox	1	0
Lorain	5	2
Mahoning	1	1
Mercer	1	0
Pickaway	1	1
Richland	2	0
Scioto	1	0
Shelby	1	0
Summit	1	0
Warren	1	0

Pool	# of Units	# of Projects
Rural	286	3
Metropolitan	1,132	7
<b>Total</b>	<b>1,418</b>	<b>10</b>



SFY2026 4% Low-Income Housing Tax Credit (LIHTC) with Ohio LIHTC Applications

Basic Project Information

Scoring

Tiebreakers

Scoring Notes

**(1) Transformative Economic Development Set-Aside**

Scoring Position	Project Name	County	Funding Pool	AO/D2M	Annual OLIHTC per LIHTC Unit	Number of Units	GO-Bedrooms Senior Amenities	Total Score	TB1	TB2	TB3	TB4	TB5	TB6	TB7	TB8	Notes
1	North of Vernon	Knox	Rural - General Occupancy	10	20	20	10	60	No Awards	0	115	\$10,869.57	\$34,782.61	185	54	0	Project was more than 20 miles from MegaProject
2	Blackstone Commons	Fayette	Rural - General Occupancy	10	20	20	10	60	No Awards	0	99	\$12,626.26	\$40,383.84	193	15	0	
3	Evergreen Crossing	Fayette	Rural - General Occupancy	10	20	20	10	60	No Awards	0	97	\$12,886.60	\$41,237.11	209	15	0	
4	Steelton Village	Franklin	Metro - General Occupancy	10	20	20	10	60	No Awards	4021	279	\$3,584.23	\$0.00	504	63	0	
5	Innis Road Apartments	Franklin	Metro - General Occupancy	10	20	20	10	60	No Awards	4021	138	\$7,246.38	\$0.00	276	60	0	
6	525 Sawyer Blvd	Franklin	Metro - General Occupancy	4	20	20	8	52	1	4021	379	\$2,638.52	\$0.00	552	5	0	

**(2) Appalachian Set-Aside**

Scoring Position	Project Name	County	Funding Pool	AO/D2M	Annual OLIHTC per LIHTC Unit	Number of Units	GO-Bedrooms Senior Amenities	Total Score	TB1	TB2	TB3	TB4	TB5	TB6	TB7	TB8	Notes
1	Georgetown Apartment Homes	Brown	Rural - General Occupancy	10	20	20	10	60	No Awards	0	100	\$11,000.00	\$40,000.00	184	12	0	Fulfilled Rural - General Occupancy Funding Pool
2	Lofts on Marshall	Brown	Rural - General Occupancy	10	20	20	10	60	No Awards	0	68	\$13,500.00	\$54,411.76	120	12	0	Fulfilled Rural - General Occupancy Funding Pool
3	Sage Gardens	Brown	Rural - Senior	10	20	20	10	60	No Awards	0	55	\$13,500.00	\$72,727.27	68	12	0	
4	Homestead Crossing Apartments	Mahoning	Metro - General Occupancy	10	20	20	10	60	No Awards	50	120	\$8,333.33	\$0.00	228	48	0	
5	Seton Square Portsmouth II	Scioto	Rural - Senior	10	16	20	10	56	1	98	57	\$15,018.04	\$70,175.44	57	14	0	

**(3) Stratgetic Initiative**

Scoring Position	Project Name	County	Funding Pool	AO/D2M	Annual OLIHTC per LIHTC Unit	Number of Units	GO-Bedrooms Senior Amenities	Total Score	TB1	TB2	TB3	TB4	TB5	TB6	TB7	TB8	Notes
	Galion Apartment Homes	Crawford	Rural - General Occupancy	10	20	20	10	60	No Awards	0	132	\$9,469.70	\$30,303.03	234	6	0	
	Sandusky Senior Lofts	Erie	Rural - Senior	10	20	20	10	60	No Awards	0	132	\$9,469.70	\$30,303.03	167	72	0	
	North of Vernon	Knox	Rural - General Occupancy	10	20	20	10	60	No Awards	0	115	\$10,869.57	\$34,782.61	185	54	0	
	Georgetown Apartment Homes	Brown	Rural - General Occupancy	10	20	20	10	60	No Awards	0	100	\$11,000.00	\$40,000.00	184	12	0	
	Evergreen Crossing	Fayette	Rural - General Occupancy	10	20	20	10	60	No Awards	0	97	\$12,886.60	\$41,237.11	209	15	0	
	Lofts on Marshall	Brown	Rural - General Occupancy	10	20	20	10	60	No Awards	0	68	\$13,500.00	\$54,411.76	120	12	0	
	Lenox Gardens	Shelby	Rural - General Occupancy	10	20	20	10	60	No Awards	0	60	\$11,115.77	\$66,666.67	116	81	0	
	Timberline Villas	Hancock	Rural - General Occupancy	10	20	20	10	60	No Awards	50	116	\$10,775.86	\$34,482.76	248	60	0	
	Griswold Grove	Lorain	Metro - General Occupancy	10	20	20	10	60	No Awards	160	120	\$8,333.33	\$0.00	210	67	0	
	McGregor Landing	Lorain	Metro - Senior	10	20	20	10	60	No Awards	160	115	\$8,695.65	\$0.00	115	67	0	
	Union at Cleveland Harbor	Cuyahoga	Metro - General Occupancy	10	20	20	10	60	No Awards	1555	209	\$4,784.69	\$0.00	370	97	0	
	Lynne Lane Senior Housing	Clinton	Rural - Senior	4	20	20	10	54	No Awards	42	58	\$11,095.90	\$68,965.52	58	24	0	
	Sycamore Ridge	Fairfield	Metro - General Occupancy	4	20	20	10	54	No Awards	351	144	\$6,944.44	\$0.00	240	23	0	
	525 Sawyer Blvd	Franklin	Metro - General Occupancy	4	20	20	8	52	1	4021	379	\$2,638.52	\$0.00	552	5	0	
	Mackinaw II Senior Housing	Mercer	Rural - Senior	10	20	6	10	46	No Awards	0	42	\$8,346.17	\$81,135.69	66	63	0	
	Northside Gateway	Hamilton	Metro - General Occupancy	10	16	10	10	46	No Awards	830	78	\$11,149.00	\$0.00	127	74	0	
	Southside Gateway	Lorain	Metro - General Occupancy	7	14	8	10	39	No Awards	160	75	\$12,350.00	\$0.00	159	47	27	
	Innovation Square Phase 2	Cuyahoga	Metro - General Occupancy	10	8	6	0	24	No Awards	1555	67	\$14,925.37	\$0.00	77	30	12	
	Westerville Road Apartments	Franklin	Metro - General Occupancy	7	2	0	8	17	No Awards	4021	52	\$19,230.77	\$0.00	96	46	0	

**Rural Funding Pool**

Scoring Position	Project Name	County	Funding Pool	AO/D2M	Annual OLIHTC per LIHTC Unit	Number of Units	GO-Bedrooms Senior Amenities	Total Score	TB1	TB2	TB3	TB4	TB5	TB6	TB7	TB8	Notes
1	Galion Apartment Homes	Crawford	Rural - General Occupancy	10	20	20	10	60	No Awards	0	132	\$9,469.70	\$30,303.03	234	6	0	Fulfilled Rural - General Occupancy Funding Pool
2	Sandusky Senior Lofts	Erie	Rural - Senior	10	20	20	10	60	No Awards	0	132	\$9,469.70	\$30,303.03	167	72	0	
3	Edgeview Commons	Crawford	Rural - General Occupancy	10	20	20	10	60	No Awards	0	116	\$10,775.86	\$34,482.76	194	6	0	
4	North of Vernon	Knox	Rural - General Occupancy	10	20	20	10	60	No Awards	0	115	\$10,869.57	\$34,782.61	185	54	0	
5	Ocie Hill	Richland	Rural - Senior	10	20	20	10	60	No Awards	0	102	\$12,156.86	\$38,725.49	144	16	0	
6	Hanley House Apartments	Richland	Rural - Senior	10	20	20	10	60	No Awards	0	101	\$8,624.98	\$39,603.96	139	49	8	
7	Georgetown Apartment Homes	Brown	Rural - General Occupancy	10	20	20	10	60	No Awards	0	100	\$11,000.00	\$40,000.00	184	12	0	
8	Blackstone Commons	Fayette	Rural - General Occupancy	10	20	20	10	60	No Awards	0	99	\$12,626.26	\$40,383.84	193	15	0	Transformative Economic Development Set-Aside
9	Evergreen Crossing	Fayette	Rural - General Occupancy	10	20	20	10	60	No Awards	0	97	\$12,886.60	\$41,237.11	209	15	0	
10	Lofts on Marshall	Brown	Rural - General Occupancy	10	20	20	10	60	No Awards	0	68	\$13,500.00	\$54,411.76	120	12	0	
11	Lenox Gardens	Shelby	Rural - General Occupancy	10	20	20	10	60	No Awards	0	60	\$11,115.77	\$66,666.67	116	81	0	
12	Winchester Commons	Crawford	Rural - Senior	10	20	20	10	60	No Awards	0	55	\$13,499.00	\$72,545.45	66	6	0	
13	Sage Gardens	Brown	Rural - Senior	10	20	20	10	60	No Awards	0	55	\$13,500.00	\$72,727.27	68	12	0	Appalachian County Set-Aside
14	Timberline Villas	Hancock	Rural - General Occupancy	10	20	20	10	60	No Awards	50	116	\$10,775.86	\$34,482.76	248	60	0	
15	Seton Square Portsmouth II	Scioto	Rural - Senior	10	16	20	10	56	1	98	57	\$15,018.04	\$70,175.44	57	14	0	
16	Lynne Lane Senior Housing	Clinton	Rural - Senior	4	20	20	10	54	No Awards	42	58	\$11,095.90	\$68,965.52	58	24	0	
17	Mackinaw II Senior Housing	Mercer	Rural - Senior	10	20	6	10	46	No Awards	0	42	\$8,346.17	\$81,135.69	66	63	0	

**Metropolitan Funding Pool**

Scoring Position	Project Name	County	Funding Pool	AO/D2M	Annual OLIHTC per LIHTC Unit	Number of Units	GO-Bedrooms Senior Amenities	Total Score	TB1	TB2	TB3	TB4	TB5	TB6	TB7	TB8	Notes
1	Clover Glen II	Franklin	Metro - Senior					N/A									Special Set-aside in Guidelines
2	The Atwater	Pickaway	Metro - General Occupancy	10	20	20	10	60	No Awards	0	224	\$4,464.29	\$0.00	444	83	0	
3	Homestead Crossing Apartments	Mahoning	Metro - General Occupancy	10	20	20	10	60	No Awards	50	120	\$8,333.33	\$0.00	228	48	0	
4	Black River Landing	Lorain	Metro - General Occupancy	10	20	20	10	60	No Awards	160	122	\$8,196.72	\$0.00	268	67	0	
5	Griswold Grove	Lorain	Metro - General Occupancy	10	20	20	10	60	No Awards	160	120	\$8,333.33	\$0.00	210	67	0	Fulfilled Metro - General Occupancy Funding Pool
6	Oberlin Family Homes	Lorain	Metro - General Occupancy	10	20	20	10	60	No Awards	160	120	\$8,333.33	\$0.00	300	95	20	Fulfilled Metro - General Occupancy Funding Pool
7	McGregor Landing	Lorain	Metro - Senior	10	20	20	10	60	No Awards	160	115	\$8,695.65	\$0.00	115	67	0	
8	ABJ Apartments	Summit	Metro - General Occupancy	10	20	20	10	60	No Awards	364	120	\$8,333.33	\$0.00	177	46	0	
9	Union at Cleveland Harbor	Cuyahoga	Metro - General Occupancy	10	20	20	10	60	No Awards	1555	209	\$4,784.69	\$0.00	370	97	0	
10	The Greenstone	Cuyahoga	Metro - General Occupancy	10	20	20	10	60	No Awards	1555	186	\$5,376.34	\$0.00	369	4	0	
11	McGregor Lakewood	Cuyahoga	Metro - Senior	10	20	20	10	60	No Awards	1555	101	\$8,663.37	\$0.00	101	52	0	
12	Steelton Village	Franklin	Metro - General Occupancy	10	20	20	10	60	No Awards	4021	279	\$3,584.23	\$0.00	504	63	0	
13	Sunbury Flats	Franklin	Metro - General Occupancy	10	20	20	10	60	No Awards	4021	196	\$5,102.04	\$0.00	482	51	0	
14	LDG Broad St	Franklin	Metro - General Occupancy	10	20	20	10	60	No Awards	4021	195	\$5,128.21	\$0.00	358	22	0	
15	Leona Lofts	Franklin	Metro - Senior	10	20	20	10	60	No Awards	4021	190	\$5,263.16	\$0.00	266	7	0	
16	Gladden Lofts	Franklin	Metro - Senior	10	20	20	10	60	No Awards	4021	153	\$6,535.95	\$0.00	212	63	0	
17	Barthman Family Homes	Franklin	Metro - General Occupancy	10	20	20	10	60	No Awards	4021	150	\$6,666.67	\$0.00	398	70	19	
18	Innis Road Apartments	Franklin	Metro - General Occupancy	10	20	20	10	60	No Awards	4021	138	\$7,246.38	\$0.00	276	60	0	
19	Roche Drive	Franklin	Metro - Senior	10	20	20	10	60	No Awards	4021	114	\$8,750.00	\$0.00	114	74	0	
20	Hayden Run Family	Franklin	Metro - General Occupancy	10	20	20	10	60	No Awards	4021	100	\$8,750.00	\$0.00	152	99	11	
21	2828 May Street I	Hamilton	Metro - General Occupancy	10	20	20	10	60	1	830	115	\$8,695.65	\$0.00	190	71	0	
22	2828 May Street II	Hamilton	Metro - Senior	10	20	20	10	60	1	830	110	\$8,750.00	\$0.00	137	71	0	
23	Clark View Estates	Clark	Metro - General Occupancy	7	20	20	10	57	No Awards	100	194	\$3,865.98	\$0.00	634	17	0	
24	Fifth + Butler	Butler	Metro - General Occupancy	7	20	20	10	57	No Awards	154	120	\$8,333.33	\$0.00	206	55	0	
25	Sycamore Ridge	Fairfield	Metro - General Occupancy	4	20	20	10	54	No Awards	351	144	\$6,944.44	\$0.00	240	23	0	
26	525 Sawyer Blvd	Franklin	Metro - General Occupancy	4	20	20	8	52	1	4021	379	\$2,638.52	\$0.00	552	5	0	Strategic Initiative Set-Aside
27	Northside Gateway	Hamilton	Metro - General Occupancy	10	16	10	10	46	No Awards	830	78	\$11,149.00	\$0.00	127	74	0	
28	Southside Gateway	Lorain	Metro - General Occupancy	7	14	8	10	39	No Awards	160	75	\$12,350.00	\$0.00	159	47	27	
29	Springboro Annex	Warren	Metro - Senior	10	16	0	10	36	No Awards	44	50	\$11,150.00	\$0.00	50	79	0	
30	Innovation Square Phase 2	Cuyahoga	Metro - General Occupancy	10	8	6	0	24	No Awards	1555	67	\$14,925.37	\$0.00	77	30	12	
31	Westerville Road Apartments	Franklin	Metro - General Occupancy	7	2	0	8	17	No Awards	4021	52	\$19,230.77	\$0.00	96	46	0	Strategic Initiative Set-Aside
32	310 Race Street	Hamilton	Metro - General Occupancy					0		830	122	\$0.00	\$0.00	137	97	0	Late Submission
33	MLK Plaza Phse 1A	Cuyahoga	Metro - General Occupancy					0		1555	117	\$6,909.00	\$0.00	132	14	9	Did not have E&C Approval
34	Stephen Howe Apartment Homes	Cuyahoga	Metro - General Occupancy					0		1555	46	\$8,750.00	\$0.00	61	1	0	Did not have E&C Approval