



AFFORDABLE HOUSING TRUST
FOR COLUMBUS & FRANKLIN COUNTY

ANNUAL REPORT 2021

Preserving, Creating & Facilitating



MISSION

Facilitate and invest in developments designed to:

- Create and preserve affordable homeownership and rental housing
- Strengthen and stabilize neighborhoods
- Support working households, seniors and special needs populations

ABOUT US

The Affordable Housing Trust for Columbus and Franklin County is an independent, non-profit lender that works with the private, non-profit and public sectors to develop affordable housing opportunities within the City of Columbus and Franklin County.



PROJECT HIGHLIGHTS



McDOWELL PLACE

**PINE CROSSING
APARTMENTS**

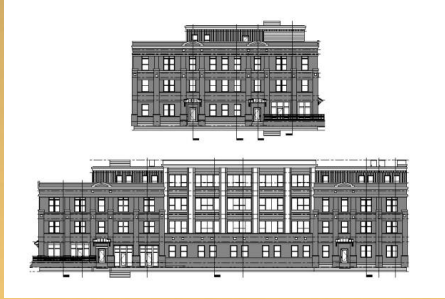


THE KINGRY

**TOUCHSTONE
FIELD PLACE**



McDOWELL PLACE



Homeport secured a \$450,000 loan from AHT for the new construction of a 50-unit multifamily rental development in Franklinton. The project is comprised of 17

one-bedroom, 29 two-bedroom and 4 three-bedroom units in a single four-story elevator building.

The building will include a community space with a kitchen and activity/lounge area, management office, fitness room, supportive services office, and surveillance cameras. Social services and resident activities will be available on-site. Supportive services will include case management, financial education, health assessment and employment services.

The development's proximity to downtown jobs is likely to attract office workers, while also providing an opportunity for families otherwise at risk of displacement by gentrification in the neighborhood.





PINE CROSSING APARTMENTS

Located on the west side of Columbus in the Hilliard School District, Pine Crossing Apartments is comprised of 192 one, two and three-bedroom units, a clubhouse and swimming pool for residents. Originally constructed in 1972, PIRHL will use their \$2,000,000 Housing Action Fund loan towards a complete interior rehab!

Each unit will receive new windows, floors, appliances, interior doors, lighting and plumbing fixtures. The clubhouse will receive a light refresh and the community playground will be replaced. Other improvements will include roof replacements and 100% HVAC replacement.



THE KINGRY

South Linden is the future home of The Kingry, a 44-unit development to be located near Cleveland and 11th Avenues. Connect Realty received a \$535,000 AHT loan for the new construction of 11 one-bedroom, 25 two-bedroom and 8 three-bedroom units in a single three-story building.

The development will offer competitive unit sizes and amenities, including fully equipped kitchens with dishwashers and garbage disposals, washer/dryer hookups, and spacious closets. Project amenities will include dedicated playground areas, a separate multi-purpose room with a kitchenette, a fully equipped business center, a separate indoor "Day Room" dedicated for children's activities, controlled building access and interior/external security cameras.





TOUCHSTONE FIELD PLACE

In its continuing effort to combat chronic homelessness, the Community Housing Network (CHN) borrowed \$3,000,000 from the Housing Action Fund for the new construction of Touchstone Field Place. The south side of Columbus will be home to 56 one-bedroom units situated in a three-story, elevator building on Lockbourne Road.

Although all units will be prioritized for the residency of individuals who meet the HUD definition of chronic homelessness, 45 of the units will first be made available to individuals who are currently residing at the YMCA's downtown location. Residents will pay 30% of their income toward rent and utilities



The residents will be linked to supportive services including on-going assessments, employment assistance, individual counseling, and substance abuse treatment. CHN will contract with the YMCA of Central Ohio to provide supportive services. Residents will also be referred to other agencies for medical/dental health needs, material needs, and legal assistance.



IMPACT

Loans made by AHT to our borrowing partners have a significant impact on the local economy. In 2021, AHT closed loans totaling almost \$24 million. This investment will produce or preserve 1,089 housing units and leverage an estimated \$162 million in new economic activity. In addition to providing much needed housing for Franklin County's moderate and low income households, this economic activity may sustain up to 1,400 jobs.

Source: Regionomics, LLC

\$24
MILLION
in closed loans

\$162
MILLION
new economic activity

1,089
UNITS
produced or preserved



LOANS CLOSED JAN-DEC 2021

PROJECT NAME	LOAN AMOUNT	UNITS
Blacklick Crossing	\$ 1,450,000	*
McDowell Place	450,000	50
Hamilton Woods	3,500,000	174
Town Square Station	500,000	10
Touchstone Field Place	3,000,000	56
The Kingry	535,000	44
Shiloh	1,390,000	82
1950 Parsons	1,400,000	24
Stonegate & Westown	4,375,000	118
Pine Crossing Apartments	2,000,000	192
Columbus Park Apartments	2,700,000	*
304 Woodland	675,000	27
Skyview Townhomes	2,000,000	312

** AHT sometimes makes more than one loan on the same project.
Units marked with an asterisk have been previously counted.*



STATEMENT OF FINANCIAL POSITION

ASSETS

Cash and Cash Equivalents	\$	33,107,423
Accounts Receivable		12,853
Capital Assets - Net of Depreciation		12,185
Notes Receivable - Net of Allowance		71,526,373
Accrued Interest Receivable		1,562,859
Other Assets		281,940
TOTAL	\$	106,503,633

LIABILITIES & NET ASSETS

Current Liabilities	\$	419,852
Non-Current Liabilities		18,077,864
Total Net Assets		88,005,917
TOTAL	\$	106,503,633

STATEMENT OF ACTIVITIES

REVENUES

Operating Revenues	\$	3,395,820
Program Revenues		12,533,304
TOTAL REVENUES	\$	15,929,124

EXPENDITURES

Payroll & Payroll Related Expenses	\$	1,062,712
Other Expenses		2,749,989
TOTAL	\$	3,812,701



20th



20TH ANNIVERSARY EVENT

The Affordable Housing Trust for Columbus and Franklin County proudly celebrated 20 years of service in 2021. We will continue to work steadfastly in furtherance of our mission to support our community.

"AHT in its 20 years of existence has funded over \$252 million in loans; we've helped create, produce or preserve 13,000 units, and we've had significant economic impact in the community... How does this happen?"

It takes strong partnerships. Nothing is possible without strong partnerships."

– Lark T. Mallory, President & CEO



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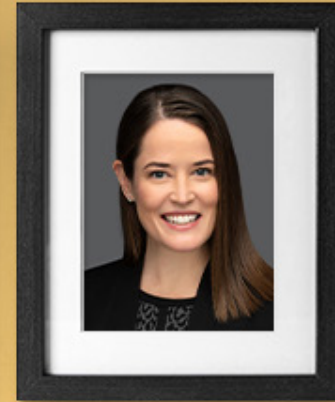
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 - Shayla Favor
 - Rob Dorans

SUPPORT US

The Affordable Housing Trust is a non-profit 501(c)(3) corporation. In addition to funding from Franklin County and the City of Columbus, we also receive contributions from individuals and businesses who want to invest in affordable housing for the greater community. Your contributions of any amount will be gratefully received and efficiently used to further our shared mission.

Please direct your contribution to:

The Columbus Foundation

Attention: Ms. Angela Parsons

1234 E. Broad St. • Columbus, OH 43205 • (614) 251-4000



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