

Don't **miss out** on getting the **recognition** you deserve. **Submit** your entry **TODAY!**



apply now!

Please click on each box and type in your information; when complete, please use the "save as" function to customize the file name of the PDF you will submit. You may delete pages 1-3 of this award flyer, and attach your additional PDF pages to this form, save as one file, and submit to NAHMA as noted on page 2.

## Contact Information

### NAME OF PROPERTY:

Street Address:

City/State/Zip:

Property Manager:

Entry Contact and Title:

Phone:

Fax:

Email:

### NAME OF MANAGEMENT COMPANY:

Street Address:

City/State/Zip:

Contact and Title:

Phone:

Fax:

Email:

Management company is a  non-profit entity  for-profit entity.

### NAME OF PROPERTY OWNER:

Street Address:

City/State/Zip:

Contact and Title:

Phone:

Fax:

Email:

Property owner is a  non-profit entity  for-profit entity.

### The following information is required in all categories.

Vanguard Award Category:

Type of financing or subsidy (list all):

Number of units:

Original age of property (if applicable):

Completion date of new construction or major rehab project:

Type of housing (e.g. garden-style, high-rise):

Check one:  Rural Suburban  Urban

Please identify your AHMA:



### IS YOUR ENTRY COMPLETE?

- Submit your entry fee online (noting Property Name) at [www.nahma.org/store](http://www.nahma.org/store), or mail to NAHMA (see page 2)
- Complete this page (Contact Info form), and "save as" new file name to become your Application PDF; be sure to indicate the category in which you are competing
- Complete the essay, save as PDF and attach to your Application PDF
- Include photos as inserts or saved as PDF pages and attach to your Application PDF
- Include testimonials converted to PDF pages and attach to your Application PDF
- Provide Green Building Awards info saved as PDF page(s) and attach to your Application PDF
- List other awards and save as PDF page(s) and attach to your Application PDF
- Submit your Application PDF to NAHMA by April 15 (see page 2)



## **NAHMA Vanguard Awards: Essay Commons at Buckingham**

### **What is the main goal of the development project?**

Opened in July 2010 to address the needs of the formerly homeless and disabled, the goal of The Commons at Buckingham is to provide quality, affordable downtown housing in Columbus, Ohio, while also providing residents with access to those supportive services they may need in order to achieve the highest possible standard of living.

Comprised of 100 studio-style, efficiency apartments ranging from 399 square feet to 445 square feet, this four-story permanent supportive housing community offers 25 units for disabled men and women with annual earnings at or below 30 percent of the area median income (approximately \$14,450), and 75 units offer permanent supportive housing for chronically homeless and disabled candidates of Columbus' Rebuilding Lives initiative, which is administered by the Community Shelter Board. The initiative's objective is to help end the cycle of homelessness by creating permanent supportive housing.

### **Was the main goal met, and how was this determined?**

The response to The Commons at Buckingham's construction and presence helped determine goal achievements.

Currently, 100 residents live at The Commons at Buckingham (the program reached full occupancy within 45 days of opening). The mix of residents includes 75 long-term homeless single individuals with a disabling condition, plus an additional 25 units serving low-income single individuals who qualify for Section 8 housing subsidy and who require supportive housing in order to remain stably housed. Ten of the 100 units are dedicated to residents with medical disabilities; 15 are dedicated to residents leaving psychiatric group homes and/or hospitals; and a minimum of 10 were set aside for homeless and disabled veterans.

The Commons at Buckingham is a unique project because it targets very specific sub-populations to ensure that the most vulnerable citizens are served and many times, in a way that is less costly, from a health care delivery standpoint. This was the city's first supportive housing project to use a vulnerability assessment to ensure that, indeed, the neediest are being served.

As a result, 14 residents came from mental health group homes and four came from nursing homes – meeting the goal to provide supportive housing in less costly health care settings or institutions, while improving the quality of life for the residents.

The Commons at Buckingham is also the first NCR project to implement the "community engagement program," which requires residents to be engaged in employment, a vocation,

education training, or volunteer community service within a year of moving into the property. Modeled after a program in Chicago, all residents have signed an agreement to participate in the community engagement program and actively meet with an employment and/or service coordinator to fulfill the agreement – putting the facility on track for meeting its goal within the first year of opening. The goal is to create a culture of employment and the concept of giving back to the community. For those who are unable to work because of disability, the idea is to offer them an opportunity to still be able to give back in some way.

**What were the major challenges in developing the property (i.e., financing, zoning, relocating residents, etc.)?**

One challenge was the amount of different sources for funding. The Commons at Buckingham had seven different sources, each of which had its own needs, as far as documentation and reviews. It was challenging not only to meet each of those individual needs, but also to get everyone to close on the finances at one time.

Because the City of Columbus asked us to do something with the area in which the property was developed, we knew we had support. It was, however, complicated to acquire the land because it was already in bankruptcy and receivership.

Additionally, securing project-based Section 8 vouchers is always a challenge. While it's difficult to do, it's a must – the project doesn't work without it.

The site itself posed its own set of challenges. First, it is located in a previously industrial area. It abuts a freeway embankment, with Abbott Laboratories on one side and Columbus State Community College on the other. Second, there were environmental issues, such as contaminants in the soil and ground water. While these are typical in many areas, the issues were above minimum acceptable levels for residential development. Finally, the size of the land (less than an acre) posed a challenge, such as fitting 100 units on the site while meeting fire marshal codes for devoting legally mandated fire lanes (which further limited parking).

**How were the major challenges overcome?**

Meeting the multiple funding sources challenge entailed paying meticulous attention to details, documentation needs, and review requirements. Organization and expertise were critical to our success. Working through the ins and outs of acquiring land already in bankruptcy meant continuous updates and the provision of the appropriate paperwork and documentation, in the exact format required to complete the purchase.

To meet and overcome the site challenges required a multi-pronged approach. Environmental issues, such as contaminants in the soil and ground water, were mitigated with engineering controls: removing contaminated soil, bringing in clean soil, capping the site with an impervious surface, installing the appropriate ventilation system, as well as putting an expensive, but necessary, vapor barrier under the footprint of the building.

Fitting 100 housing units on .643 acre, while also meeting fire lane and parking needs, required ingenious design solutions. Through design and several redesigns, combined with an expert architect who was incredibly efficient in space usage, The Commons at Buckingham became a four-story housing community with 100 studio-style, efficiency apartments ranging from 399

square feet to 445 square feet, thereby achieving a density of 156 units per acres (and qualifying the building for exemplary performance in significantly exceeding LEED's "Very High Density for Mid-Rise" requirements of at least 40 units per acre). With many open corners and virtually zero dead space, the property feels large and open. In order to meet parking needs, NCR successfully negotiated with Abbott Laboratories, which owns Buckingham Street, to lease street space for a nominal fee, so that NCR could make improvements and create additional parking for staff and residents.

**What were the financing methods/tools used to develop the property? Was the development completed on time and within budget?**

The Commons at Buckingham, which was completed on time and on budget, received \$6.9 million of private investment from JP Morgan Chase from the syndication of \$1,000,000 of low-income housing tax credits by the National Affordable Housing Trust.

The facility also received:

- \$1,100,000 in HOME funds from the City of Columbus
- \$500,000 in HOME funds from Franklin County
- \$1,000,000 allocation of low-income housing tax credits
- \$1,000,000 in Ohio Housing Trust Funds from the Ohio Housing Finance Agency
- \$338,342 in SHP Capital Funds through the HUD McKinney Vento Program as designated by the Community Shelter Board
- \$1,000,000 grant of AHP funds from the Federal Home Loan Bank of Cincinnati
- \$25,000 grant from Enterprise Green Communities as an award for green building of affordable housing
- donation of time and money and sponsorship in the FHLB grant program by Huntington Bank
- \$1,000,000 from the Affordable Housing Trust of Columbus and Franklin County
- Construction Loan from JP Morgan Chase
- 100 Project Based Section 8 Housing Vouchers from the Columbus Metropolitan Housing Authority
- services funded in part by the Community Shelter Board.

**What are the major innovative design features of the property?**

The Commons at Buckingham is certified as the first Platinum-rated affordable housing project in Ohio and the Midwest by the Leadership in Energy & Environmental Design (LEED) certification program of the U.S. Green Building Council. LEED/USGBC provides third-party verification that a building or community was designed and built using strategies to improve performance across all the metrics that matter most: energy savings, water efficiency, CO<sub>2</sub> emissions reduction, improved indoor environmental quality, and stewardship of resources and sensitivity to their impacts. Platinum is LEED's highest rating.

The Commons at Buckingham's green, sustainable features include:

- The site itself: which contains 100 housing units constructed upon .643 acres of open land, thereby achieving a density of 156 units per acres. This qualifies the building for exemplary performance in significantly exceeding LEED's "Very High Density for Mid-Rise"

requirements of at least 40 units per acre. The site is also qualified as an “infill & brownfield” location because it was constructed in a redeveloped grayfield.

- Durability management: which is the use of quality control practices and best construction methods to promote durability and high performance of the building components and enclosure.
- The site’s location in an urban setting: with public transportation and community resources within walking distance, the location reduces the carbon footprint of its users.
- The use of white roofing materials: which reduces urban heat island effect.
- The use of drought-resistant plating: which, coupled with the efficient irrigation system, reduces the impact on water consumption.
- The use of native plant materials: which minimizes the environmental and economic impact caused by the use of non-native or invasive plantings.
- Overall energy performance: which is more than 20% above and beyond the American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) high-performance building standards.
- The use of energy-saving light devices, fixtures, and bulbs.
- The use of environmentally-friendly refrigerants and digital controls for heating/cooling/ventilation.
- Low VOC interior finishes, as well as locally or regionally manufactured or sourced materials, green-label carpets and pads, formaldehyde-free composite woods, and Forest Stewardship Council-certified wood products.
- Water-conserving fixtures (toilets, sinks, and showers).
- Construction waste management, which greatly reduces impact on landfills.
- Increased awareness and education of occupants about environmentally friendly living.

### **How has the management team contributed to the ultimate success of the venture?**

The Commons at Buckingham’s success is a prime example of excellent collaboration. It was the third phase of a demonstration pilot for the Unified Supportive Housing System (part of the Community Shelter Board). Collaborative partners in the project include the Community Shelter Board, the Franklin County Alcohol & Drug Addiction Mental Health Board, the Columbus Metropolitan Housing Authority, the Chalmers P. Wylie V.A. Ambulatory Care Center, the Franklin County Veterans Service Commission and NCR’s InCare Home Health Agency.

These organizations worked together to ensure quick lease-up, that tenants had access to financial assistance for their first month’s rent and deposit, and that tenants had the furniture and move-in kits needed to set up their households.

This level of collaboration resulted in the highest level of service for the tenants, and it created a model that will be brought forward into other planned projects.

### **What are some of the major challenges in managing the property? How are the challenges overcome?**

A significant challenge was that the parcel of land for the property was so small that minimal parking was included in the site design. NCR successfully negotiated with Abbott Laboratories, which owns Buckingham Street, to lease street space for a nominal fee so that NCR could make improvements and create additional parking for staff and residents.

Additionally, because of The Commons at Buckingham's proximity to Abbott and Columbus State Community College, we ensured that we worked closely with them to be a good neighbor. For example, during construction, NCR donated excess materials to CSCC's construction management program for their students. Plus, our good-neighbor efforts led Abbott to donate a grant of \$5000 to support employment services.

### **What are the innovative programs/services provided to residents?**

The mission of The Commons at Buckingham is two-fold: 1) to provide services that allow residents the opportunity to achieve residential stability, while increasing personal and economic independence, and 2) to link residents to internal programs and external community resources, with the goal to provide an extensive and sustained support system that will both empower and enable residents to participate in the Columbus workforce at the highest reasonable level, based on individual circumstances.

On-site supportive services for the residents include case management, an employment resource center, and social and recreational services. Programs are designed to help residents maintain housing stability, increase their income, and build strength and independence in the community. Residents participate in the design of services, policies, and procedures for the building.

Among the services provided are a community room, 24-hour staffed entry, meeting room for resident services, and interior and exterior security cameras.

Additionally, on-site supportive services include:

- Professionally Staffed Resource Center: Residents use this center, its computers, and telephones for such opportunities as job-search assistance, creating resumes, setting up email accounts, enrolling in school and/or training programs, and participating in volunteer opportunities. An on-site employment coordinator (experienced in working with the homeless, transitional environments, shelters, and permanent supportive housing) assists residents with whatever endeavor for which they are using the room, plus assists with arranging for transportation to/from job, training, education, interview, and volunteer sites.
- On-Site Health and Wellness Clinics: Sponsored by National Church Residences' InCare in-home health program, the health and wellness clinics provide one to two registered nurses who visit The Commons at Buckingham community twice a week, every week. In addition to providing consulting and medical issues management, the clinic also offers special on-site events, such as blood pressure checks, glucose checks, and wellness tracking cards to assist with medical care tracking and management. The program, which is a resident favorite, is a unique model in that the professional nursing staff is available on site and helps people manage ongoing cases.
- Socialization Outings and Activities: Residents love the various community events provided at The Commons at Buckingham, from on-site NFL and Super Bowl parties to holiday dinners and Bingo or Jeopardy games. Prizes for the games include personal care products or cleaning supplies, which the residents appreciate. The recreational events are designed to encourage resident socialization skills.

- [Prevention Engagement Enrichment Recovery and Support \(PEERS\)](#): These weekly, on-site meetings provide peer-to-peer support groups to help residents who are dealing with alcohol or other drug issues.
- [Resident Council Meetings](#): These monthly meetings provide a venue for residents to meet and discuss ideas and opinions regarding their residency at The Commons at Buckingham.

### **How does the property integrate with and meet the needs of the surrounding community?**

Opened to address the needs of the formerly homeless and disabled, The Commons at Buckingham provides quality, affordable downtown housing, while also providing residents with access to supportive services that they may need in order to achieve the highest possible standard of living.

One issue the community is concerned with is homeless veterans. Because of outreach to and collaboration with organizations like the Community Shelter Board, the Franklin County Alcohol & Drug Addiction Mental Health Board, the Columbus Metropolitan Housing Authority, the Chalmers P. Wylie V.A. Ambulatory Care Center, and the Franklin County Veterans Service, 17% of the residents are formerly homeless veterans.

Another community concern is the ability to deliver supportive services to those in need, without burdening an already overburdened Medicaid and health care delivery system. The combination of service-enriched housing, along with the collaborations with the above-noted organizations, enabled The Commons at Buckingham to accept 14 residents from group homes and another four from nursing homes – a significant savings for the Medicaid, as well as health care, delivery systems.

Finally, in 2009, the Community Shelter Board unveiled the Rebuilding Lives Updated Strategy – a plan that outlines the community’s intent to end homelessness. The strategy calls for creating 1400 supportive housing units over the next five years. The Commons at Buckingham has played a significant role in helping to meet that need, offering 25 units for disabled men and women with annual earnings at or below 30 percent of the area median income, and 75 units for chronically homeless and disabled candidates of Columbus’ Rebuilding Lives initiative.



National Church Residences

## NAHMA Vanguard Awards: List of Other Awards Commons at Buckingham

### Other Awards Received by the New Development

**Platinum Certification:** From the Leadership in Energy & Environmental Design (LEED) certification program of the U.S. Green Building Council.

The Commons at Buckingham is certified as the first Platinum-rated affordable housing project in Ohio and the Midwest by the U.S. Green Building Council's LEED program.

**2011 Gabe Zimmerman Award for Public Service:** From the National Community Development Association (NCDA)

The award, formerly called the Audrey Nelson Community Development Award, is a national competition designed to identify and recognize exemplary uses of Community Development Block Grant (CDBG) funds that best address the needs of low-income families and neighborhoods.

**20<sup>th</sup> Anniversary Door Knocker Award:** From the HUD HOME Investment Partnership, in the category of Reaching Underserved Populations.

The award recognizes exceptional HOME developments or programs. It is awarded every five years to outstanding projects that utilize federal HOME funds from the U.S. Department of Housing and Urban Development.





## NAHMA Vanguard Awards: Green Building Aspects Commons at Buckingham

### How the Development Meets Green Building Standards & the Resulting Benefits of the Green Design or Maintenance Plan

The Commons at Buckingham is certified as the first Platinum-rated affordable housing project in Ohio and the Midwest by the Leadership in Energy & Environmental Design (LEED) certification program of the U.S. Green Building Council. LEED/USGBC provides third-party verification that a building or community was designed and built using strategies to improve performance across all the metrics that matter most: energy savings, water efficiency, CO<sub>2</sub> emissions reduction, improved indoor environmental quality, and stewardship of resources and sensitivity to their impacts. Platinum is LEED's highest rating.

The Commons at Buckingham's green, sustainable features include:

- The site itself: which contains 100 housing units constructed upon .643 acres of open land, thereby achieving a density of 156 units per acres. This qualifies the building for exemplary performance in significantly exceeding LEED's "Very High Density for Mid-Rise" requirements of at least 40 units per acre. The site is also qualified as an "infill & brownfield" location because it was constructed in a redeveloped grayfield.
- Durability management: which is the use of quality control practices and best construction methods to promote durability and high performance of the building components and enclosure.
- The site's location in an urban setting: with public transportation and community resources within walking distance, the location reduces the carbon footprint of its users.
- The use of white roofing materials: which reduces urban heat island effect.
- The use of drought-resistant plating: which, coupled with the efficient irrigation system, reduces the impact on water consumption.
- The use of native plant materials: which minimizes the environmental and economic impact caused by the use of non-native or invasive plantings.
- Overall energy performance: which is more than 20% above and beyond the American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) high-performance building standards.
- The use of energy-saving light devices, fixtures, and bulbs.
- The use of environmentally-friendly refrigerants and digital controls for heating/cooling/ventilation.
- Low VOC interior finishes, as well as locally or regionally manufactured or sourced materials, green-label carpets and pads, formaldehyde-free composite woods, and Forest Stewardship Council-certified wood products.
- Water-conserving fixtures (toilets, sinks, and showers).
- Construction waste management, which greatly reduces impact on landfills.
- Increased awareness and education of occupants about environmentally friendly living.

May 16, 2008

Douglas Garver  
Executive Director  
Ohio Housing Finance Agency  
57 East Main Street  
Columbus, Ohio 43215

**BOARD OF TRUSTEES//**

James D. Curphey Chair  
Roger P. Sugarman Past Chair  
Elfi DiBella Vice Chair  
Patricia P. Cash Vice Chair  
Mark C. Russell Secretary  
William Wright Treasurer

Nancy Jeffrey Chair Emeritus  
Barbara Poppe Executive Director

Chad A. Jester  
Brad Kastan  
Hal Keller  
Mary Lou Langenhop  
Robert Lazarus, Jr.  
Jeffrey Lyttle  
Karen M. McClain  
Timothy T. Miller  
Debra Plousha Moore  
Greta J. Russell  
Jonathan J. Sadler

**SPONSORING ORGANIZATIONS//**

City of Columbus  
Franklin County Board  
of Commissioners  
United Way of Central Ohio  
Columbus Chamber  
ADAMH Board  
Metropolitan Area Church Council  
The Columbus Foundation

community shelter board  
111 liberty street suite 150  
columbus ohio 43215

614 221 9195 / main  
614 221 9199 / fax  
www.csb.org

Re: Commons at Buckingham: Letter of Support

Dear Mr. Garver,

The Community Shelter Board is the Columbus and Franklin County Continuum of Care Facilitator, and as such I am writing to express my strong support for National Church Residences' proposed Commons at Buckingham project, located at 328 Buckingham Street in Franklin County. Upon completion of Commons at Buckingham, the project will house 100 individuals, fifty of whom will be individuals presently living on the streets of Columbus or in local temporary housing shelters, in 100 units of service-enriched permanent housing.

Commons at Buckingham's goals of providing housing to homeless individuals and extremely low-income individuals is consistent with the Columbus and Franklin County Consolidated Plan. According to the *Franklin County and City of Columbus Combined Consolidated Plan 2005-2009*, a housing market analysis revealed that the most important housing issue facing the region is affordability, "46,000 low-income owner and renter households paying more than 50% of their income for housing." Commons at Buckingham will address this concern by providing rent subsidized housing that limits the cost of housing for each individual to approximately 30% of their income. By serving extremely-low income renters, Commons at Buckingham will help address the 17,768 unit deficit for these households in the region. Additionally, Columbus and Franklin County has a critical need to finding housing for the approximately 900 homeless individuals that can be found in Columbus' shelters or streets on any given night (according to a 2008 'point-in-time' count conducted by the Community Shelter Board).

In 2007, the Community Shelter Board reported via its Continuum of Care Application to the Department of Housing and Development that there is an unmet need for 507 additional permanent supportive housing units in Columbus. More recently, when looking at what it would take to address chronic homelessness in the area, researchers hired by the Community Shelter Board concluded that our community needs to develop 1,400 additional supportive housing units for single homeless adults. In generating this estimate for additional units, the Commons at Buckingham was assumed to be developed, demonstrating that the need for homeless housing in Columbus and Franklin County far exceeds the units created by Commons at Buckingham.

The *Franklin County and City of Columbus Combined Consolidated Plan 2005-2009* echoes the need for additional supportive housing units for chronically homeless men and women with a disabled member of the family, as it calls for the “continued implementation of Rebuilding Lives.”

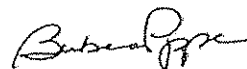
The Community Shelter Board ranked the Commons at Buckingham as its number one project for its 2007 Continuum of Care application to the United States Department Housing and Urban Development. Commons at Buckingham received an award of Supportive Housing Program Funding in the amount of \$422,927 from the Community Shelter Board’s 2007 Continuum of Care \$7.74 million award from the U.S. Department of Housing and Urban Development.

The Commons at Buckingham will provide critically needed permanent supportive housing for men and women who have experienced chronic homelessness and are struggling to gain recovery from mental illness and substance abuse disorders. This project is critically important to advance the number of permanent, safe, affordable supportive housing units in our community. There continues to be long waiting lists at most Rebuilding Lives projects and shelter usage and street homelessness remains a concern for our community. Having a place to call home is an essential step in enabling disabled, homeless individuals to become stable so that these individuals can maintain recovery, and rebuild their lives.

The Community Shelter Board strongly supports NCR’s Commons at Buckingham development and urges the Ohio Housing Finance Agency to provide full funding to the development.

If you have any questions regarding this support letter please feel free to call me at 614-221-9195.

Sincerely,



Barbara Poppe  
Executive Director, Community Shelter Board  
Chair, Columbus & Franklin County Continuum of Care Steering Committee

# 2008 Columbus & Franklin County Continuum of Care Steering Committee

*Updated: 3/3/08*

Organization	Individual
ADAMH Board of Franklin County	Susan Lewis Kaylor*
City of Columbus	Kim Stands*
Citizens Advisory Council	Owen Bair
Citizens Advisory Council	Ronald Baecker*
Citizens Advisory Council	Sheila Prillerman*
Citizens Advisory Council	Gloria Kilgore
Columbus City Council	Caton Woods
Columbus Metropolitan Housing Authority	Tom Dobies*
Columbus Coalition for the Homeless	Don Strasser*
Columbus Coalition for the Homeless	Beth Fetzer-Rice*
Columbus Coalition for the Homeless	Virginia O'Keeffe
Columbus Coalition for the Homeless	Colleen Bain Gold
Columbus Foundation	Emily Savors*
Columbus Public Health	Nina Lewis*
Community Shelter Board	Barbara Poppe*
Corporation for Supportive Housing	Sally Luken
Franklin County Board of Commissioners	Jim R. Schimmer
Franklin County Department of Job & Family Services	Michelle Morgan
Legal Aid Society of Columbus	Emily Crabtree
Ohio Capital Corporation for Housing	Karen Kerns-Dresser*
Twin Valley Behavioral Healthcare	Doris Toland
United Way	Joe McKinley*
Veterans Administration	Adam Ruege
Veterans Services Commission	Douglas Lay

\*Member of Technical Review Committee

May 16, 2008

Douglas Garver  
Executive Director  
Ohio Housing Finance Agency  
57 East Main Street  
Columbus, Ohio 43215

**BOARD OF TRUSTEES//**

James D. Curphey Chair  
Roger P. Sugarman Past Chair  
Elfi DiBella Vice Chair  
Patricia P. Cash Vice Chair  
Mark C. Russell Secretary  
William Wright Treasurer  
  
Nancy Jeffrey Chair Emeritus  
Barbara Poppe Executive Director

Chad A. Jester  
Brad Kastan  
Hal Keller

Mary Lou Langenhop  
Robert Lazarus, Jr.  
Jeffrey Lyttle  
Karen M. McClain  
Timothy T. Miller  
Debra Plousha Moore  
Greta J. Russell  
Jonathan J. Sadler

**SPONSORING ORGANIZATIONS//**

City of Columbus  
Franklin County Board  
of Commissioners  
United Way of Central Ohio  
Columbus Chamber  
ADAMH Board  
Metropolitan Area Church Council  
The Columbus Foundation

community shelter board  
111 liberty street suite 150  
columbus ohio 43215

614 221 9195 / main  
614 221 9199 / fax  
www.csb.org

Re: Commons at Buckingham: Letter of Support

Dear Mr. Garver,

As chair of the Rebuilding Lives Funder Collaborative, I am writing to express my strong support for National Church Residences' proposed Commons at Buckingham project, located at 328 Buckingham Street in Franklin County. Upon completion of Commons at Buckingham, the project will house 100 individuals, fifty of whom will be individuals presently living on the streets of Columbus or in local temporary housing shelters, in one of the development's 100 units of service-enriched permanent housing.

The Rebuilding Lives Funder Collaborative is comprised of public and private organization that provides funding and other resources for supportive housing projects. Together, the members of the Collaborative jointly develop strategy, program guidelines and standards, underwriting criteria, program evaluation, outcome measurement and reporting requirements.

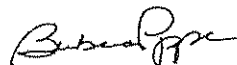
The Funder Collaborative urges the Ohio Housing Finance Agency to provide a Low-Income Housing Tax Credit reservation, a key piece of funding for this permanent supportive housing development, to the Commons at Buckingham.

The Commons at Buckingham will provide critically needed permanent supportive housing for men and women who have experienced chronic homelessness and are struggling to gain recovery from mental illness and substance abuse disorders. This project is critically important to advance the number of permanent, safe, affordable supportive housing units in our community. There continues to be long waiting lists at most Rebuilding Lives projects and shelter usage and street homelessness remains a concern for our community. Having a place to call home is an essential step in enabling disabled, homeless individuals to become stable so that these individuals can maintain recovery, and rebuild their lives.

The Rebuilding Lives Funder Collaborative strongly supports NCR's Commons at Buckingham development and urges the Ohio Housing Finance Agency to provide full funding to the development.

If you have any questions regarding this support letter please feel free to call me at 614-221-9195.

Sincerely,



Barbara Poppe  
Chair, Rebuilding Lives Funder Collaborative



## Rebuilding Lives

The Rebuilding Lives initiative focuses on meeting the specific needs of individual persons who are homeless rather than employing a "one size fits all" approach to providing services.

The Community Shelter Board's plan to end the cycle of homelessness includes the creation of supportive housing which provides permanent, affordable housing linked to a range of support services such as counseling, job training, and other services designed to enable formerly homeless people achieve stability and maintain self-sufficiency.

## The Funder Collaborative

A collaboration of funders has been established to serve as a central source for affordable housing support. The Funder Collaborative is comprised of public and private organizations that provide funding and other resources for supportive housing projects. Together, the members of the Collaborative jointly develop strategy, program guidelines and standards, underwriting criteria, program evaluation, outcome measurement and reporting requirements.

## The Result

The result is an efficient forum to identify and oversee the funding needed to develop and operate supportive housing in Franklin County. The goal is to develop more than 800 units of supportive housing.

The Collaborative requests project proposals from agencies and developers that want to participate in the Rebuilding Lives initiative.

## Members

ADAMH Board, David Royer  
Affordable Housing Trust Corporation of Columbus/  
Franklin County, Steve Gladman  
Central Ohio Workforce Investment Corporation,  
Suzanne Coleman-Tolbert  
City of Columbus Administration, Kim Stands  
Columbus City Council, Charleta B. Tavares  
The Columbus Foundation, Emily Savors  
Columbus Health Department, Teresa Long  
Columbus Mayor's Office, Erika Clark Jones  
Columbus Medical Association Foundation, Phil Cass  
Columbus Metropolitan Housing Authority, Dennis Guest  
Community Shelter Board, Board of Trustees  
Mary Lou Langenhop

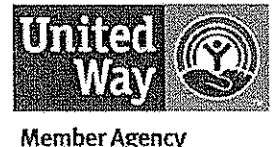
Corporation for Supportive Housing, Sally Luken  
Franklin County Administration, James Schimmer  
Franklin County Children Services, Eric Fenner  
Franklin County Department of Job & Family Services,  
Douglas E. Lumpkin  
Franklin County Office on Aging, Antonia Carroll  
Franklin County MR/DD, Jed Morrison  
Mid-Ohio Regional Planning Commission,  
Kathy Werkmeister  
Ohio Capital Corporation for Housing, Hal Keller  
Osteopathic Heritage Foundation, Terri Donlin Huesman  
United Way of Central Ohio, Janet E. Jackson  
Veteran's Service Commission, Douglas Lay  
Chairperson, Barbara Poppe, Community Shelter Board

For more information on how you can help support the Community Shelter Board's programs and services please contact Barbara Poppe, CSB Executive Director, at (614) 221-9195 or visit our web site at [www.csb.org](http://www.csb.org).

Contributions can be sent to: Community Shelter Board, L-3112, Columbus, OH 43260.

community shelter board  
111 liberty street  
suite 150  
columbus ohio 43215

614 221 9195 / main  
614 221 9199 / fax  
[www.csb.org](http://www.csb.org)





City Of Columbus  
Mayor Michael B. Coleman

## Office of the Mayor

City Hall / 90 West Broad Street  
Columbus, Ohio 43215-9014  
614/645-7671  
FAX 614/645-8955  
TDD 614/645-6200

May 31, 2007

Douglas Garver  
Executive Director  
Ohio Housing Finance Agency  
57 East Main Street  
Columbus, Ohio 43215

Re: Commons at Buckingham  
Ref: 07-0125

Dear Mr. Garver:

As Mayor of Columbus, I am writing to express my strong support for National Church Residences' proposed Commons at Buckingham project, located at 328 Buckingham Street in the northeast quadrant of Downtown Columbus. Upon completion of Commons at Buckingham, the project will house 100 individuals, the majority of whom will be individuals presently living on the streets of Columbus or in one the City's temporary housing shelters, in 100 units of service-enriched permanent housing. The City of Columbus looks forward to the day this development opens and offers Columbus' neediest residents the opportunity for a second chance in life.

The Ohio Housing Finance Agency is urged to provide a Low-Income Housing Tax Credit reservation, integral funding for permanent supportive housing developments, to National Church Residences' The Commons at Buckingham. It is our understanding that this project is not ranked sufficiently to earn an award out of its' tax credit program pool, the Supportive Housing Pool; therefore, the City of Columbus urges the Ohio Housing Finance Agency to provide the project Low-Income Housing Tax Credits through its Maximizing Outcomes Pool.

National Church Residences is a trusted partner agency of the Community Shelter Board and our community's Rebuilding Lives initiative. They have played an integral role in the development of supportive housing units for chronically homeless individuals and families. The Rebuilding Lives initiative is a national model that has changed the way our community and the nation respond to homelessness.

The Commons at Buckingham will provide critically needed permanent supportive housing for men and women who have experienced chronic homelessness and are struggling to gain recovery from mental illness and substance abuse disorders. This project is critically important to advance the number of permanent, safe, affordable supportive housing units in our community. There continues to be long waiting lists at most Rebuilding Lives projects. For example, NCR's The Commons at Chantry

development, which opened in the fall of 2006 to provide 50 Rebuilding Lives units, received over 200 applications. The waiting list at Community Housing Network's new Briggsdale Apartments, another Rebuilding Lives property, has reached 210 persons.

Visible street homelessness appears to be growing as reported to CSB by outreach providers, neighborhood leaders, police officers, and others. The most recent estimate by outreach providers is approximately 300 persons residing in encampments, abandoned buildings, and other places not meant for human habitation. Having a place to call home is an essential step in enabling disabled, homeless individuals to become stable so that these individuals can maintain recovery, and rebuild their lives. We strongly support NCR's plans to develop The Commons at Buckingham and urge full funding.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Coleman", with a large, stylized flourish extending to the right.

Mayor Michael B. Coleman  
City of Columbus

/bs





## COLUMBUS CITY COUNCIL

Columbus City Hall  
90 West Broad Street  
Columbus, OH 43215  
www.columbuscitycouncil.org  
Phone 614-645-8558  
Fax 614-645-7399  
CITY CLERK  
Andrea Blevins, CMC  
DEPUTY CITY CLERK  
Darla Character-Johnson

MICHAEL C. MENTEL, *PRESIDENT*

KEVIN L. BOYCE, *PRESIDENT PRO TEM*

HEARCEL F. CRAIG

ANDREW J. GINTHER

MARYELLEN O'SHAUGHNESSY

CHARLETA B. TAVARES

PRISCILLA R. TYSON

May 22, 2007

Doug Garver, Executive Director  
Ohio Housing Finance Agency  
57 East Main Street  
Columbus, OH 43215-5115

Dear Mr. Garver:

I am writing to express my support for the National Church Residences (NCR) application to the Low Income Housing Tax Credit Program for their Commons at Buckingham project. I also ask that the Ohio Housing Finance Agency consider NCR for the Maximizing Outcomes Pool, in the event the Buckingham project is not fully funded otherwise.

National Church Residences is a trusted partner agency of the Community Shelter Board (CSB) and the Rebuilding Lives program. NCR has played an integral role in the development of supportive housing units for chronically homeless individuals and families. The Rebuilding Lives initiative is a national model that has changed the way our community and the nation respond to homelessness.

The Commons at Buckingham will provide critically needed permanent supportive housing for men and women who have experienced chronic homelessness and are struggling to recover from mental illness and substance abuse disorders. This project is an important step to ensure that Columbus has enough permanent, safe, and affordable supportive housing units in our community. It is my understanding that many Rebuilding Lives projects continue to have long waiting lists. For example, NCR's development, the Commons at Chantry, opened in the fall of 2006 to provide 50 Rebuilding Lives units and received over 200 applications. The waiting list at Community Housing Network's new Briggsdale Apartments has reached over 200 as well.

As President of Columbus City Council, I have initiated a task force to ensure that we take a holistic approach to diminishing street homelessness. From cleaning up encampments to providing supportive housing, I want the city to do everything within our power to address this challenge. Having a place to call home is an essential step in enabling homeless individuals to enter and maintain recovery and rebuild their lives. I strongly support NCR's plans to develop The Commons at Buckingham and urge full funding.

Sincerely,

A handwritten signature in cursive script, appearing to read "Michael C. Mentel".

Michael C. Mentel  
President of Columbus City Council



# City of Columbus Legislation Report

Office of City Clerk  
90 West Broad Street  
Columbus OH 43215-9015  
columbuscitycouncil.org

File Number: 0078X-2007

### Emergency

File Number: 0078X-2007

File Type: Resolution

Status: Council Office for  
Signature

Version: 1

Controlling Body: Health, Housing and Human Services Committee

File Name: Resolution of Support: Community Housing Network (Commons  
at Buckingham)

Introduced: 5/4/2007

Requester: Dev Drafter

Cost:

Final Action:

Auditor Cert #:

Auditor: When assigned an Auditor Certificate Number I, the City Auditor, hereby certify that there is in the treasury, or anticipate to come into the treasury, and not appropriated for any other purpose, the amount of money specified hereon, to pay the within Ordinance.

Contact Name/No.: Kim Stands 645-6115

Floor Action (Clerk's Office Only)

I hereby certify that the above or attached is a true and correct copy of Resolution No. ~~0078X-07~~ passed by The Council of The City of Columbus, Ohio 5/21, 20 07, as shown by the records now on file in this office.

Seal *Adina Owens*  
City Clerk

Mayor's Action

Council Action

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date Passed/ Adopted

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
Veto

\_\_\_\_\_  
Date

\_\_\_\_\_  
City Clerk

Title:

To support the application of National Church Residences (Commons at Buckingham) for Low Income Housing Tax Credits; and to declare an emergency.

Sponsors:

Indexes:

Attachments:

## History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Dev Drafter	5/4/07	Sent for Approval	DEVELOPMENT DIRECTOR			
	<b>Action Note:</b>	Housing Division					
1	DEVELOPMENT DIRECTOR	5/4/07	Reviewed and Approved	Dev Drafter			
1	Dev Drafter	5/7/07	Sent for Approval	Atty Inbox			
1	CITY ATTORNEY	5/7/07	Reviewed and Approved	Dev Drafter			
	<b>Action Note:</b>	jsg					
1	Dev Drafter	5/7/07	Sent to Clerk's Office for Council	City Clerk Inbox			
1	Columbus City Council	5/21/07	Approved				Pass

**EBOCO:** Following review and approval, when required, the Equal Business Opportunity Commission Office certifies compliance with Title 39 as of date listed.

**City Attorney:** Following review and approval, when required, this ordinance has been reviewed by the City Attorney's Office as to its form and legality only.

## Explanation

**BACKGROUND:** The Ohio Housing Finance Agency (OHFA) operates the Low Income Housing Tax Credit Program (LIHTC). This program is designed to increase the supply of quality affordable rental housing. These federal income tax credits provide the private housing development community the incentives to develop affordable housing by offsetting building acquisition, new construction or substantial rehabilitation costs.

LIHTC is a competitive review process based on the applicant meeting selected criteria. Some of the criteria are public benefit, location and organizational capacity. A resolution of support from Columbus City Council would provide the applicant with fifteen (15) competitive points. The LIHTC applications are due to OHFA on June 7, 2007.

Emergency action is requested for this resolution in order to comply with the time line for the OHFA applications.

**FISCAL IMPACT:** No funding is required for this legislation.

## Title

To support the application of National Church Residences (Commons at Buckingham) for Low Income Housing Tax Credits; and to declare an emergency.

## Body

WHEREAS, The Ohio Housing Finance Agency (OHFA) is requesting applications for the Low Income Housing Tax

Credit Program (LIHTC) from developers to create affordable housing in areas of high need and for special populations having the highest need; and

WHEREAS, the allocation plan offers competitive points for local government support in the form of a City Council resolution; and

WHEREAS, National Church Residences (Commons at Buckingham) is proposing new construction, permanent supportive housing units in the downtown area of the City of Columbus; and

WHEREAS, the project will contain a total of one hundred (100) units; and

WHEREAS, the project conforms with the goals of the Consolidated Plan in that it creates new affordable rental housing; and

WHEREAS, National Church Residences (Commons at Buckingham) has presented the proposal to the Downtown Residents' Association of Columbus; and

WHEREAS, an emergency exists in the usual daily operation of the City of Columbus in that it is immediately necessary to approve the resolution below, all for the immediate preservation of the public health, property, safety and welfare;  
NOW, THEREFORE,

**BE IT RESOLVED BY THE COUNCIL OF THE CITY OF COLUMBUS:**

- Section 1. That the City of Columbus supports the application by National Church Residences (Commons at Buckingham) for Low Income Housing Tax Credits to attract financial investment for the new construction of housing throughout Columbus.
- Section 2. That for reasons stated in the preamble hereto, which is hereby made a part hereof, this resolution is declared to be an emergency measure and shall take effect and be in force from and after its adoption and approval by the Mayor, or ten days after adoption if the Mayor neither approves nor vetoes the same.

File



Commissioners  
Mary Jo Kilroy, President  
Paula Brooks  
Marilyn Brown

May 10, 2007

Douglas Garver  
Executive Director  
Ohio Housing Finance Agency  
57 East Main Street  
Columbus, Ohio 43215

Re: Commons at Buckingham  
Ref: 07-0125

Dear Mr. Garver:

I am writing to express my support for National Church Residences' proposed Commons at Buckingham project, located at 328 Buckingham Street in Franklin County (Downtown Columbus). Upon completion of Commons at Buckingham, the project will house 100 individuals, the majority of whom will be individuals presently living on the streets of Columbus or in local temporary housing shelters, in 100 units of service-enriched permanent housing. Franklin County looks forward to the day this development opens and offers our neediest residents the opportunity for a second chance in life.

The Ohio Housing Finance Agency is urged to provide a Low-Income Housing Tax Credit reservation, integral funding for permanent supportive housing developments, to National Church Residences' The Commons at Buckingham. It is my understanding that this project is not ranked sufficiently to earn an award out of its' tax credit program pool, the Supportive Housing Pool; therefore, I urge the Ohio Housing Finance Agency to provide the project Low-Income Housing Tax Credits through its Maximizing Outcomes Pool.

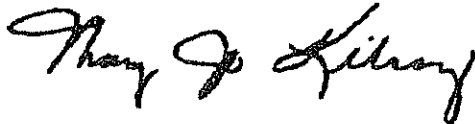
National Church Residences is a trusted partner agency of the Community Shelter Board and our community's Rebuilding Lives initiative. They have played an integral role in the development of supportive housing units for chronically homeless individuals and families. The Rebuilding Lives initiative is a national model that has changed the way our community and the nation respond to homelessness.

The Commons at Buckingham will provide critically needed permanent supportive housing for men and women who have experienced chronic homelessness and are

struggling to gain recovery from mental illness and substance abuse disorders. This project is critically important to advance the number of permanent, safe, affordable supportive housing units in our community. There continues to be long waiting lists at most Rebuilding Lives projects. For example, NCR's The Commons at Chantry development, which opened in the fall of 2006 to provide 50 Rebuilding Lives units, received over 200 applications. The waiting list at Community Housing Network's new Briggsdale Apartments, another Rebuilding Lives property, has reached 210 persons.

Visible street homelessness appears to be growing as reported to CSB by outreach providers, neighborhood leaders, police officers, and others. The most recent estimate by outreach providers is approximately 300 persons residing in encampments, abandoned buildings, and other places not meant for human habitation. Having a place to call home is an essential step in enabling disabled, homeless individuals to become stable so that these individuals can maintain recovery, and rebuild their lives. I strongly support NCR's plans to develop The Commons at Buckingham and urge full funding.

Sincerely,



Mary Jo Kilroy  
President  
Board of Commissioners  
Franklin County

# urbanize your life

Downtown Residents' Association of Columbus

P.O. Box 15716 • Columbus, OH 43215

Matt McClure  
Project Manager, Development  
National Church Residences  
2335 North Bank Drive  
Columbus, Ohio 43220

Dear Mr. McClure;

Thank you for presenting your plans for the Commons at Buckingham at the April 2007 meeting of the Downtown Residents' Association of Columbus (DRAC). We appreciated the opportunity to learn more about your plans for additional downtown housing.

The DRAC board unanimously approved submitting a letter of support for this project.

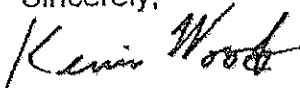
In July 2005 our association held our monthly meeting at your first downtown project, the Commons at Grant. Members in attendance were impressed with the facility and its staff. The Commons at Grant has been a wonderful addition to downtown and we are excited about your second venture.

DRAC exists to promote the benefits of living and working downtown and to advocate for continuous community improvement. Our mission is to promote downtown as an attractive, desirable and viable area in which to live, work and play. Since our creation in 2003, we have continually added new members and now operate a web site ([www.dracolumbus.com](http://www.dracolumbus.com)), sponsor a kickball team, adopted Bicentennial Park and have worked to support both City Hop and the creation of a downtown dog park. Last year we successfully executed our first Downtown awards show. In just a handful of years DRAC has achieved a sense of community for people living downtown.

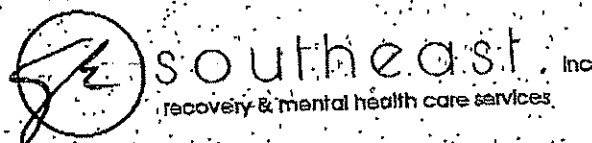
We look forward to learning more about your latest project, and will work with NCR in executing a Good Neighbor Agreement.

If there is anything our association can do to assist you, please do not hesitate to call upon us.

Sincerely,



Kevin Wood  
President  
DRAC

**ADMINISTRATIVE OFFICES**

16 West Long Street · Columbus, Ohio 43215 · Tel: (614) 225-0980 · Fax (614) 225-0986

May 23, 2007

Douglas Garver  
Executive Director  
Ohio Housing Finance Agency  
57 East Main Street  
Columbus, Ohio 43215

Re: Commons at Buckingham: Confirmation of Project's Continuum of Care Ranking  
Ref: 07-0125

Dear Mr. Garver:

On behalf of Southeast, Inc., a comprehensive mental health, chemical dependency, and healthcare organization, I am writing to express my strong support for National Church Residences' proposed Commons at Buckingham project, located at 328 Buckingham Street in Franklin County (Downtown Columbus). Upon completion of Commons at Buckingham, the project will house 100 individuals, many of whom will be individuals presently living on the streets of Columbus or in local temporary housing shelters, in 100 units of service-enriched permanent housing.

As a local service provider, Southeast, Inc. is well aware of the need for permanent supportive housing for homeless individuals that have additional issues, such as a diagnosed physical, mental or developmental ailment, bouts with substance abuse, and HIV/AIDS. Southeast, Inc. is excited that 50 units within the Commons at Buckingham will serve this population and help our community address the on-going issue of chronic homelessness.

This project is critically important to advance the number of permanent, safe, affordable supportive housing units in our community. There continues to be long waiting lists at most Rebuilding Lives projects. For example, NCR's The Commons at Chantry development, which opened in the fall of 2006 to provide 50 Rebuilding Lives units, received over 200 applications. The waiting list at Community Housing Network's new Briggsdale Apartments, another Rebuilding Lives property, has reached 210 persons.

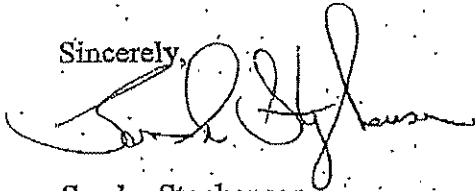
According to the Community Shelter Board, visible street homelessness appears to be growing as reported by outreach providers, neighborhood leaders, police officers, and others. The most recent estimate by outreach providers is approximately 300 persons residing in encampments, abandoned buildings, and other places not meant for human habitation. Having a place to call home is an essential step in enabling disabled,



homeless individuals to become stable so that these individuals can maintain recovery, and rebuild their lives. We strongly support NCR's plans to develop The Commons at Buckingham and urge full funding.

Southeast, Inc. urges the Ohio Housing Finance Agency to provide a Low-Income Housing Tax Credit reservation, an integral funding for permanent supportive housing developments, to National Church Residences' The Commons at Buckingham. National Church Residences is a trusted provider of supportive housing at the Commons at Grant and Commons at Chantry, playing an integral role in the development of units for chronically homeless individuals and families in Columbus. Southeast, Inc. believes that National Church Residences can replicate this success with their Commons at Buckingham project.

Sincerely,



Sandra Stephenson  
Executive Director



# The Commons at Buckingham

















