Our Mission

- Serve as a catalyst for the production of affordable homes and apartments
- Encourage the development of home ownership in and near employment centers
- Invest in affordable, residential development and construction in older and overlooked areas
- Allocate the resources available to use in the most efficient and cost effective way possible

About The Affordable Housing Trust

Established in 2001, the Affordable Housing Trust for Columbus and Franklin County (AHT) was organized to act as an independent, non-profit lender to create affordable home ownership and rental housing for working households and seniors. In February 2016, AHT became a certified Community Development Financial Institution (CDFI).
Dear Community Member:

For many Americans, the housing crisis has passed. Home prices have rebounded and mortgage defaults have decreased substantially. However, for thousands of families in the Greater Columbus area the housing crisis remains, and for many, it has become more pronounced. Rents have increased at a rate much higher than wage increases. Families working 40 hours a week need a job that pays at least $14.50 an hour to afford a two-bedroom apartment without being “rent burdened”, which occurs when a family must pay more than 30% of their gross income for housing.

Creating and preserving affordable housing has become more challenging for our development partners as construction costs have increased and traditional sources of support from federal programs have decreased. Making affordable housing projects economically viable has always been challenging, but these circumstances make it even more difficult. The Board of the Affordable Housing Trust for Columbus and Franklin County has responded to the challenges faced by our development partners by increasing loan amounts and allowing for longer term loans with innovative repayment schedules.

The work of the Affordable Housing Trust is made possible by the commitment of the citizens of Franklin County, the Franklin County Commissioners, the Columbus Mayor, and Columbus City Council. Without this support we could not accomplish our mission. We are very grateful for the support and commitment of the community for affordable housing.

Independent, non-profit lender established to create affordable home ownership and rental housing to working households and seniors.

Donald B. Shackelford
Board Chairman

Steven D. Gladman
President
Columbus Scholar House is a unique affordable housing development designed to improve lives, families, and communities through education. Columbus Scholar House residents, though highly motivated, are first-generation college students who otherwise face barriers in completing their degree. The children of these families are often in need of essential early childhood development experiences to prepare for future academic success. To address these needs, Columbus Scholar House supports parents to complete their education while providing access to quality, affordable childcare for their children. The Columbus Scholar House community provides quality, affordable housing, comprehensive resident services, and childcare to support parents and their children concurrently, applying a two-generation approach to end the cycle of poverty.

The project is a co-development of Columbus Metropolitan Housing Authority and Community Properties of Ohio/Ohio Capital Corporation for Housing, which launched as a pilot in 2012, thanks to a partnership with the Affordable Housing Trust (AHT). AHT received funding to construct a mixed-use building including ten residential units above commercial space designated for AHT’s office. The office space was ideal to provide childcare access to Columbus Scholar House families. It was through further collaboration with AHT, which offered to relocate their office, that the commercial space was made available for renovation. Future Scholars Community Learning Center, located on-site, opened its doors in 2016 and is operated through a partnership with the YMCA of Central Ohio. The Center serves ninety-six children ages 0-5 years, along with fifteen slots for after-school care.
“The demand for affordable senior housing is strong and undoubtedly will grow,” said Homeport President/CEO Bruce Luecke. “It is why we are committed to building 64 one and two beautiful bedroom apartments for residents 55 and older.” The last U.S. Census showed that 11 percent of Whitehall’s population is 65 years old or older. Twenty-five percent is 45 to 64 years old.

Hamilton Crossing is located at the corner of S. Hamilton and Etna Roads, between Broad and Main Streets. Six of the 64 one- and two-bedroom apartments will be set aside and designed for independent seniors with mental or physical challenges, an initiative driven in partnership with Central Ohio non-profit, Creative Housing.

The $11.4 million venture is a coalescing of Homeport partners old and new including: the City of Whitehall, Huntington Bank, Ohio Capital Corporation for Housing, Ohio Housing Finance Agency, The Affordable Housing Trust for Columbus & Franklin County, EMH&T, Berardi Partners, Ruscilli Construction Company and Wallick. Construction timelines call for the apartments to open by October 2017.

Hamilton Crossing will be Homeport’s third senior property in Whitehall in recent years. Eastway Village, 66 affordable apartments for seniors in the 4200 block of East Broad Street, opened in 2013. In 2015, the neighboring 32-apartment Eastway Court opened.
Nothing Into Something Real Estate (NISRE) Inc. is building a 25-unit residential complex using recycled cargo shipping containers. The new complex is located at 1560 Old Leonard Avenue and construction is already underway to meet its deadline this spring. Once completed, the new units will offer affordable and sustainable housing solutions for disadvantaged populations in transitional housing programs.

Although shipping containers have been used for residential options, this housing complex will be the first of its kind in the state of Ohio. Each Cargominum® is constructed of 100% recycled steel and will be upgraded with some of the most efficient projects available on the market. The result will be twenty-five, 640 square foot, two bedroom apartment units that offer all the comforts of home.

AES Development, LLC, a local development firm is the merchant developer on this project.

NISRE, Inc. specializes in providing affordable housing options to homeless and at-risk populations, including justice-involved men and women, victims of sex trafficking and people in recovery. Since its inception in 2006, NISRE has developed a “model” housing program commonly known as “The EXIT Program,” and has assisted more than 1,000 homeless individuals with housing and supportive services. NISRE is a licensed and certified Community Residential Center provider by the Ohio Department of Rehabilitation and Corrections with operations in Columbus, Akron, Mansfield, Cincinnati, and Chillicothe.
Wheatland Crossing Senior Apartments is an exciting new development in the Hilltop area of Columbus’ near west side. The facility will provide independent seniors on fixed incomes access to a new, modern and affordable rental apartment community – complete with on-site supportive services, health and wellness screenings and a meal program. Collaborators for the development include The Woda Group, Inc., the City of Columbus, the Ohio Housing Finance Agency (OHFA), Ohio Capital Corp. for Housing (OCCH), and Homes on the Hill – Community Development Corporation (HOTH-CDC).

Wheatland Crossing will offer a three-story, attractive building nestled within a park-like campus at 180 Wheatland Avenue. It will have 42 one- and two-bedroom, fully equipped units and many modern amenities.

An onsite services coordinator will help residents access daily meal programs, health and wellness classes, health screenings and referrals, social activities and other resources and services. HOTH-CDC, with support from the Central Ohio Area Agency on Aging, MOBILE: Center for Independent Living, LifeCare Alliance and several other area agencies, will be involved and will provide services as well.

Wheatland Crossing is scheduled for completion in September, 2017. Along with AHT, other funding sources include OHFA, OCCH, Key Bank, Huntington National Bank and the City of Columbus.
ECONOMIC IMPACT
YEAR END 2016
SUPPORTED BY
AFFORDABLE HOUSING
TRUST PROJECTS

Development Cost
DIRECT IMPACT
145,940,416

Indirect
(SUPPLIER) IMPACT
44,878,261

Induced
(WORKER) IMPACT
56,705,927

Total Closed
and Committed
Loans in
12.31.2016:
38,718,205

ECONOMIC
TOTAL IMPACT
247,524,604

EMPLOYMENT IMPACTS
YEAR END 2016
SUPPORTED BY
AFFORDABLE HOUSING
TRUST PROJECTS

Job Creation
(DIRECT IMPACT)
1,615.6

Housing Created
or Preserved in
12.31.2016:
447.2

OUTPUT IMPACTS

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EMPLOYMENT IMPACT
YEAR END 2016

SUPPORTED BY
AFFORDABLE HOUSING
TRUST PROJECTS

EMPLOYMENT TOTAL IMPACT
1,615.6

Job Creation
DIRECT IMPACT
828.6

Indirect
(SUPPLIER) IMPACT
339.9

Induced
(WORKER) IMPACT
447.2

Housing Created or Preserved in 12.31.2016:
1,118

EMPLOYMENT IMPACTS
### LOANS CLOSED IN 2016

<table>
<thead>
<tr>
<th>PROJECT NAME</th>
<th>LOCATION</th>
<th>LOAN AMOUNT</th>
<th>UNITS</th>
<th>AMI RANGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hamilton Crossing</td>
<td>Whitehall</td>
<td>$2,000,000</td>
<td>64</td>
<td>31-60%</td>
</tr>
<tr>
<td>COCIC Rehab</td>
<td>Franklinton</td>
<td>200,000</td>
<td>2</td>
<td>81% or Greater</td>
</tr>
<tr>
<td>Cypress Homes</td>
<td>Franklinton</td>
<td>150,000</td>
<td>2</td>
<td>81% or Greater</td>
</tr>
<tr>
<td>FDA CHDO Rental</td>
<td>Franklinton</td>
<td>150,000</td>
<td>3</td>
<td>31-60%</td>
</tr>
<tr>
<td>Kent Place Homes</td>
<td>East Side</td>
<td>2,000,000</td>
<td>47</td>
<td>31-60%</td>
</tr>
<tr>
<td>South Side Renaissance</td>
<td>South Side</td>
<td>1,000,000</td>
<td>15</td>
<td>61-80%</td>
</tr>
<tr>
<td>Future Scholars CLC</td>
<td>East Side</td>
<td>160,000</td>
<td>*</td>
<td>31-60%</td>
</tr>
<tr>
<td>Griswold Building</td>
<td>Downtown</td>
<td>1,000,000</td>
<td>*</td>
<td>Less Than 30%</td>
</tr>
<tr>
<td>Riverlodge Apartments</td>
<td>North Side</td>
<td>3,000,000</td>
<td>147</td>
<td>31-60%</td>
</tr>
<tr>
<td>Wheatland Crossing</td>
<td>West side</td>
<td>2,500,000</td>
<td>60</td>
<td>31-60%</td>
</tr>
<tr>
<td>Fairwood Commons</td>
<td>East Side</td>
<td>4,500,000</td>
<td>54</td>
<td>31-60%</td>
</tr>
<tr>
<td>Microliving at Long and Front</td>
<td>Downtown</td>
<td>3,000,000</td>
<td>40</td>
<td>81% or Greater</td>
</tr>
<tr>
<td>South Side Revival IIa</td>
<td>South Side</td>
<td>171,270</td>
<td>6</td>
<td>61-80%</td>
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<tr>
<td>South Side Revival IIb</td>
<td>South Side</td>
<td>599,935</td>
<td>24</td>
<td>61-80%</td>
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<tr>
<td>Career Gateway Homes</td>
<td>South Side</td>
<td>2,000,000</td>
<td>58</td>
<td>31-60%</td>
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<tr>
<td>W Broad</td>
<td>West Side</td>
<td>270,000</td>
<td>4</td>
<td>61-80%</td>
</tr>
<tr>
<td>Hilltop Rentals</td>
<td>Hilltop</td>
<td>400,000</td>
<td>11</td>
<td>61-80%</td>
</tr>
<tr>
<td>W Broad</td>
<td>West Side</td>
<td>150,000</td>
<td>1</td>
<td>61-80%</td>
</tr>
<tr>
<td>Webster Canyon Court</td>
<td>North Side</td>
<td>442,000</td>
<td>17</td>
<td>61-80%</td>
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<tr>
<td>Cargominiums</td>
<td>West side</td>
<td>400,000</td>
<td>25</td>
<td>Less Than 30%</td>
</tr>
<tr>
<td>Miller Avenue</td>
<td>South Side</td>
<td>75,000</td>
<td>1</td>
<td>61-80%</td>
</tr>
</tbody>
</table>

**TOTAL CLOSINGS**  
$24,168,205  581

### LOANS COMMITTED IN 2016

<table>
<thead>
<tr>
<th>PROJECT NAME</th>
<th>LOCATION</th>
<th>LOAN AMOUNT</th>
<th>UNITS</th>
<th>AMI RANGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Briggsdale Apartments</td>
<td>West Side</td>
<td>$3,000,000</td>
<td>40</td>
<td>30% or Less</td>
</tr>
<tr>
<td>Northwest Blvd</td>
<td>Upper Arlington</td>
<td>300,000</td>
<td>8</td>
<td>Less Than 30%</td>
</tr>
<tr>
<td>Karl Village</td>
<td>North Side</td>
<td>3,000,000</td>
<td>156</td>
<td>31-60%</td>
</tr>
<tr>
<td>Healthy Rental Homes</td>
<td>South Side</td>
<td>450,000</td>
<td>15</td>
<td>61-80%</td>
</tr>
<tr>
<td>East Franklinton: Construction</td>
<td>Franklinton</td>
<td>4,800,000</td>
<td>226</td>
<td>81% or Greater</td>
</tr>
<tr>
<td>Westhaven</td>
<td>West Side</td>
<td>3,000,000</td>
<td>92</td>
<td>31-60%</td>
</tr>
</tbody>
</table>

**TOTAL COMMITTED LOANS**  
$14,550,000  537

*Units counted in previous loans on same project*
FINANCIAL STATEMENTS YEAR END 2016

STATEMENT OF FINANCIAL POSITION

ASSETS
Cash and Cash Equivalents 8,878,081
Accounts Receivable 130,913
Deposits & Prepaids 2,415
Capital Assets - Net of Depreciation 31,687
Notes Receivable - Net of Allowance 51,262,331
Accrued Interest Receivable 2,118,220
Investment in Real Estate - Net of Valuation Reserve 161,451
Total Assets $ 62,585,098

LIABILITIES & NET ASSETS
Current Liabilities 10,741,042
Non-Current Liabilities 2,278,093
Total Liabilities $ 13,019,135

Net Assets
Invested in Capital Assets - Net of Related Debt 31,687
Restricted - Corporate Reserve Fund 9,898
Restricted - Affordable Housing Purposes 43,930,181
Unassigned 5,594,197
Total Net Assets $ 49,565,963

Total Liabilities & Net Assets $ 62,585,098

STATEMENT OF ACTIVITIES

REVENUES
Operating Revenues 1,697,329
Program Revenues 4,255,715
Total Revenues $ 5,953,044

EXPENSES
Loan Loss Reserve 149,092
Interest Write-Offs 28,838
Payroll and Payroll Related Expenses 611,207
Community Contributions & Investments 463,127
Program and Operating Expenses 310,585
Total Expenses $ 1,562,849

Increase In Net Assets $ 4,390,195

The Affordable Housing Trust is audited annually as part of the City of Columbus’ audit by an independent audit firm.
THE CITY OF COLUMBUS

Columbus City Council
(Left to Right) Shannon G. Hardin, Elizabeth C. Brown, Mitchell J. Brown, Council President Zach M. Klein, Michael Stinziano, Jaiza N. Page, Priscilla R. Tyson

FRANKLIN COUNTY BOARD OF COMMISSIONERS

Paula Brooks
Marilyn Brown
John O’Grady
President
HOW TO SUPPORT THE AFFORDABLE HOUSING TRUST

The Affordable Housing Trust is a non-profit 501(c)(3) corporation. In addition to funding from Franklin County and The City of Columbus, it also receives 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. Beth Fisher
1234 E. Broad Street
Columbus, Ohio 43205

Phone: (614) 251–4000