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SFY2024 4% LIHTC with Ohio Low-Income Housing Tax Credit (OLIHTC) Final Applications

February 2024 Submissions

Basic Project Information

OHFA Resource Request

Project Name	Link to Proposal Summary	City	County	USR Geography	Discount to Market Rent	Construction Type	Population Served	Total Units	Lead Developer	Total Development Costs	Annual 4% LIHTC Generated	Annual OLIHTC Request
Cornerstone Station Apartments	Click here	Columbus	Franklin	Central City	18.7%	New Construction	Families	217	Evan J. Hunden	\$80,183,973	\$3,724,645	\$1,000,000
Innovation Square Phase 2	Click here	Cleveland	Cuyahoga	Central City	18.0%	New Construction	Families	67	Fairfax Renaissance Development Co	\$24,454,046	\$1,181,270	\$1,000,000
The Caravel	Click here	Franklin	Franklin	Rural	6.1%	New Construction	Seniors	234	Kittle Property Group, Inc.	\$57,658,098	\$2,593,976	\$1,000,000
Willow Lake Apartment Homes - Phase	Click here	Lima	Allen	Metro/Suburban	-1.2%	New Construction	Families	108	Pedcor Development Associates, LLC	\$36,020,882	\$1,713,413	\$1,000,000
The Grand & The Glen	Click here	Toledo	Lucas	Central City	-1.8%	New Construction	Families	70	Pivotal Development LLC	\$27,945,468	\$1,346,816	\$540,000
The Reserve at Chatford	Click here	Columbus	Franklin	Central City	-3.1%	New Construction	Families	192	KCG Development, LLC	\$51,776,176	\$2,462,570	\$1,000,000
Thurgood Marshall Senior Apartments	Click here	Toledo	Lucas	Central City	-6.5%	Adaptive Reuse	Seniors	86	Lucas Metropolitan Housing	\$32,932,001	\$1,511,708	\$1,000,000
Watterson Lake	Click here	Cleveland	Cuyahoga	Central City	-7.1%	New Construction	Families	136	Bridging the Gap, LLC	\$50,779,355	\$2,506,907	\$1,000,000
Lincoln and Gilbert Family II	Click here	Cincinnati	Hamilton	Central City	-7.7%	New Construction	Families	36	Pennrose, LLC	\$12,636,446	\$546,822	\$546,822
Barthman Family Homes	Click here	Columbus	Franklin	Central City	-8.4%	New Construction	Families	208	NRP Holdings LLC	\$59,521,825	\$2,683,659	\$1,000,000
H&M Flats at Forest Avenue	Click here	Dayton	Montgomery	Central City	-9.9%	New Construction	Families	260	Magnus Capital Partners LLC	\$68,266,936	\$2,609,617	\$1,000,000
Empire Senior Housing	Click here	Cleveland	Cuyahoga	Central City	-16.8%	Adaptive Reuse	Seniors	63	Beacon Communities Services LLC	\$29,607,546	\$1,410,387	\$950,000
Total:								1,677		\$531,782,752	\$24,291,792	\$11,036,822

* The above chart indicates 4% LIHTC with OLIHTC applications received by OHFA for review in accordance with the SFY2024 OLIHTC Guidelines. Information contained herein was provided by the respective development team and does not signify that an application has secured a reservation of OLIHTC. OHFA will conduct a Minimum Financial and Threshold Review prior to making preliminary OLIHTC reservations.