

The Federal Historic Tax Credit



OHIO: Creating Jobs, Building Communities, Preserving Heritage

PREPARED BY HERITAGE OHIO AND
THE NATIONAL TRUST FOR HISTORIC PRESERVATION

Prosperity
through **Preservation**
Save the Historic Tax Credit

Prosperity through Preservation

Save the Historic Tax Credit

PROSPERITY THROUGH PRESERVATION is a campaign, led by the National Trust for Historic Preservation and the Historic Tax Credit Coalition, to protect and enhance the most significant federal investment in historic preservation, the federal historic tax credit. More information about the campaign and ways to get involved can be found at www.SaveHistoricCredit.org.



**HERITAGE
OHIO**

Vital Places. Vibrant Communities.

As Ohio's official historic preservation and Main Street organization, Heritage Ohio fosters economic development and sustainability through preservation of historic buildings, revitalization of downtowns and neighborhood commercial districts, and promotion of cultural tourism. For more information, contact:

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**National Trust *for*
Historic Preservation™**

The National Trust for Historic Preservation works to save American's historic places for the next generation. We take direct, on-the-ground action when historic buildings and sites are threatened. Our work helps build vibrant, sustainable communities. We advocate with governments to save American's heritage. We strive to create a cultural legacy that is as diverse as the nation itself so that all of us can take pride in our part of the American story. For more information, contact:

Thomas J. Cassidy, Jr., Vice President for Government Relations and Policy
National Trust for Historic Preservation
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A CATALYST FOR CHANGE

Transforming America's Past into Our Future

IT HAS BEEN CALLED THE LARGEST COMMUNITY reinvestment program in the country. The federal historic tax credit has created good jobs, fueled local economies and revived forgotten treasures of our past. Its impact has been felt in Main Street districts and downtowns across the country.

The historic tax credit is by far the federal government's most significant financial investment in historic preservation. Since it was permanently written into the tax code more than 30 years ago, it has leveraged over \$106 billion in private investment, created 2.35 million jobs and adapted more than 38,700 buildings for productive uses.

This tax incentive more than pays for itself. Over the life of the program, \$20.5 billion in tax credits have generated more than \$25.9 billion in federal tax revenue associated with historic rehabilitation projects.

Even better, 75 percent of the economic benefits of these projects stay on the ground, in state and local economies. Developers generally buy materials close to the project site and hire local workers. Moreover, because historic building rehabilitations are more labor intensive than new construction, they often require additional workers at higher wages.

By breathing life into vacant warehouses, factories, hotels and more, the federal historic tax credit brings new hope and stability to neighborhoods, setting the stage for additional investment.

Simply put, this is an investment in our communities that returns over and over.

The federal historic tax credit is exactly the kind of program we need to keep our country moving forward. But for the tax credit to continue to play its catalytic role in our older and historic communities, it needs staunch champions, in Ohio and across the nation.

We urge you to become one of those champions. With your help, we can keep Ohio on the forefront of promoting sensible, cost-effective federal programs that benefit our economy and improve our quality of life.



Stephanie K. Meeks, President
National Trust for Historic Preservation

Historic Tax Credits at Work: Ensuring Ohio's Vibrant Future

In 2013, Ohio had more historic tax credit project submissions than any other state! Yet more needs to be done. How can Ohio become more competitive to retain and attract business and especially our young people? We think one way is by redeveloping one of Ohio's greatest assets—the historic buildings of its proud urban centers and small town main streets. By creating the coolest cities and by making use of our abundant historic buildings, we will create irresistible places for families and businesses to grow and thrive.

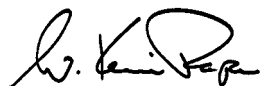
Rehabilitation drives rising property values and makes the tax base strong through the addition of jobs and increased revenues in sales, income and property tax.

Seven years ago, just before the economic recession, Ohio's General Assembly had the foresight to pass a 25 percent Ohio Historic Preservation Tax Credit that could be twinned with the 20 percent federal historic tax credit. These credits leveraged private investment and kept rehabilitation construction projects moving forward at a time when the construction market stalled. Between 2007 and 2012, 295 federal historic projects were completed, leveraging more than \$958 million in total development expenditures and creating over 15,000 jobs. This equates to a \$6.02 return on investment.

Our large cities are becoming attractive again—over the last two decades, Cleveland's core has seen over a billion dollars in redevelopment because of historic tax credits. The Over-the-Rhine neighborhood in Cincinnati is in the midst of a healthy resurgence. These success stories are directly linked to the powerful incentive of the combined historic tax credits.

Across Ohio, mid-sized cities and small town main streets are also experiencing redevelopment because of historic tax credits. Since 2007, 32 communities have had a historic tax credit project that otherwise would not have happened. These communities needed the tools to be able to rehabilitate long vacant and abandoned buildings.

The projects showcased in this publication represent wonderful stories of renewed use that simply would not have been possible without federal and state historic tax credits. The credits leverage private investment in places that matter and harness Ohio's heritage to drive economic development where it is needed most.



W. Kevin Pape
Heritage Ohio, Board Chair

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COVER PHOTOS:

LEFT: American Society for Metals Building courtesy Chesler Group.; MIDDLE: Fort Piqua Hotel courtesy Pennrose Properties; RIGHT: Tudor Arms Hotel courtesy City Architecture.

Economic Impacts

2001-2012

Total Number of Projects	697
Total Development Expenditures	\$1,818,479,286
Total Number of Jobs	29,834
Construction Jobs	12,710
Permanent Jobs	17,124
Household Income Generated	\$1,026,626,600
Federal HTC Amount	\$301,867,561



Parvis Lofts

CINCINNATI, OHIO | 1st District Representative Steve Chabot (R)



BEFORE



AFTER

PROJECT PROFILE

ORIGINAL CONSTRUCTION DATE: 1924

ORIGINAL USE: Multifamily housing and commercial

DATE OF REHABILITATION: 2008

NEW USE: 32 loft apartments and 15,000 square feet of commercial space

Ongoing Economic Impacts:

ESTIMATED TOTAL JOBS: 195

STATE AND LOCAL TAXES GENERATED: \$670,500

Property and Project Highlights

Built in 1924 as multifamily housing and commercial storefronts, the Parvis Lofts are located in one of Ohio's most historic neighborhoods, Over-the-Rhine. Beginning around 1830, a large number of German immigrants settled in an area to the north and east of the Miami and Erie Canal. The Canal was euphemistically called the "Rhine," after the river in Germany, and the area on the other side, "Over-the-Rhine." In addition to its rich cultural heritage, the Over-the-Rhine neighborhood boasts the country's largest collection of 19th century Italianate architecture.

In recent decades, the Over-the-Rhine neighborhood has increasingly struggled with disinvestment, resulting in hundreds of abandoned buildings and significant blight. In 2006, the National Trust for Historic Preservation listed the Over-the-Rhine neighborhood on its list of the 11 Most Endangered Historic Places in America.

Determined to revitalize the neighborhood, the nonprofit Cincinnati Center City Development Corporation (3CDC), in partnership with the City of Cincinnati, developed plans beginning with the Parvis Lofts project. 3CDC targeted Over-the-Rhine because of its historic fabric and strategic location between two of Cincinnati's largest employment centers. Federal and state historic tax credits helped convert the building into 32 market rate lofts and nearly 15,000 square feet of commercial space.

Key Project Financing

Estimated Total Development Cost:	\$11,873,621
Federal Tax Credit Equity:	\$1,282,158
State Tax Credit Equity:	\$1,086,169
Cincinnati Equity Fund II:	\$2,398,621
New Markets Tax Credit equity— Cincinnati New Markets Fund:	\$2,000,000
Developer Equity:	\$1,146,744
Cincinnati City Grant:	\$960,000

“The renaissance of Over-the-Rhine continues. By building apartments, we are giving new choices for people who are interested in being a part of the revitalization of this neighborhood.”

CINCINNATI MAYOR MARK MALLORY

DEVELOPMENT TEAM

DEVELOPERS

Cincinnati Center City Development Corporation and Northpointe Group Cincinnati, Ohio

ARCHITECT

Wichman and Gunther Architects Cincinnati, Ohio

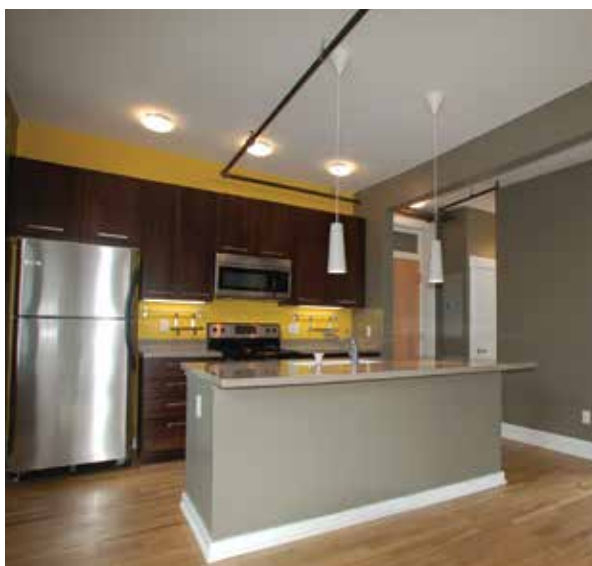
GENERAL CONTRACTOR

HGC Construction Cincinnati, Ohio

Community Revitalization Impact

For decades, Cincinnati's Over-the-Rhine neighborhood struggled with blight and vacancy. The 10 buildings that make up the Parvis Lofts have become a catalyst for neighborhood redevelopment and economic opportunity. The apartments opened to very high demand, achieving full occupancy within the first three months. Following the success of the Parvis Lofts project, 3CDC began work on 19 additional buildings in the neighborhood, including an infill development called Mercer Commons.

Since 2004, 3CDC has invested more than \$284 million in Over-the-Rhine, with the City of Cincinnati also investing more than \$69 million. Through these investments, 107 historic buildings have—or soon will be—rehabilitated. The impact has been profound. Between 2004 and 2012, crime in Over-the-Rhine has dropped 50 percent and signs of vitality abound.



St. Luke's Hospital

CLEVELAND, OHIO | 11th District Representative Marcia Fudge (D)



BEFORE



AFTER

PROJECT PROFILE

ORIGINAL CONSTRUCTION DATE:
1927-1931

ORIGINAL USE: Hospital

DATE OF REHABILITATION: 2012

NEW USE: Senior housing, public charter
school and office space

Ongoing Economic Impacts:

ESTIMATED TOTAL JOBS: 609

STATE AND LOCAL TAXES GENERATED:
\$2,096,400

Property and Project Highlights

St. Luke's Hospital was chartered as a clinic and training hospital in 1894. As demand increased, the hospital relocated to a larger facility twice, finally settling in a permanent home on Shaker Avenue. Designed by the Cleveland firm Hubbell and Benes and completed in 1927, the neo-Georgian style hospital was among the most advanced medical centers of its time.

In 1999, after St. Luke's Hospital merged with MetroHealth, the Shaker Avenue facility was closed and its 800 employees were laid off. Located in the heart of the Buckeye neighborhood, the building sat vacant for over 10 years. The abandonment of St. Luke's was felt throughout the neighborhood as residents suffered foreclosures and properties were neglected.

Neighborhood Progress Inc. (NPI), a nonprofit community development organization, recognized the hospital site as a critical link between Buckeye, a high-poverty residential area, and Shaker Heights, a thriving suburb. NPI targeted St. Luke's for reinvestment almost immediately following the hospital's closure.

NPI is utilizing federal historic tax credits and Low-Income Housing Tax Credits, as well as extensive private donations to push the project forward. The completed renovations of the hospital's central wing have won recognition from the National Trust for Historic Preservation and the U.S. Department of Housing and Urban Development for excellence in historic preservation. The final rehabilitation phases will focus on the east and west wings of the hospital and result in space for 150 residents, 250 schoolchildren, and 100 office workers.

“It’s the biggest building in the neighborhood, so renovating it to historic standards is really going to send a signal that positive things are happening in our neighborhood.”

JOHN HOPKINS, EXECUTIVE DIRECTOR, BUCKEYE AREA DEVELOPMENT CORP.

DEVELOPMENT TEAM

DEVELOPER

Pennrose Properties
Philadelphia, PA

ARCHITECT

WRT Wallace Roberts
& Todd
Philadelphia, PA

GENERAL CONTRACTOR

Mystic Construction
Pittsburgh, PA

Key Project Financing for Phase I & II

Estimated Total Development Cost:	\$37,128,142
Federal Historic Tax Credits:	\$5,919,200
State Historic Tax Credits:	\$3,028,149
City HUD HOME Funds:	\$2,000,000
City Development Block Grants—Recovery Act:	\$1,500,000
Neighborhood Stabilization Program 2 Funds:	\$2,000,000
City Vacant Property Initiative Funds:	\$180,000
State Recovery Act Funds:	\$1,987,732
Low Income Housing Tax Credits:	\$19,469,800
Owner Equity:	\$1,026,175

Community Revitalization Impact

The St. Luke’s Hospital project is a multifaceted, innovative project that provides a variety of community benefits. For example, seniors from the complex will serve an important purpose as mentors to elementary students at the site’s soon to be completed public charter school.

The first two phases of the St. Luke’s project created a bridge between the Buckeye and Shaker Heights neighborhoods by bringing activity and residents back to the area. Future phases include creating a neighborhood that is sustainable and environmentally responsible enough to be LEED certified by the U.S. Green Building Council. The neighborhood will feature 80 new single family homes just north of the hospital.



ALL PHOTOS COURTESY: PENNROSE PROPERTIES

Fort Piqua Hotel

PIQUA, OHIO | 8th District Representative John Boehner (R)



BEFORE



AFTER

PROJECT PROFILE

ORIGINAL CONSTRUCTION DATE: 1891

ORIGINAL USE: Hotel

DATE OF REHABILITATION: 2007

NEW USE: Piqua Library, event space, restaurant and retail

Ongoing Economic Impacts:

ESTIMATED TOTAL JOBS: 388

STATE AND LOCAL TAXES GENERATED: \$1,334,000

Property and Project Highlights

The Orr Statler Building, known to most as the Fort Piqua Hotel, was constructed in the heart of Piqua in 1891. For more than 90 years, the building served as a high-profile hotel for those traveling from the East Coast to Chicago. Its central location and grand design made the building the premier city landmark. The Fort Piqua Hotel is also a notable site for the civil rights movement. In 1947, the local chapter of the *National Association for the Advancement of Colored People* (NAACP) held a sit-in at the Bus Stop Restaurant inside the hotel to protest segregated seating.

By the mid-1980s the hotel had fallen into disrepair and was completely vacant. Water damage threatened the structural integrity of the building after rainwater poured into the lobby through a broken skylight. The City of Piqua engaged Jeff Wray Architects of Dayton, Ohio to conduct a feasibility study for the project and propose reuse options. The assessment determined the building could be restored and the optimal use was as the home of the Piqua Public Library. As the development team was evaluating funding sources, the Ohio legislature passed a state historic tax credit. The state credit works in conjunction with the federal credit, and together these two credits provided an essential funding source for the project. The Hotel/Library Legacy Alliance was able to close the remaining gap of \$3.6 million through private donations. The building now serves as the new home of the Piqua Library, and includes a restaurant and retail space.

“The \$22 million restoration of the Fort Piqua Hotel was the result of a dedicated team of City staff, committed community leaders and citizens, and creative financial experts from throughout the Midwest. The federal and Ohio historic tax credits were a critical piece of that financing and it enabled us to undertake this significant community project. Today, we are thrilled to have this beautifully-restored facility, which has instilled new life into the heart of our downtown.”

MAYOR LUCY FESS, CITY OF PIQUA

DEVELOPMENT TEAM

DEVELOPER

City of Piqua Downtown
Redevelopment Project
LP
Piqua, Ohio

ARCHITECT

Jeff Wray Architects
Dayton, Ohio

GENERAL CONTRACTOR

Project had 7 different
contractors

Key Project Financing

Estimated Total Development Cost:	\$23,626,587
Federal Historic Tax Credit:	\$3,470,070
State Historic Tax Credit:	\$4,345,741
New Markets Tax Credit:	\$2,410,776
Clean Ohio Brownfield Revitalization Fund:	\$1,300,000
Private Fundraising:	\$3,600,000
City of Piqua Loan:	\$8,500,000

Community Revitalization Impact

The Fort Piqua Hotel sat crumbling in the center of downtown Piqua throughout the 1990s. It was unclear whether the landmark building should—or could—be restored. Demolition costs were estimated between \$750,000 and \$1,000,000 and restoration was expected to be significantly more. The City of Piqua had already begun researching various funding options to save the structure when it received notice from the state of Ohio that the project was eligible for \$1.3 million in Clean Ohio Funds. The only requirement was that the project needed to begin within the next 10 days. A funding gap of \$3.6 million still remained, which is a very heavy lift for a city of 20,000 residents. Piqua decided to ask its citizens for donations to save the Fort Piqua Hotel. In 10 days, the city was able to meet its goal and the rehabilitation project was underway.

The success of the Fort Piqua Hotel has encouraged the City to continue its revitalization efforts. It is currently working with Main Street Piqua to perform streetscape improvements along its main thoroughfare. The city has also begun to target several sites for Brownfield cleanup, including an old hospital that would allow an elementary school to relocate downtown. The school project would use \$400,000 from the Safe Routes to School program to improve sidewalk and street infrastructure in the area.

The federal and state historic tax credits were key factors in the success of the Fort Piqua Hotel—and the dedication of the citizens of Piqua, raising \$3.6 million in 10 days, is remarkable. Today the Fort Piqua Hotel thrives as a community center. It is once again the heart of downtown Piqua.



Tudor Arms Hotel

CLEVELAND, OHIO | 11th District Representative Marcia Fudge (D)



BEFORE



AFTER

PROJECT PROFILE

ORIGINAL CONSTRUCTION DATE: 1933

ORIGINAL USE: Private club and hotel

DATE OF REHABILITATION: 2012

NEW USE: Hotel

Ongoing Economic Impacts:

ESTIMATED TOTAL JOBS: 280

STATE AND LOCAL TAXES GENERATED:
\$1,322,300

Property and Project Highlights

The Tudor Arms Hotel is a Tudor revival style structure designed by Cleveland architect Frank Meade in 1933. It originally housed a private club on its lower floors, with a hotel operating above. Later, the building was transferred to Case Western Reserve University for graduate student housing.

Throughout the years, neglect left the exterior of the building in need of comprehensive renovations. The building's decay was so substantial that mesh fabric was draped over the exterior to prevent pieces of the building from falling on pedestrians.

In 2007, MRN, Ltd. purchased the Tudor Arms Hotel from Case Western Reserve University. It intended to incorporate the building into the Uptown development plan, which promotes housing, retail, and restaurants in an area currently dominated by large institutions. In 2012, the Tudor Arms Hotel underwent a comprehensive rehabilitation that reconfigured the interior to meet modern hotel requirements. The use of federal and state historic tax credits enabled the project to move forward and ensured that the character of the hotel remained intact.

Key Project Financing

Estimated Total Development Cost:	\$23,419,047
Federal Historic Tax Credit:	\$3,000,000
State Historic Tax Credit:	\$4,365,000
New Markets Tax Credits:	\$4,000,000

Tudor Arms Hotel, cont.

“Anyone can walk in here, 24/7, and see it. This is a truly important exposure of a historic asset in Cleveland. This was an unbelievable property that didn’t need to be torn down.”

RICH MARON, MRN LTD.

DEVELOPMENT TEAM

DEVELOPER

MRN Ltd.
Cleveland, Ohio

ARCHITECT

City Architecture
Cleveland, Ohio

GENERAL CONTRACTOR

MRN Ltd.
Cleveland, Ohio

Community Revitalization Impact

The restoration of the Tudor Arms Hotel, now managed by Hilton Doubletree, preserved a highly visible Cleveland landmark that had an uncertain future. It maintains the character of the streetscape at a prominent intersection along Carnegie Avenue that commonly sees a variety of residents and visitors, allowing multitudes of people to experience Cleveland’s rich history. The project firmly established the value of preservation in the urban landscape, anchoring the City of Cleveland’s Uptown development plan. The hotel’s historic rehabilitation resulted in the creation of 165 construction and 115 permanent jobs. Due, in part, to the historic tax credit, there are now nearly 12,000 people living in just two square miles of downtown Cleveland.



ALL PHOTOS COURTESY CITY ARCHITECTURE

Standart-Simmons Building

TOLEDO, OHIO | 9th District Representative Marcy Kaptur (D)



BEFORE



AFTER

PROJECT PROFILE

ORIGINAL CONSTRUCTION DATE: 1906

ORIGINAL USE: Hardware company warehouse

DATE OF REHABILITATION: 2008

NEW USE: 75 loft apartments

Ongoing Economic Impacts:

ESTIMATED TOTAL JOBS: 299

STATE AND LOCAL TAXES GENERATED: \$1,030,200

Property and Project Highlights

The Standart-Simmons Building, formerly known as the King Warehouse, was constructed in 1906. The building housed the Standart-Simmons Hardware Company's wholesale and distribution center. At seven stories, the building stands out along the Toledo skyline and is a gateway to the downtown commercial district. Its triangular brick design with central, arched entrances on the ground level and an arcaded band of arched windows along the roofline exemplify the architecture of Toledo's Warehouse District.

The iconic Standart-Simmons Building stood vacant on the south side of Toledo for many years before it was purchased in 2007 and rehabilitated into 75 market-rate loft apartments. The renovations included restoring the original historic Erie Street entrance and the historic mosaic tile entry floor.

Key Project Financing

Estimated Total Development Cost:	\$18,246,427
Federal Historic Tax Credit:	\$3,192,000
State Historic Tax Credit:	\$2,521,559
PNC Construction, Perm Loan:	\$3,200,00
Owner Equity:	\$4,210,392
City of Toledo, FirstEnergy Economic Development Grant:	\$40,000

Standart-Simmons Building, cont.

“This grimy project had no hope of happening but for the historic tax credits. Ohio has a state credit to twin with the federal historic credit, those combined made the project possible, and now it is fully occupied.”

RICHARD KARP, KARP AND ASSOCIATES

DEVELOPMENT TEAM

DEVELOPER

Richard Karp, Build Tech
East Lansing, Michigan

ARCHITECT

Prater Development Ltd.
Lansing, Michigan

GENERAL CONTRACTOR

Kraemer Design Group
Detroit, Michigan

Community Revitalization Impact

The Standart-Simmons Building was the first downtown development of its kind in Toledo. The 75 loft apartments were fully leased within three months of completion. The influx of new residents to the area has brought vitality and dollars to local businesses.



BEFORE EXTERIOR: OHIO OFFICE OF REDEVELOPMENT; AFTER EXTERIOR: OHIO OFFICE OF REDEVELOPMENT; ALL AFTER INTERIOR: BUILD TECH

American Society for Metals (ASM) Building

MATERIALS PARK, OHIO | 14th District Representative David Joyce (R)



PROJECT PROFILE

ORIGINAL CONSTRUCTION DATE: 1959

ORIGINAL USE: Office

DATE OF REHABILITATION: 2011

Ongoing Economic Impacts:

Retained more than 80 jobs

Property and Project Highlights

Designed for the American Society for Metals (ASM) by Cleveland architect John Terrance Kelly and constructed in 1959, this facility has served as headquarters for the organization—now known as ASM International—for over 50 years. It is located in Materials Park, a 45-acre campus outside of Cleveland. The 60,000-square-foot semicircular building stands beneath an 11-story geodesic dome. Its 250 foot diameter makes it the largest open-framework structure of its type in the world.

Outdated systems and high operating costs had led ASM to consider out-of-state relocation, but local developer Michael Chesler recommended using the federal historic tax credit to help finance the rehabilitation of this midcentury modern architectural gem. The building was one of the first of its kind to receive federal historic tax credits.

Exterior work included a restoration of the original “green” roof and stainless steel solar shades. Interior renovations retained the building’s signature metal elements, including its floating stainless steel staircases. Restoration and sustainable improvements to the building cut heating and cooling costs by 50 percent while preserving its historical integrity and layout. During renovation, seven murals illustrating the history of metal working were discovered. The brushed metal murals by Greek artist Nikos Bel-Jon had been in storage for decades and now are displayed throughout the building. In 2012, the Chesler Group won the Wallpaper* Magazine Design Award for Best Renovation and a National Preservation Honor Award from the National Trust for Historic Preservation.

“The ASM International Headquarters is a globally significant building and has been a cherished treasure in Russell Township for over 50 years...The Chesler Group had to secure both State Historic and Federal Historic Tax Credits, so that the rehabilitation could be financially feasible...The rehabilitation project kept the ASM International Headquarters in Russell Township.”

JAMES DICKINSON, CHAIRMAN, BOARD OF TRUSTEES FOR RUSSELL TOWNSHIP

DEVELOPMENT TEAM

DEVELOPER

The Chesler Group
Materials Park, Ohio

ARCHITECT

Dimit Architects
Cleveland, Ohio

GENERAL CONTRACTOR

Chesler Construction
LLC
Materials Park, Ohio

Key Project Financing

Estimated Total Development Cost:	\$6,404,745
Federal Historic Tax Credit Equity:	\$1,016,249
State Historic Tax Credit Equity:	\$1,388,496
Loans:	\$4,000,000

Community Revitalization Impact

The ASM building, the largest business in Russell Township, has strong significance to the community. ASM employs more than 80 people, has a membership of over 35,000 nationally and internationally, offers camps and classes, and draws more than 2,000 visitors a year from around the world. The 45-acre grounds and mineral gardens are regularly open to the public and the building is available for tours. In addition, the vast amount of green space fits with Russell Township's goal of maintaining public open space.

ASM International is devoted to educating professionals and teachers by providing grants and summer camps to prepare students for a career in science. It also works with academics across Ohio to promote science education in high schools and universities. Most recently, the Cleveland Clinic has partnered with ASM to support research in the medical device field. As a direct result of the federal and state historic tax credits, Ohio will continue to enjoy all the economic and social benefits that accrue from ASM.



ALL PHOTOS COURTESY CHESLER GROUP

Capitol Theatre

CLEVELAND, OHIO | 11th District Representative Marcia Fudge (D)



BEFORE



AFTER

PROJECT PROFILE

ORIGINAL CONSTRUCTION DATE: 1921

ORIGINAL USE: Vaudeville theater

DATE OF REHABILITATION: 2009

NEW USE: Movie theater

Ongoing Economic Impacts:

ESTIMATED TOTAL JOBS: 113

STATE AND LOCAL TAXES GENERATED:
\$389,000

Property and Project Highlights

The Capitol Theatre was built in the 1920s as part of the Gordon Square Arcade in the Detroit Shoreway neighborhood. At the time, the arcade was referred to as the "Times Square of Cleveland." The Capitol Theatre is the oldest performance theater in the city and originally included 1,400 seats for vaudeville performances and silent films.

In the years since its heyday, the Gordon Square Arcade and Capitol Theatre suffered through a citywide economic decline. In the 1970s, residents would walk to the surrounding factories for work. As the manufacturing industry left Cleveland, the population was reduced, leaving behind abandoned storefronts and residences. In reaction to this exodus, the Detroit Shoreway Community Development Organization (DSCDO) began purchasing buildings along Detroit Avenue, including the Gordon Square Arcade that contains the Capitol Theatre. Unfortunately, despite the theater's steady decline, no renovations or repairs were undertaken for more than 20 years.

In 2006, as part of an ambitious effort to use the arts to spur neighborhood revitalization, DSCDO partnered with Marous Brothers Construction to renovate the Arcade and three nearby structures. DSCDO initially struggled to find financing for the long vacant and water damaged Capitol Theatre. Ultimately, it was able to assemble a creative financing package that utilized the federal historic tax credit and the state historic tax credit to move the \$6.9 million project forward. Renovations were completed in 2009, and the Capitol Theatre became the anchor of a newly envisioned Gordon Square Arts district.

Capitol Theatre, cont.

“To see new life being breathed into that place is just reinvigorating.”

CLEVELAND CITY COUNCILMAN MATT ZONE

DEVELOPMENT TEAM

DEVELOPER

Detroit Shoreway
Community
Development
Organization
Cleveland, Ohio

ARCHITECT

Berardi + Partners
Columbus, Ohio

GENERAL CONTRACTOR

Marous Brothers
Construction
Cleveland, Ohio

Key Project Financing

Estimated Total Development Cost:	\$6,888,414
Federal Historic Tax Credit:	\$1,170,456
State Historic Tax Credit:	\$1,143,750
Cleveland Foundation Grant:	\$500,000
City of Cleveland Core Cities Loan:	\$1,500,000
Cuyahoga County Grant:	\$360,000
National City Bank:	\$3,419,800

Community Revitalization Impact

The Capitol Theatre was a cornerstone of a \$30 million redevelopment initiative to rebrand and revitalize Detroit Shoreway as an arts district. Less than four years later, Detroit Avenue has over 50 new businesses and numerous new residential developments. Now known as the Gordon Square Arts District, it is currently the most diverse neighborhood in Cleveland. It boasts several historic districts and businesses owned by Cleveland-based entrepreneurs.



ALL PHOTOS COURTESY DETROIT SHOREWAY COMMUNITY DEVELOPMENT ORGANIZATION, MARQUIS, JANET MACOSKA

Mercantile Block

HAMILTON, OHIO | 8th District Representative John Boehner (R)



BEFORE



AFTER

PROJECT PROFILE

Davis-McCrary Building

ORIGINAL CONSTRUCTION DATE: 1875

ORIGINAL USE: Office space

DATE OF REHAB: 2008-2010

END USE: Mixed-use

Howell-Sohngen Building

ORIGINAL CONSTRUCTION DATE: 1875

ORIGINAL USE: Department store

DATE OF REHAB: 2008-2010

END USE: Mixed-use

Second National Bank

ORIGINAL CONSTRUCTION DATE: 1874

ORIGINAL USE: Bank

DATE OF REHAB: 2008-2010

END USE: Mixed-use

Ongoing Economic Impacts:

ESTIMATED TOTAL JOBS: 182

STATE AND LOCAL TAXES GENERATED:
\$626,700

Property and Project Highlights

The Mercantile Block consists of three buildings: the Second National Bank, the Howell-Sohngen building, and the Davis-McCrary Building. The block was a main part of Hamilton’s vibrant commercial corridor, housing dry goods shops in the early 20th century and department stores in the mid-20th century.

Both the Second National Bank and the Howell-Sohngen building are three-story Italianate style structures built in 1874 and 1875, respectively. The third building in the block, the Davis-McCrary Building, is a first renaissance revival style, a rare building type in Hamilton, constructed between 1875 and 1878.

By the late 1990s, all three buildings were vacant, decrepit, and threatened with demolition. The City of Hamilton purchased the buildings, hoping to revitalize its downtown commercial corridor. After the first rehabilitation attempt failed, the City turned to Steve Coon of Historic Developers, LLC, and Sandvick Architects of Cleveland for assistance. At that time, the project was still without bank financing. The Hamilton Community Foundation provided gap financing with a loan of \$3 million to kick-start the project. The loan came with interest, which was used to provide additional grants as incentives to redevelop the community.

Key Project Financing

Estimated Total Development Cost:	\$11,100,000
Federal Historic Tax Credit:	\$2,200,000
State Historic Tax Credit:	\$2,700,000
City of Hamilton Grants:	\$480,000
Hamilton Community Foundation:	\$3,200,000
Conservation & Façade Easements:	\$1,600,000

“If the historic tax credit program was not available in Ohio, I would not have been able to save and develop the Mercantile Building.”

STEVE COON, HISTORIC DEVELOPERS LLC, CANTON, OHIO

DEVELOPMENT TEAM

DEVELOPER

Historic Developers LLC,
Steve Coon
Canton, Ohio

ARCHITECT

Sandvick Architects,
Jonathan Sandvick
Cleveland, Ohio

GENERAL CONTRACTORS

Coon Restoration &
Sealants, Steve Coon
Louisville, Ohio

Community Revitalization Impact

Despite facing significant financing challenges, the Mercantile Block was successfully rehabilitated using the federal historic tax credit and has become a catalyst for redevelopment in downtown Hamilton. Throughout construction, 75 workers were employed, and since its completion, 28 permanent jobs have been created in downtown Hamilton. The success of the Mercantile Block has encouraged additional rehabilitation projects and reignited development interest in downtown properties. For example, the Hamilton Journal-News Building and the Opera House are both historic downtown buildings currently undergoing rehabilitation. In addition, the City is considering nominating the entire downtown district to the National Register of Historic Places. Such a distinction would further encourage redevelopment through the use of federal and state historic tax credits.

The housing and office space created in the Mercantile Block are both in high demand. The project's first phase of market-rate apartments in the Davis-McCrory Building were fully leased at higher-than-average rents within 10 weeks of completion. The second phase added 21 apartments, an art gallery, and a reopened three-story atrium. The Mercantile Block is now home to over 300 Hamilton residents. Largely due to this rehabilitation project, Hamilton is now the second-fastest-growing city in Ohio with a population over 50,000.

In addition to its residential units, the Mercantile Block houses two Hamilton businesses: the Community Design Alliance (CDA) and the Millikin & Fitton Law Firm. CDA's offices won recognition from Cincinnati Chapter of the American Institute of Architects and received LEED Silver Certification from the U.S. Green Building Council. The Millikin & Fitton Law Firm, which has operated in

Hamilton since 1840, leases space in the Howell-Sohnngen building. The firm wanted to be a part of the downtown revitalization effort and leased the space immediately after the initial viewing.



William Taylor, Son & Co. Building

CLEVELAND, OHIO | 11th District Representative Marcia Fudge (D)



BEFORE



AFTER

PROJECT PROFILE

ORIGINAL CONSTRUCTION DATE: 1909

ORIGINAL USE: Department store

DATE OF REHAB: 2013

END USE: Retail, office space, and 240 apartments

Ongoing Economic Impacts:

ESTIMATED TOTAL JOBS: 1,133

STATE AND LOCAL TAXES GENERATED: \$3,899,000

Property and Project Highlights

William Taylor and Thomas Kilpatrick opened their one room dry goods store on Euclid Avenue in Cleveland in 1870. Only a few years later, the business employed 36 salesmen, selling everything from dry goods to jewelry. As the company continued to grow, a large department store was built in 1909 at 668 Euclid, the heart of Euclid Avenue. Eventually, the business was simply known as Taylor's Department Store. As businesses left downtown Cleveland in the mid-1950s, the department store was forced to close and was converted to office space.

As an outdated and dilapidated office building, the William Taylor, Son & Co. Building stood vacant for many years, covered by a false façade. Intent on bringing back vibrancy to downtown Cleveland, the K & D Group, a local developer, secured federal and state historic tax credits to rehabilitate the building into a modern, mixed-use structure. The project incorporated a variety of funding sources, but the historic tax credits provided the financial stability investors were looking for. The historic tax credits were a vital component to the project's success in creating housing, retail, and office space—making this landmark an economic driver in Cleveland once again.

William Taylor, Son & Co. Building, cont.

“These mixed-use projects, that draw both employees and residents to downtown neighborhoods, are central to our economic development efforts.”

JOE CIMPERMAN, CLEVELAND CITY COUNCILMAN

DEVELOPMENT TEAM

DEVELOPER

K & D Group
Cleveland, Ohio

ARCHITECT

Berardi + Partners
Columbus, Ohio

GENERAL CONTRACTOR

Cleveland Construction
Cleveland, Ohio

Key Project Financing

Estimated Total Development Cost:	\$69,054,640
Federal Historic Tax Credit Equity:	\$9,394,649
State Historic Tax Credit Equity:	\$6,057,076
New Markets Tax Credits allocation:	\$20,000,000
Cuyahoga County Economic Development Loan:	\$1,100,000
Tax Increment Financing from the City of Cleveland:	\$5,100,000
Bridge Financing/Seller Financing:	\$3,330,000
Cleveland Civic Vision/Leverage Lender:	\$1,500,000
Developer Loan:	\$1,000,000

Community Revitalization Impact

Downtown Cleveland needed a blend of commercial and residential space to thrive and the rehabilitated William Taylor, Sons and Co. Building delivered the right mix. The project’s 240 apartments appealed to young professionals interested in a downtown urban lifestyle, while its first floor retail and office space attracted new businesses to Cleveland’s historic commercial corridor. As new residents move to the area, businesses such as Rosetta, a marketing firm located in the suburbs, are moving back to downtown Cleveland.



The first floor now houses Wyse Advertising, Cleveland’s largest advertising agency. According to Margaret Weitzel, an executive vice president for Wyse, the new location helps to recruit top talent by offering an exciting and unique place to work and live. In addition, the complex is linked to other Cleveland neighborhoods experiencing similar revitalization via the HealthLine. Presently, the William Taylor, Sons and Co. Building is 100 percent leased with a 300 person waiting list for vacancies.



ALL PHOTOS COURTESY OHIO OFFICE OF REDEVELOPMENT

Born Capital Brewery

COLUMBUS, OHIO | 15th District Representative Steve Stivers (R)



BEFORE



AFTER

PROJECT PROFILE

ORIGINAL CONSTRUCTION DATE: 1895

ORIGINAL USE: Brewery and bottling plant

DATE OF REHABILITATION: 2010

END USE: 47 apartments

Ongoing Economic Impacts:

ESTIMATED TOTAL JOBS: 166

STATE AND LOCAL TAXES GENERATED:
\$570,300

Property and Project Highlights

The Born Capital Brewery building served as the bottling operation for the brewery in the late 1800s through the early 1900s. It is the only building left of the four German breweries along South Front Street in Columbus.

The Edwards Companies purchased the vacant warehouse in 2007, intending to convert it into condos. However, following the housing market collapse in 2008, creative financing options were needed as banks started pulling funding from the project. Jeff Edwards, president of Edwards Companies, began evaluating the use of federal and state historic tax credits for the project. After assembling a team entirely from Columbus, the building was listed on the National Register of Historic Places. The designation allowed the project to qualify for federal and state historic tax credits, giving it the boost it needed to proceed in a risky housing market. The result is 47 apartments and a well-preserved landmark from Columbus' industrial heritage.

Key Project Financing

Estimated Total Development Costs:	\$10,300,000
Federal Historic Tax Credit:	\$1,300,000
State Historic Tax Credit:	\$1,250,000

Born Capital Brewery, cont.

“[Historic Tax Credits] made the project, even in this economy, much more economically viable.”

JEFF EDWARDS, PRESIDENT, EDWARDS COMPANIES

DEVELOPMENT TEAM

DEVELOPER

Edwards Companies
Columbus, Ohio

ARCHITECT

Lupton Rausch
Architecture &
Interior Design
Columbus, Ohio

GENERAL CONTRACTORS

Multicon Construction
Co. and Duffy Company
Columbus, Ohio

Community Revitalization Impact

Upon completion, the building's 47 market-rate loft apartments were quickly leased, with a long wait list for vacancies. The success of the project has encouraged the Edwards Companies to continue utilizing the federal and state historic tax credit to revitalize downtown Columbus. Its latest project, the Welsh Presbyterian Church, was approved for state historic tax credits in December of 2012. The Welsh Presbyterian Church has an estimated total development cost of almost \$18 million, bringing more jobs and revitalization to Columbus.



AFTER EXTERIOR IMAGE: WALKER EVANS FOR COLUMBUSUNDERGROUND.COM;
AFTER INTERIOR IMAGES: OHIO OFFICE OF REDEVELOPMENT; BEFORE: OHIO OFFICE OF REDEVELOPMENT

Additional Historic Tax Credit Project Shorts



PHOTO: WALLICK CO.

Berwick Hotel—Cambridge, Ohio | 6th District, Representative Bill Johnson (R)

ORIGINAL USE: Hotel

NEW USE: The Berwick Hotel was the cornerstone of the City of Cambridge's redevelopment plan. It was rehabilitated in 2008, along with three other buildings on the block, bringing vitality back to Cambridge's downtown.

ESTIMATED TOTAL DEVELOPMENT COST: \$7,611,740

FEDERAL HISTORIC TAX CREDIT: \$895,111

STATE HISTORIC TAX CREDIT: \$1,013,512



PHOTO: OHIO OFFICE OF REDEVELOPMENT

Kaiser Building—Akron, Ohio | 11th District, Representative Marcia Fudge (D)

ORIGINAL USE: Metalwork business and German singing group facility

NEW USE: The building stood vacant for decades until it was rehabilitated in 2009. It now houses two restaurants and several local businesses.

ESTIMATED TOTAL DEVELOPMENT COST: \$2,100,000

FEDERAL HISTORIC TAX CREDIT: \$300,000

STATE HISTORIC TAX CREDIT: \$374,415



PHOTO: SANDVICK ARCHITECTS

Cleveland Institute of Art—Cleveland, Ohio | 11th District, Representative Marcia Fudge (D)

ORIGINAL USE: Ford Motor Company Model-T Plant

NEW USE: The Cleveland Institute of Art was able to perform the necessary—and costly—renovations to the building thanks to federal and state historic tax credits. The building has now been transformed into a modern educational facility, including new classrooms, exhibit space and student housing.

ESTIMATED TOTAL DEVELOPMENT COST: \$47,463,100

FEDERAL HISTORIC TAX CREDIT: \$6,039,000

STATE HISTORIC TAX CREDIT: \$4,059,000

Additional Historic Tax Credit Project Shorts



PHOTO: OHIO OFFICE OF REDEVELOPMENT

American Can Building—Cincinnati, Ohio | 1st District, Representative Steve Chabot (R)

ORIGINAL USE: Manufacturing canning equipment

NEW USE: Using federal and state historic tax credits, along with a Federal Clean Ohio Brownfield Revitalization loan, this former manufacturing building was rehabilitated into 110 loft apartments and 12,000 square feet of office and retail space.

ESTIMATED TOTAL DEVELOPMENT COST: \$20,640,224

FEDERAL HISTORIC TAX CREDIT: \$3,653,810

STATE HISTORIC TAX CREDIT: \$4,500,000



PHOTO: OHIO OFFICE OF REDEVELOPMENT

Erie Terminal—Youngstown, Ohio | 13th District, Representative Tim Ryan (D)

ORIGINAL USE: Railroad station

NEW USE: The old Erie Terminal railroad station will become Erie Terminal Place, a mixed-use facility consisting of 9,000 square feet of commercial/retail space on the first floor and a 40-unit residential apartment complex on the upper five floors.

ESTIMATED TOTAL DEVELOPMENT COST: \$12,000,000

FEDERAL HISTORIC TAX CREDIT: \$2,059,756

STATE HISTORIC TAX CREDIT: \$2,574,695



PHOTO: LWC INC.

McCormick Manufacturing Co. Building—Dayton, Ohio | 10th District, Representative Michael Turner (R)

ORIGINAL USE: Warehouse for plumbing supplies

NEW USE: A local architecture firm, Lorenz Williams, converted the former warehouse into 15,000 square feet of office space for itself and created 10 loft style apartments with the remaining space. The project allows the firm to continue to grow, while contributing to the revitalization of downtown Dayton.

ESTIMATED TOTAL DEVELOPMENT COST: \$2,600,000

FEDERAL HISTORIC TAX CREDIT: \$700,000

Historic Tax Credit Projects

2001-2012

PROJECT NAME	ADDRESS	CITY	YEAR	QUALIFIED EXPENDITURES	USE
Watters Apartments (Nela Manor)	608 West Market Street	Akron	2006	\$2,164,173	Housing
The United Building	1 South Main Street	Akron	2004	\$4,000,000	Office
The Gothic Building	102 South High Street	Akron	2011	\$2,250,837	Commercial
The Dickson Transfer Co Building	24 North High Street	Akron	2007	\$706,000	Multi-Use
The Commerce Block—Hermes Building	43 East Market Street	Akron	2009	\$600,000	Housing
The AC&Y Building (The Herberich Building)	12 East Exchange Street	Akron	2010	\$656,129	Commercial
Rhodes Apartments (Nela Manor)	614 West Market Street	Akron	2006	\$741,694	Housing
Kaiser Building	323 South Main Street	Akron	2011	\$1,825,629	Commercial
Andrew Jackson Residence	277 East Mill Street	Akron	2009	\$3,372,000	Office
Akron Post Office and Federal Building	168 East Market Street	Akron	2008	\$10,100,000	Office
The Selle Gear Company	451 South High Street	Akron	2012	\$2,100,350	Commercial, Office, Multi-Use
First National Bank Building	502 East Main Street	Alliance	2002	\$1,225,000	Housing
Weisberger Building	553 West Tuscarawas Avenue	Barberton	2005	\$4,525,315	Housing
Zweig Building	3396 Belmont Street	Bellaire	2001	\$2,214,094	Housing
Conservatory Of Music Annex, Baldwin Wallace College	19 Church Street	Berea	2011	\$2,657,970	Other
Berwick Hotel	601 Wheeling Avenue	Cambridge	2012	\$4,214,393	Housing
Youngstown Sheet and Tube Housing	310 Jackson Street	Campbell	2002	\$79,501	Housing
Youngstown Sheet and Tube Housing	306 Jackson Street	Campbell	2002	\$81,345	Housing
Youngstown Sheet and Tube Housing	266 Jackson Street	Campbell	2002	\$81,734	Housing
Youngstown Sheet and Tube Housing	288 Jackson Street	Campbell	2002	\$81,735	Housing
Youngstown Sheet and Tube Housing	302 Jackson Street	Campbell	2002	\$81,735	Housing
Youngstown Sheet and Tube Housing	286 Jackson Street	Campbell	2002	\$82,123	Housing
Youngstown Sheet and Tube Housing	304 Jackson Street	Campbell	2002	\$82,885	Housing
Youngstown Sheet and Tube Housing	308 Jackson Street	Campbell	2002	\$83,275	Housing
Youngstown Sheet and Tube Housing	284 Jackson Street	Campbell	2002	\$83,275	Housing
Youngstown Sheet and Tube Housing	296 Jackson Street	Campbell	2002	\$83,372	Housing
Youngstown Sheet and Tube Housing	274 Jackson Street	Campbell	2002	\$83,908	Housing
Youngstown Sheet and Tube Housing	270 Jackson Street	Campbell	2002	\$87,866	Housing
Youngstown Sheet and Tube Housing	298 Jackson Street	Campbell	2002	\$83,372	Housing
Youngstown Sheet and Tube Housing	278 Jackson Street	Campbell	2002	\$82,122	Housing
Youngstown Sheet and Tube Housing	280 Jackson Street	Campbell	2002	\$82,533	Housing
Youngstown Sheet and Tube Housing	276 Jackson Street	Campbell	2002	\$84,072	Housing
St. Edward Hotel	400 Market Avenue North	Canton	2009	\$4,329,047	Multi-Use
Garnet B. French House	2410 Cleveland Avenue, NW	Canton	2004	\$252,370	Office
A. B. Carlson House and Store	10750 Mayfield Road	Chardon	2002	\$377,000	Commercial
1225 Main Street	1225 Main Street	Cincinnati	2001	\$84,440	Commercial
1609 Pleasant Street	1609 Pleasant Street	Cincinnati	2006	\$389,838	Housing
The Shillito Building	1216 Jackson Street	Cincinnati	2006	\$3,300,000	Other
The Pawn Shop Building	1126 Main Street	Cincinnati	2003	\$210,000	Other

PROJECT NAME	ADDRESS	CITY	YEAR	QUALIFIED EXPENDITURES	USE
Sycamore Hill Apartments	1719 Sycamore Street	Cincinnati	2004	\$205,156	Housing
Sycamore Hill Apartments	1721 Sycamore Street	Cincinnati	2004	\$209,386	Housing
Sycamore Hill Apartments	1723 Sycamore Street	Cincinnati	2004	\$289,098	Housing
Sycamore Hill Apartments	1725 Sycamore Street	Cincinnati	2004	\$321,528	Housing
Sycamore Hill Apartments	1733 Sycamore Street	Cincinnati	2004	\$489,614	Housing
Sun Furniture Building	1100 Sycamore Street	Cincinnati	2004	\$1,800,000	Multi-Use
Sun Apartment Building	21 West 13th Street	Cincinnati	2008	\$1,281,523	Housing
Reinerman Building	341 West 4th Street	Cincinnati	2004	\$1,281,200	Commercial
Power Building	224 East 8th Street	Cincinnati	2005	\$14,709,645	Commercial
Pembrook Building	22 East 12th Street	Cincinnati	2006	\$6,600,000	Other
Park Hall	1222 Race Street	Cincinnati	2005	\$693,000	Housing
Oesterlein Machine Company Complex	3301 Colerain Avenue	Cincinnati	2006	\$7,774,716	Housing
Krippendorf-Dittman Building	628 Sycamore Street	Cincinnati	2002	\$9,500,000	Housing
Kinco Company Building	335 West 4th Street	Cincinnati	2004	\$937,460	Commercial
Heinechen Building	1602 Main Street	Cincinnati	2008	\$264,185	Housing
Harkavy Hall	24 West 12th Street	Cincinnati	2009	\$2,436,627	Housing
Hanke Building	1128 Main Street	Cincinnati	2003	\$5,000,000	Other
Hammann Flats	1601 Main Street	Cincinnati	2008	\$516,473	Commercial
Hale Justice Building	2024 East Central Parkway	Cincinnati	2001	\$3,200,000	Housing
Ford Motor Company Cincinnati Plant	660 Lincoln Avenue	Cincinnati	2004	\$11,774,395	Office
Excelsior Laundry Building	1340 Clay Street	Cincinnati	2001	\$1,700,000	Office
Emery Theatre	100 East Central Parkway	Cincinnati	2007	\$9,811,597	Housing
Ehrlich Building	1600 Main Street	Cincinnati	2008	\$340,266	Housing
E. A. Kinsey Building	331 West 4th Street	Cincinnati	2004	\$2,098,670	Housing
Christian Moerlein House	2017 Elm Street	Cincinnati	2005	\$170,000	Housing
Barlow Motors Building	1100 Race Street	Cincinnati	2002	\$1,193,059	Office
Alfred White Monument Company	325 West 5th Street	Cincinnati	2008	\$494,415	Commercial
Alexandra Apartments	921 East William H. Taft Road	Cincinnati	2004	\$10,624,107	Housing
418 East 12th Street	418 East 12th Street	Cincinnati	2001	\$390,390	Commercial
115 East McMicken Avenue	115 East McMicken Avenue	Cincinnati	2001	\$129,299	Housing
30 East 15th Street	30 East 15th Street	Cincinnati	2001	\$236,457	Housing
199 East McMicken Avenue	199 East McMicken Avenue	Cincinnati	2001	\$258,598	Housing
10 Antique Street	10 Antique Street	Cincinnati	2001	\$259,820	Housing
117 East McMicken Avenue	117 East McMicken Avenue	Cincinnati	2002	\$129,300	Housing
1123 Walnut Street	1123 Walnut Street	Cincinnati	2002	\$517,000	Housing
124 East McMicken Avenue	124 East McMicken Avenue	Cincinnati	2002	\$551,721	Housing
126 East McMicken Avenue	126 East McMicken Avenue	Cincinnati	2002	\$428,775	Housing
128 East McMicken Avenue	128 East McMicken Avenue	Cincinnati	2002	\$488,740	Housing
126 East McMicken Avenue	126 East McMicken Avenue	Cincinnati	2002	\$569,582	Housing
143 McMicken Avenue	143 McMicken Avenue	Cincinnati	2002	\$671,705	Housing
1227 Main Street	1227 Main Street	Cincinnati	2002	\$174,880	Commercial
1731 Elm Street	1731 Elm Street	Cincinnati	2002	\$575,247	Commercial
41 East McMicken Avenue	41 East McMicken Avenue	Cincinnati	2002	\$649,250	Housing
22 West Elder Street	22 West Elder Street	Cincinnati	2002	\$296,948	Commercial
1815 Elm Street	1815 Elm Street	Cincinnati	2002	\$806,606	Commercial
657 Neave Street	657 Neave Street	Cincinnati	2003	\$88,451	Housing
2144 Hatmaker Street	2144 Hatmaker Street	Cincinnati	2003	\$176,901	Housing
655 Neave Street	655 Neave Street	Cincinnati	2003	\$265,352	Housing
700 Neave Street	700 Neave Street	Cincinnati	2003	\$265,352	Housing
724 State Street	724 State Street	Cincinnati	2003	\$353,802	Housing
726 State Street	726 State Street	Cincinnati	2003	\$442,253	Housing
634 Neave Street	634 Neave Street	Cincinnati	2003	\$530,703	Housing
220 East Liberty	220 East Liberty	Cincinnati	2003	\$230,817	Housing

PROJECT NAME	ADDRESS	CITY	YEAR	QUALIFIED EXPENDITURES	USE
17 Green Street	17 Green Street	Cincinnati	2003	\$279,990	Housing
19 Green Street	19 Green Street	Cincinnati	2003	\$616,406	Housing
2131 Storrs Street	2131 Storrs Street	Cincinnati	2003	\$247,188	Housing
2127 Storrs Street	2127 Storrs Street	Cincinnati	2003	\$179,112	Housing
2129 Storrs Street	2129 Storrs Street	Cincinnati	2003	\$321,943	Housing
616 Church Street (Front)	616 Church Street	Cincinnati	2003	\$337,954	Housing
613 Burn Street	613 Burn Street	Cincinnati	2003	\$348,456	Housing
661 Neave Street	661 Neave Street	Cincinnati	2003	\$352,543	Housing
2133 St. Michael Street	2133 St. Michael Street	Cincinnati	2003	\$373,075	Housing
720 State Street	720 State Street	Cincinnati	2003	\$375,567	Housing
610 Church Street	610 Church Street	Cincinnati	2003	\$414,240	Housing
665 Neave Street	665 Neave Street	Cincinnati	2003	\$414,639	Housing
2151 Hatmaker Street	2151 Hatmaker Street	Cincinnati	2003	\$662,725	Housing
2136 Hatmaker Street	2136 Hatmaker Street	Cincinnati	2003	\$745,951	Housing
616 Church Street (Rear)	616 Church Street	Cincinnati	2003	\$46,084	Other
1233 Vine Street	1233 Vine Street	Cincinnati	2004	\$326,695	Housing
1235 Vine Street	1235 Vine Street	Cincinnati	2004	\$571,145	Housing
1327 Vine Street	1327 Vine Street	Cincinnati	2004	\$611,259	Housing
1301 Vine Street	1301 Vine Street	Cincinnati	2004	\$630,174	Housing
22 West 15th Street	22 West 15th Street	Cincinnati	2004	\$635,713	Housing
1731 Sycamore	1731 Sycamore	Cincinnati	2004	\$349,063	Housing
1206 Clay Street	1206 Clay Street	Cincinnati	2004	\$169,658	Housing
1208 Clay Street	1208 Clay Street	Cincinnati	2004	\$203,317	Housing
1321 Vine Street	1321 Vine Street	Cincinnati	2004	\$1,123,620	Commercial
1320 Republic Street	1320 Republic Street	Cincinnati	2004	\$905,290	Housing
2133 Storrs Street	2133 Storrs Street	Cincinnati	2004	\$219,506	Housing
43 Mulberry Street	43 Mulberry Street	Cincinnati	2004	\$365,843	Housing
1613 Race Street	1613 Race Street	Cincinnati	2005	\$219,506	Housing
2111 Race Street	2111 Race Street	Cincinnati	2005	\$219,506	Housing
14 East 14th Street	14 East 14th Street	Cincinnati	2005	\$219,506	Housing
82 Mulberry Street	82 Mulberry Street	Cincinnati	2005	\$219,506	Housing
136 Mulberry Street	136 Mulberry Street	Cincinnati	2005	\$219,506	Housing
1405 Race Street	1405 Race Street	Cincinnati	2005	\$292,675	Housing
1719 Race Street	1719 Race Street	Cincinnati	2005	\$292,675	Housing
1615 Race Street	1615 Race Street	Cincinnati	2005	\$439,012	Housing
1639 Hamer Street	1639 Hamer Street	Cincinnati	2005	\$439,012	Housing
78 Mulberry Street	78 Mulberry Street	Cincinnati	2005	\$439,012	Housing
210 Schiller Street	210 Schiller Street	Cincinnati	2005	\$658,518	Housing
2239 Vine Street	2239 Vine Street	Cincinnati	2005	\$73,169	Housing
2241 Vine Street	2241 Vine Street	Cincinnati	2005	\$73,169	Housing
2243 Vine Street	2243 Vine Street	Cincinnati	2005	\$73,169	Housing
2245 Vine Street	2245 Vine Street	Cincinnati	2005	\$73,169	Housing
2247 Vine Street	2247 Vine Street	Cincinnati	2005	\$73,169	Housing
2249 Vine Street	2249 Vine Street	Cincinnati	2005	\$73,169	Housing
2251 Vine Street	2251 Vine Street	Cincinnati	2005	\$73,169	Housing
2253 Vine Street	2253 Vine Street	Cincinnati	2005	\$73,169	Housing
2255 Vine Street	2255 Vine Street	Cincinnati	2005	\$73,169	Housing
1700 Elm Street	1700 Elm Street	Cincinnati	2005	\$439,012	Housing
1632 Hughes Street	1632 Hughes Street	Cincinnati	2005	\$297,043	Housing
76 East McMicken Avenue	76 East McMicken Avenue	Cincinnati	2006	\$1,387,295	Commercial
1705 Lang Street	1705 Lang Street	Cincinnati	2006	\$539,597	Housing
1217 Republic Street	1217 Republic Street	Cincinnati	2006	\$2,667,053	Housing
31 West 13th Street	31 West 13th Street	Cincinnati	2006	\$2,364,122	Housing

PROJECT NAME	ADDRESS	CITY	YEAR	QUALIFIED EXPENDITURES	USE
72 East McMicken Avenue	72 East McMicken Avenue	Cincinnati	2006	\$298,359	Housing
70 East McMicken Avenue	70 East McMicken Avenue	Cincinnati	2006	\$578,700	Commercial
80 East McMicken Avenue	80 East McMicken Avenue	Cincinnati	2006	\$699,413	Commercial
1411 Main Street	1411 Main Street	Cincinnati	2006	\$1,284,032	Housing
2155 Loth Street	2155 Loth Street	Cincinnati	2006	\$791,468	Housing
232 East Clifton Avenue (Rear)	232 East Clifton Avenue—Rear	Cincinnati	2006	\$140,494	Housing
528 East Thirteenth Street	528 East Thirteenth Street	Cincinnati	2006	\$211,346	Housing
232 East Clifton Avenue (Front)	232 East Clifton Avenue	Cincinnati	2006	\$249,923	Housing
17 Back Street	17 Back Street	Cincinnati	2006	\$316,648	Housing
523 Dandridge Street	523 Dandridge Street	Cincinnati	2006	\$336,401	Housing
13 Back Street	13 Back Street	Cincinnati	2006	\$395,810	Housing
1221 Jackson Street	1221 Jackson Street	Cincinnati	2006	\$398,711	Housing
519 Dandridge Street	519 Dandridge Street	Cincinnati	2006	\$427,588	Housing
521 Dandridge Street	521 Dandridge Street	Cincinnati	2006	\$444,221	Housing
7 Back Street	7 Back Street	Cincinnati	2006	\$79,162	Housing
19 Back Street	19 Back Street	Cincinnati	2006	\$79,162	Housing
1650 Hamer Street	1650 Hamer Street	Cincinnati	2006	\$79,162	Housing
9 Back Street	9 Back Street	Cincinnati	2006	\$158,324	Housing
1654 Hamer Street	1654 Hamer Street	Cincinnati	2006	\$237,486	Housing
1652 Hamer Street	1652 Hamer Street	Cincinnati	2006	\$395,810	Housing
527 Dandridge Street	527 Dandridge Street	Cincinnati	2006	\$445,926	Housing
21 Back Street	21 Back Street	Cincinnati	2006	\$870,782	Housing
223 Peete Street	223 Peete Street	Cincinnati	2006	\$212,233	Housing
122 East Clifton Avenue	122 East Clifton Avenue	Cincinnati	2007	\$387,735	Housing
1639 Vine Street	1639 Vine Street	Cincinnati	2007	\$441,532	Housing
2258 Vine Street	2258 Vine Street	Cincinnati	2007	\$384,472	Housing
1916 Colerain Avenue	1916 Colerain Avenue	Cincinnati	2007	\$592,235	Housing
850 Dayton Street (Front and Rear)	850 Dayton Street	Cincinnati	2007	\$885,271	Housing
1624 Moore Street	1624 Moore Street	Cincinnati	2007	\$325,446	Housing
1702 Elm Street (Rear)	1702 Elm Street (Rear)	Cincinnati	2007	\$109,430	Housing
1627 Walnut Street	1627 Walnut Street	Cincinnati	2007	\$535,735	Housing
1702 Elm Street (Front)	1702 Elm Street (Front)	Cincinnati	2007	\$547,160	Housing
1642 Vine Street	1642 Vine Street	Cincinnati	2007	\$724,783	Housing
1622 Logan Street	1622 Logan Street	Cincinnati	2007	\$463,653	Housing
1626 Moore Street	1626 Moore Street	Cincinnati	2007	\$275,510	Housing
1700 Logan Street	1700 Logan Street	Cincinnati	2007	\$407,625	Housing
1528 Pleasant Street	1528 Pleasant Street	Cincinnati	2007	\$657,300	Housing
1613 Hughes Street	1613 Hughes Street	Cincinnati	2007	\$255,142	Housing
208 West 14th Street	208 West 14th Street	Cincinnati	2007	\$392,714	Housing
539 East 13th Street	539 East 13th Street	Cincinnati	2007	\$152,318	Housing
1904 Baymiller Street	1904 Baymiller Street	Cincinnati	2007	\$349,729	Housing
1537 Pleasant Street	1537 Pleasant Street	Cincinnati	2007	\$392,714	Housing
537 East 13th Street	537 East 13th Street	Cincinnati	2007	\$523,618	Housing
217 Mulberry	217 Mulberry	Cincinnati	2008	\$523,618	Housing
515 West McMicken Avenue	515 West McMicken Avenue	Cincinnati	2008	\$303,067	Housing
441 West McMicken Avenue	441 West McMicken Avenue	Cincinnati	2008	\$333,616	Housing
467 West McMicken Avenue	467 West McMicken Avenue	Cincinnati	2008	\$595,042	Housing
1706 Logan Street	1706 Logan Street	Cincinnati	2008	\$615,567	Housing
1704 Vine Street	1704 Vine Street	Cincinnati	2008	\$965,891	Housing
210 Magnolia Street	210 Magnolia Street	Cincinnati	2008	\$514,402	Housing
1710 Republic Street	1710 Republic Street	Cincinnati	2008	\$255,142	Housing
1812 Baymiller Street	1812 Baymiller Street	Cincinnati	2008	\$465,045	Housing
212 Magnolia Street	212 Magnolia Street	Cincinnati	2008	\$679,987	Housing

PROJECT NAME	ADDRESS	CITY	YEAR	QUALIFIED EXPENDITURES	USE
1713 Vine Street	1713 Vine Street	Cincinnati	2008	\$1,008,424	Housing
1344 Vine Street	1344 Vine Street	Cincinnati	2008	\$1,148,138	Housing
1605 Main Street	1605 Main Street	Cincinnati	2008	\$381,423	Housing
1606 Main Street	1606 Main Street	Cincinnati	2008	\$590,166	Housing
2200 Vine Street	2200 Vine Street	Cincinnati	2009	\$1,513,074	Housing
1346 Broadway Street	1346 Broadway Street	Cincinnati	2010	\$293,006	Housing
23 Green Street (Front Building)	23 Green Street	Cincinnati	2011	\$250,000	Housing
23 Green Street (Rear Building)	23 Green Street	Cincinnati	2011	\$150,000	Housing
1415 Vine Street	1415 Vine Street	Cincinnati	2011	\$499,943	Commercial
1419 Vine Street	1419 Vine Street	Cincinnati	2011	\$760,061	Commercial
1423 Vine Street	1423 Vine Street	Cincinnati	2011	\$1,170,530	Commercial
1401 Vine Street	1401 Vine Street	Cincinnati	2011	\$1,643,723	Commercial
1405 Vine Street	1405 Vine Street	Cincinnati	2011	\$1,854,031	Housing
1413 Vine Street	1413 Vine Street	Cincinnati	2011	\$637,381	Commercial
1417 Vine Street	1417 Vine Street	Cincinnati	2011	\$641,071	Commercial
1411 Vine Street	1411 Vine Street	Cincinnati	2011	\$849,534	Commercial
1421 Vine Street	1421 Vine Street	Cincinnati	2011	\$991,584	Commercial
1616 Race Street (Front Building)	1616 Race Street	Cincinnati	2012	\$425,678	Housing
Dana Hotel	15-17 West 12th Street	Cincinnati	2012	\$4,159,022	Housing
American Can Company Building	4101 Spring Grove Avenue	Cincinnati	2012	\$18,669,164	Commercial, Housing, Multi-Use
1406 Race Street	1406 Race Street	Cincinnati	2012	\$873,400	Office
1412-1416 Race Street	1412-1416 Race Street	Cincinnati	2012	\$873,400	Office
1410 Race Street	1410 Race Street	Cincinnati	2012	\$873,400	Office
126 East McMicken Avenue (Rear)	126 East McMicken Avenue	Cincinnati	2012	\$257,015	Housing
2017 Vine Street	2017 Vine Street	Cincinnati	2012	\$290,410	Housing
126 East McMicken Avenue (Front)	126 East McMicken Avenue	Cincinnati	2012	\$352,492	Housing
128 East McMicken Avenue	128 East McMicken Avenue	Cincinnati	2012	\$423,267	Housing
143-145 East McMicken Avenue	143-145 East McMicken Avenue	Cincinnati	2012	\$534,286	Housing
2019 Vine Street	2019 Vine Street	Cincinnati	2012	\$290,411	Housing
41-43 East McMicken Avenue	41-43 East McMicken Avenue	Cincinnati	2012	\$460,660	Housing
6 Findlay Street	6 Findlay Street	Cincinnati	2012	\$517,799	Housing
Winton Hotel	1012 Prospect Avenue	Cleveland	2006	\$13,500,000	Housing
White Chewing Gum Company Building / Chicle Building	10307 Detroit Avenue	Cleveland	2005	\$4,144,827	Housing
West Technical High School	2201 West 93rd Street	Cleveland	2005	\$36,280,470	Housing
Weizer Building	11801 Buckeye Road	Cleveland	2003	\$2,100,000	Other
Waverly Building	2020 East 4th Street	Cleveland	2005	\$1,200,000	Housing
Waterman Service Building	3030 East 63rd Street	Cleveland	2005	\$5,800,000	Housing
Wade Chateau Apartments	9501 Wade Park Avenue	Cleveland	2009	\$7,138,748	Housing
W. T. Grant Company Store and Annex	234 Euclid Avenue	Cleveland	2005	\$7,100,000	Commercial
Van Rooy Coffee Company	2900 Detroit Avenue	Cleveland	2005	\$2,900,000	Office
University Lofts (Scott A. Rogers Building)	2020 Euclid Avenue	Cleveland	2010	\$8,350,177	Commercial
University Lofts	2010 Euclid Avenue	Cleveland	2010	\$1,600,202	Commercial
United Motor Service Building	4019 Prospect Avenue	Cleveland	2011	\$5,200,000	Commercial
United Motor Company Building	4019 Prospect Avenue	Cleveland	2001	\$4,100,000	Other
Union Trust Building	6501 Detroit Avenue	Cleveland	2006	\$1,754,952	Housing
Union Gospel Press	2358 West 7th Street	Cleveland	2010	\$17,658,174	Housing
Union Club	1211 Euclid Avenue	Cleveland	2006	\$3,500,000	Other
Tower Press Building	1900 Superior Avenue	Cleveland	2003	\$10,500,000	Commercial
The Woolworth Building	308 Euclid Avenue	Cleveland	2005	\$9,000,000	Other
The Walker Weeks Office Building	2341 Carnegie Avenue	Cleveland	2006	\$12,500,000	Commercial

PROJECT NAME	ADDRESS	CITY	YEAR	QUALIFIED EXPENDITURES	USE
The University Club (Stager-Beckwith Mansion)	3813 Euclid Avenue	Cleveland	2005	\$5,264,482	Housing
The Taylor Hat Building	728 Prospect Ave.	Cleveland	2003	\$500,000	Commercial
The Rainbow Building	2036 East 4th Street	Cleveland	2005	\$300,000	Other
The Koller Building	724 Prospect Ave.	Cleveland	2003	\$750,000	Commercial
The Higbee Co. Building	100 Public Square	Cleveland	2006	\$24,785,711	Office
The Courtland	5403 Detroit Avenue	Cleveland	2003	\$1,501,672	Commercial
The Cleveland Arcade	401 Euclid Avenue	Cleveland	2003	\$40,300,000	Hotel
The Bingham Company Warehouse	1278 West 9th Street	Cleveland	2005	\$55,044,662	Commercial
The Bender Building	2515 Market Avenue	Cleveland	2002	\$762,027	Commercial
The Atrium Building	666 Euclid Avenue	Cleveland	2010	\$55,055,275	Commercial
Terminal Tower	50 Public Square	Cleveland	2010	\$46,558,367	Office
Sunshine Cloak Company Building	2310 Superior Avenue	Cleveland	2010	\$3,988,386	Commercial
Southworth House and Carriage House	3334 Prospect Avenue	Cleveland	2009	\$2,561,589	Office
Shaker Square-Quad A	Shaker Boulevard at Moreland Boulevard	Cleveland	2011	\$3,250,000	Commercial
Shaker Square-Quad B	Shaker Boulevard at Moreland Boulevard	Cleveland	2011	\$3,250,000	Commercial
Shaker Square-Quad C	Shaker Boulevard at Moreland Boulevard	Cleveland	2011	\$3,250,000	Commercial
Shaker Square-Quad D	Shaker Boulevard at Moreland Boulevard	Cleveland	2011	\$3,250,000	Commercial
Scharkorsky Building	9201 Lorain Avenue	Cleveland	2002	\$611,119	Housing
Prospect Fourth Building	2077 East 4th Street	Cleveland	2008	\$3,922,000	Commercial
Prospect Building (Prospect Place Apartments)	1040 Prospect Avenue	Cleveland	2009	\$6,400,000	Housing
Pocahontas Blue Flash Gas Station	9610 Lorain Avenue	Cleveland	2003	\$80,232	Commercial
Phillis Wheatley Association	4450 Cedar Avenue	Cleveland	2008	\$10,568,203	Housing
Petrie Plus Building	416 Euclid Avenue	Cleveland	2009	\$975,852	Commercial
Park Lane Villa	10510 Park Lane	Cleveland	2008	\$19,873,478	Housing
P. J. Shier Building	6515 Detroit Avenue	Cleveland	2007	\$724,192	Commercial
Notre Dame Academy	1325 Ansel Road	Cleveland	2002	\$7,500,000	Housing
New England Building	617 Euclid Avenue	Cleveland	2003	\$7,000,000	Commercial
Muriel Apartments	7001 Detroit Avenue	Cleveland	2007	\$1,623,121	Housing
Morris Plan Bank Building	921 Huron Road	Cleveland	2007	\$947,812	Multi-Use
Moreland Courts	13415 Shaker Boulevard	Cleveland	2008	\$17,540,412	Housing
Miller Block	3202 Lorain Avenue	Cleveland	2006	\$2,558,950	Commercial
Metzner Building	1895 West 25th Street	Cleveland	2002	\$1,026,400	Housing
McGuffy School	1515 West 29th Street	Cleveland	2003	\$1,881,655	Other
Malta Mall	3908 Lorain Avenue	Cleveland	2003	\$685,000	Commercial
Lorain Street Savings & Trust	3500 Lorain Avenue	Cleveland	2006	\$3,476,547	Housing
Logan Hall Apartments	1877 East 97th St	Cleveland	2006	\$3,188,000	Housing
Loeblin and Dietzel / Federal Knitting Mills Building	2820 Detroit Avenue	Cleveland	2006	\$2,318,752	Housing
Lewis G. Kies House	4208 Prospect Avenue	Cleveland	2003	\$977,622	Office
Kresge Building	2035 East 4th Street	Cleveland	2003	\$3,600,000	Other
Kresge Building	406 Euclid Avenue	Cleveland	2009	\$1,789,062	Other
Hotel Statler	1127 Euclid Avenue	Cleveland	2003	\$35,600,000	Housing
Higbee Building	100 Public Square	Cleveland	2011	\$44,829,620	Commercial
Gordon Square Arcade	6500 Detroit Avenue	Cleveland	2007	\$3,949,410	Commercial
Fries & Schuele Building	1948 West 25th Street	Cleveland	2004	\$5,005,548	Housing
Ford Motor Company Cleveland Plant, Cia-Mccollough Building	11610 Euclid Avenue	Cleveland	2011	\$28,414,825	Other
First Church Of Christ Scientist	2200 Overlook Road	Cleveland	2006	\$9,348,000	Multi-Use
Federal Knitting Mills Building	2860 Detroit Avenue	Cleveland	2003	\$7,416,307	Housing

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Edison Building	East 3rd Street	Cleveland	2004	\$2,640,000	Commercial
Dehner Apartments	1406 West 65th Street	Cleveland	2006	\$1,122,018	Housing
Creswell Garage Building (Carnegie Hall Building)	1220 Huron Road	Cleveland	2007	\$5,441,898	Commercial
Conrad-Balsch-Kroehle Co. Furniture Building	6706 Detroit Avenue	Cleveland	2007	\$1,956,410	Commercial
Colonial and Euclid Arcade Complex	508 Euclid	Cleveland	2003	\$36,474,200	Commercial
Cogswell Hall	7200 Franklin Boulevard	Cleveland	2010	\$4,170,569	Housing
Clinton Apartments	3607 Clinton Avenue	Cleveland	2006	\$1,959,889	Housing
Cleveland Dental Manufacturing Company Bldg.	3307 Scranton Road	Cleveland	2004	\$2,096,516	Housing
Cleveland Club / Tudor Arms	10660 Carnegie Avenue	Cleveland	2011	\$20,000,000	Hotel
Cermak Building	3501 East 93rd Street	Cleveland	2002	\$1,219,008	Housing
Central National Bank / United Office Building	2012 West 25th Street	Cleveland	2011	\$11,828,442	Commercial
Capitol Theatre (Gordon Square Arcade)	1400 West 65th Street	Cleveland	2010	\$5,852,280	Other
Burrows Apartments	1850 Superior Avenue	Cleveland	2008	\$4,617,959	Housing
Baker-Cushing Building	226 Euclid Avenue	Cleveland	2007	\$2,810,000	Commercial
Baker Motor Vehicle Company Building	7100 Euclid Avenue	Cleveland	2011	\$6,539,343	Commercial
B.J. Lavetter Stores	9620 Lorain Avenue	Cleveland	2003	\$255,730	Commercial
Atlas Building	5644 Broadway Avenue	Cleveland	2006	\$1,847,408	Commercial
Allerton Hotel	1802 East 13th Street	Cleveland	2010	\$8,905,226	Housing
1871 Apartments	1871 East 97th Street	Cleveland	2006	\$2,488,000	Housing
635 West Lakeside Avenue	635 West Lakeside Avenue	Cleveland	2002	\$7,500,000	Housing
1900 Euclid Avenue	1900 Euclid Avenue	Cleveland	2004	\$7,019,000	Commercial
1341 East Boulevard	1341 East Boulevard	Cleveland	2012	\$1,465,652	Housing
Rockwell Building	1405 East Sixth Street	Cleveland	2012	\$34,000,000	Office
Royal Furniture Company Building	1939 West 25th Street	Cleveland	2012	\$3,847,174	Office, Other
2038 East Fourth Street	2038 East 4th Street	Cleveland	2012	\$956,000	Commercial
Kinney And Levan Building	1375 Euclid Avenue	Cleveland	2012	\$50,000,000	Multiple Use, Office, Other
Doan School	1350 East 105th Street	Cleveland	2012	\$9,491,000	Housing
The Sylvia Building	6010 Franklin Boulevard	Cleveland	2012	\$2,091,000	Housing
951 Franklin Avenue	951 Franklin Avenue	Columbus	2008	\$150,490	Housing
273 South Ohio Avenue	273 South Ohio Avenue	Columbus	2008	\$191,989	Housing
Thomas Hinge Building	149 Punta Alley	Columbus	2002	\$110,897	Housing
The Seneca Hotel	361 East Broad Street	Columbus	2009	\$20,700,000	Commercial
The Buckeye Building	36 East Gay Street	Columbus	2008	\$26,149,601	Hotel
St. Clair Hospital	338 Saint Clair Avenue	Columbus	2003	\$1,910,000	Housing
Peter Sells House	755 Dennison Avenue	Columbus	2004	\$500,000	Housing
Ohio Moline Plow Company Building	343 North Front Street	Columbus	2004	\$5,400,000	Multi-Use
Michigan Avenue School	1200 Michigan Avenue	Columbus	2005	\$1,979,181	Housing
Franklin Rowhouse Apartments at State and May	494 West State Street	Columbus	2007	\$99,362	Housing
Franklin Rowhouse Apartments at State and May	496 West State Street	Columbus	2007	\$99,362	Housing
Franklin Rowhouse Apartments at State and May	498 West State Street	Columbus	2007	\$99,362	Housing
Franklin Rowhouse Apartments at State and May	500 West State Street	Columbus	2007	\$99,362	Housing
Franklin Rowhouse Apartments at State and May	502 West State Street	Columbus	2007	\$99,362	Housing
Franklin Rowhouse Apartments at State and May	504 West State Street	Columbus	2007	\$99,362	Housing
Franklin Rowhouse Apartments at State and May	74 South May Avenue	Columbus	2007	\$99,362	Housing

PROJECT NAME	ADDRESS	CITY	YEAR	QUALIFIED EXPENDITURES	USE
Franklin Rowhouse Apartments at State and May	76 South May Avenue	Columbus	2007	\$99,362	Housing
Franklin Rowhouse Apartments at State and May	78 South May Avenue	Columbus	2007	\$99,362	Housing
Franklin Rowhouse Apartments at State and May	80 South May Avenue	Columbus	2007	\$99,362	Housing
Franklin Rowhouse Apartments at State and May	82 South May Avenue	Columbus	2007	\$99,362	Housing
Franklin Rowhouse Apartments at Hawkes	13 Hawkes Avenue	Columbus	2007	\$125,273	Housing
Franklin Rowhouse Apartments at Hawkes	15 Hawkes Avenue	Columbus	2007	\$125,273	Housing
Franklin Rowhouse Apartments at Hawkes	17 Hawkes Avenue	Columbus	2007	\$125,273	Housing
Franklin Rowhouse Apartments at Hawkes	19 Hawkes Avenue	Columbus	2007	\$125,273	Housing
Franklin Rowhouse Apartments at Hawkes	21 Hawkes Avenue	Columbus	2007	\$125,273	Housing
Franklin Rowhouse Apartments at Hawkes	23 Hawkes Avenue	Columbus	2007	\$125,273	Housing
Franklin Rowhouse Apartments at Broad	949 West Broad	Columbus	2007	\$125,273	Housing
Franklin Rowhouse Apartments at Broad	951 West Broad	Columbus	2007	\$125,273	Housing
Franklin Rowhouse Apartments at Broad	953 West Broad Street	Columbus	2007	\$125,273	Housing
Franklin Rowhouse Apartments at Broad	955 West Broad Street	Columbus	2007	\$125,273	Housing
Franklin Rowhouse Apartments at Broad	957 West Broad Street	Columbus	2007	\$125,273	Housing
Charles E. Brixner Building	143 East Third Avenue	Columbus	2003	\$109,750	Housing
Cambridge Arms	926 East Broad Street	Columbus	2006	\$3,267,667	Housing
Berry Brothers Bolt Works	350 East First Avenue	Columbus	2005	\$2,108,148	Office
4th Street Apartments #1	1342 North 4th Street	Columbus	2005	\$64,601	Housing
4th Street Apartments #1	1332 North 4th Street	Columbus	2005	\$64,836	Housing
4th Street Apartments #1	1444-A North 4th Street	Columbus	2006	\$72,169	Housing
4th Street Apartments #1	1444-B North 4th Street	Columbus	2006	\$73,000	Housing
4th Street Apartments #1	1500 North 4th Street	Columbus	2006	\$73,952	Housing
4th Street Apartments #2	1332 North 4th Street	Columbus	2005	\$64,836	Housing
4th Street Apartments #2	1342 North 4th Street	Columbus	2005	\$64,601	Housing
4th Street Apartments #2	1500 North 4th Street	Columbus	2006	\$73,952	Housing
4th Street Apartments #2	1444-A North 4th Street	Columbus	2006	\$72,169	Housing
4th Street Apartments #2	1444-B North 4th Street	Columbus	2006	\$73,000	Housing
4th Street Apartments #3	1342 North 4th Street	Columbus	2005	\$64,601	Housing
4th Street Apartments #3	1332 North 4th Street	Columbus	2005	\$64,836	Housing
4th Street Apartments #3	1504 North 4th Street	Columbus	2006	\$73,885	Housing
4th Street Apartments #3	1444-A North 4th Street	Columbus	2006	\$72,169	Housing
4th Street Apartments #3	1444-B North 4th Street	Columbus	2006	\$73,000	Housing
4th Street Apartments #4	1342 North 4th Street	Columbus	2005	\$64,601	Housing
4th Street Apartments #4	1332 North 4th Street	Columbus	2005	\$64,836	Housing
4th Street Apartments #4	1444-B North 4th Street	Columbus	2006	\$73,000	Housing
4th Street Apartments #4	1500 North 4th Street	Columbus	2006	\$73,952	Housing
4th Street Apartments #5	1342 North 4th Street	Columbus	2005	\$64,601	Housing
4th Street Apartments #5	1332 North 4th Street	Columbus	2005	\$64,836	Housing
4th Street Apartments #5	1444-A North 4th Street	Columbus	2006	\$72,169	Housing
4th Street Apartments #5	1444-A North 4th Street	Columbus	2006	\$72,169	Housing
4th Street Apartments #5	1444-B North 4th Street	Columbus	2006	\$73,000	Housing
4th Street Apartments #5	1504 North 4th Street	Columbus	2006	\$73,885	Housing
4th Street Apartments #6	1342 North 4th Street	Columbus	2005	\$64,601	Housing
4th Street Apartments #6	1332 North 4th Street	Columbus	2005	\$64,836	Housing
4th Street Apartments #6	1444-B North 4th Street	Columbus	2006	\$73,000	Housing
4th Street Apartments #6	1444-A North 4th Street	Columbus	2006	\$72,169	Housing

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4th Street Apartments #6	1500 North 4th Street	Columbus	2006	\$73,952	Housing
4th Street Apartments #7	1342 North 4th Street	Columbus	2005	\$64,601	Housing
4th Street Apartments #7	1332 North 4th Street	Columbus	2005	\$64,836	Housing
4th Street Apartments #7	1444-A North 4th Street	Columbus	2006	\$72,169	Housing
4th Street Apartments #7	1444-B North 4th Street	Columbus	2006	\$73,000	Housing
4th Street Apartments #7	1504 North 4th Street	Columbus	2006	\$73,885	Housing
4th Street Apartments #8	1444-A North 4th Street	Columbus	2006	\$72,169	Housing
4th Street Apartments #8	1444-B North 4th Street	Columbus	2006	\$73,000	Housing
4th Street Apartments #8	1500 North 4th Street	Columbus	2006	\$73,952	Housing
4th Street Apartments #9	1504 North 4th Street	Columbus	2006	\$73,885	Housing
4th Street Apartments #10	1504 North 4th Street	Columbus	2006	\$73,885	Housing
4th Street Apartments #11	1500 North 4th Street	Columbus	2006	\$73,952	Housing
4th Street Apartments #12	1504 North 4th Street	Columbus	2006	\$73,885	Housing
165 East Lincoln Street	165 East Lincoln Street	Columbus	2002	\$100,000	Housing
226 Buttles Avenue	226 Buttles Avenue	Columbus	2002	\$438,609	Housing
1404 North 4th Street	1404 North 4th Street	Columbus	2005	\$79,739	Housing
1406 North 4th Street	1406 North 4th Street	Columbus	2005	\$79,739	Housing
1408 North 4th Street	1408 North 4th Street	Columbus	2005	\$79,739	Housing
1410 North 4th Street	1410 North 4th Street	Columbus	2005	\$79,739	Housing
85 Monroe Avenue	85 Monroe Avenue	Columbus	2005	\$88,189	Housing
87 Monroe Avenue	87 Monroe Avenue	Columbus	2005	\$88,189	Housing
795 Oak Street	795 Oak Street	Columbus	2005	\$90,626	Housing
799 Oak Street	799 Oak Street	Columbus	2005	\$90,626	Housing
801 Oak Street	801 Oak Street	Columbus	2005	\$99,077	Housing
803 Oak Street	803 Oak Street	Columbus	2005	\$99,077	Housing
648 Kerr Street	648 Kerr Street	Columbus	2006	\$54,300	Housing
652 Kerr Street	652 Kerr Street	Columbus	2006	\$54,300	Housing
654 Kerr Street	654 Kerr Street	Columbus	2006	\$54,300	Housing
656 Kerr Street	656 Kerr Street	Columbus	2006	\$54,300	Housing
658 Kerr Street	658 Kerr Street	Columbus	2006	\$54,300	Housing
660 Kerr Street	660 Kerr Street	Columbus	2006	\$54,300	Housing
662 Kerr Street	662 Kerr Street	Columbus	2006	\$54,300	Housing
650 Kerr Street	650 Kerr Street	Columbus	2006	\$54,300	Housing
82 Russell Street	82 Russell Street	Columbus	2006	\$62,875	Housing
84 Russell Street	84 Russell Street	Columbus	2006	\$62,875	Housing
86 Russell Street	86 Russell Street	Columbus	2006	\$62,875	Housing
88 Russell Street	88 Russell Street	Columbus	2006	\$62,875	Housing
90 Russell Street	90 Russell Street	Columbus	2006	\$62,875	Housing
92 Russell Street	92 Russell Street	Columbus	2006	\$62,875	Housing
94 Russell Street	94 Russell Street	Columbus	2006	\$62,875	Housing
96 Russell Street	96 Russell Street	Columbus	2006	\$62,875	Housing
766 Kerr Street	766 Kerr Street	Columbus	2006	\$67,761	Housing
768 Kerr Street	768 Kerr Street	Columbus	2006	\$67,761	Housing
770 Kerr Street	770 Kerr Street	Columbus	2006	\$67,761	Housing
772 Kerr Street	772 Kerr Street	Columbus	2006	\$67,761	Housing
774 Kerr Street	774 Kerr Street	Columbus	2006	\$67,761	Housing
776 Kerr Street	776 Kerr Street	Columbus	2006	\$67,761	Housing
433 West 4th Avenue	433 West 4th Avenue	Columbus	2006	\$72,709	Housing
437 West 4th Avenue	437 West 4th Avenue	Columbus	2006	\$72,709	Housing
439 West 4th Avenue	439 West 4th Avenue	Columbus	2006	\$72,709	Housing
775 Kerr Street	775 Kerr Street	Columbus	2006	\$82,718	Housing
777 Kerr Street	777 Kerr Street	Columbus	2006	\$82,718	Housing
450 Helen Court	450 Helen Court	Columbus	2006	\$103,727	Housing

PROJECT NAME	ADDRESS	CITY	YEAR	QUALIFIED EXPENDITURES	USE
452 Helen Court	452 Helen Court	Columbus	2006	\$103,727	Housing
454 Helen Court	454 Helen Court	Columbus	2006	\$103,727	Housing
456 Helen Court	456 Helen Court	Columbus	2006	\$103,727	Housing
458 Helen Court	458 Helen Court	Columbus	2006	\$103,727	Housing
460 Helen Court	460 Helen Court	Columbus	2006	\$103,727	Housing
449 Helen Court	449 Helen Court	Columbus	2006	\$106,898	Housing
451 Helen Court	451 Helen Court	Columbus	2006	\$106,898	Housing
453 Helen Court	453 Helen Court	Columbus	2006	\$106,898	Housing
455 Helen Court	455 Helen Court	Columbus	2006	\$106,898	Housing
457 Helen Court	457 Helen Court	Columbus	2006	\$106,898	Housing
459 Helen Court	459 Helen Court	Columbus	2006	\$106,898	Housing
1203 Michigan Avenue	1203 Michigan Avenue	Columbus	2006	\$237,958	Housing
1428 North 4th Street	1428 North 4th Street	Columbus	2006	\$88,795	Housing
1430 North 4th Street	1430 North 4th Street	Columbus	2006	\$88,795	Housing
1432 North 4th Street	1432 North 4th Street	Columbus	2006	\$88,795	Housing
288 East 9th Avenue	288 East 9th Avenue	Columbus	2006	\$89,825	Housing
290 East 9th Avenue	290 East 9th Avenue	Columbus	2006	\$89,825	Housing
292 East 9th Avenue	292 East 9th Avenue	Columbus	2006	\$89,825	Housing
294 East 9th Avenue	294 East 9th Avenue	Columbus	2006	\$89,825	Housing
1510 North 4th Street	1510 North 4th Street	Columbus	2006	\$94,542	Housing
1512 North 4th Street	1512 North 4th Street	Columbus	2006	\$94,542	Housing
1514 North 4th Street	1514 North 4th Street	Columbus	2006	\$94,542	Housing
1516 North 4th Street	1516 North 4th Street	Columbus	2006	\$94,542	Housing
287 East 9th Avenue	287 East 9th Avenue	Columbus	2006	\$104,027	Housing
289 East 9th Avenue	289 East 9th Avenue	Columbus	2006	\$104,027	Housing
291 East 9th Avenue	291 East 9th Avenue	Columbus	2006	\$104,027	Housing
293 East 9th Avenue	293 East 9th Avenue	Columbus	2006	\$104,027	Housing
1462 North 4th Street	1462 North 4th Street	Columbus	2006	\$108,510	Housing
1464 North 4th Street	1464 North 4th Street	Columbus	2006	\$108,510	Housing
1466 North 4th Street	1466 North 4th Street	Columbus	2006	\$108,510	Housing
1468 North 4th Street	1468 North 4th Street	Columbus	2006	\$108,510	Housing
1554 Oak Street	1554 Oak Street	Columbus	2006	\$67,413	Housing
1556 Oak Street	1556 Oak Street	Columbus	2006	\$67,413	Housing
1558 Oak Street	1558 Oak Street	Columbus	2006	\$67,413	Housing
1560 Oak Street	1560 Oak Street	Columbus	2006	\$67,413	Housing
1562 Oak Street	1562 Oak Street	Columbus	2006	\$67,413	Housing
270 Morrison Avenue	270 Morrison Avenue	Columbus	2006	\$104,334	Housing
272 Morrison Avenue	272 Morrison Avenue	Columbus	2006	\$104,334	Housing
99 Latta Avenue	99 Latta Avenue	Columbus	2006	\$110,534	Housing
101 Latta Avenue	101 Latta Avenue	Columbus	2006	\$110,534	Housing
97 Linwood Avenue	97 Linwood Avenue	Columbus	2006	\$130,638	Housing
99 Linwood Avenue	99 Linwood Avenue	Columbus	2006	\$130,638	Housing
351 Miller Avenue	351 Miller Avenue	Columbus	2006	\$168,412	Housing
1698 Franklin Avenue	1698 Franklin Avenue	Columbus	2006	\$210,541	Housing
357 Miller Avenue	357 Miller Avenue	Columbus	2006	\$255,202	Housing
359 Miller Avenue	359 Miller Avenue	Columbus	2006	\$255,202	Housing
361 Miller Avenue	361 Miller Avenue	Columbus	2006	\$255,202	Housing
1205 Oak Street	1205 Oak Street	Columbus	2006	\$255,525	Housing
1415 Madison Avenue	1415 Madison Avenue	Columbus	2006	\$291,729	Housing
1495 Franklin Avenue	1495 Franklin Avenue	Columbus	2006	\$294,732	Housing
395 Miller Avenue	395 Miller Avenue	Columbus	2006	\$296,427	Housing
1420 Franklin Avenue	1420 Franklin Avenue	Columbus	2006	\$303,842	Housing
369 Miller Avenue	369 Miller Avenue	Columbus	2006	NA	Housing

PROJECT NAME	ADDRESS	CITY	YEAR	QUALIFIED EXPENDITURES	USE
1191 Oak Street	1191 Oak Street	Columbus	2006	\$254,257	Housing
953 North 4th Street	953 North 4th Street	Columbus	2007	\$84,990	Housing
955 North 4th Street	955 North 4th Street	Columbus	2007	\$84,990	Housing
957 North 4th Street	957 North 4th Street	Columbus	2007	\$84,990	Housing
959 North 4th Street	959 North 4th Street	Columbus	2007	\$84,990	Housing
961 North 4th Street	961 North 4th Street	Columbus	2007	\$84,990	Housing
965 North 4th Street	965 North 4th Street	Columbus	2007	\$84,990	Housing
967 North 4th Street	967 North 4th Street	Columbus	2007	\$84,990	Housing
969 North 4th Street	969 North 4th Street	Columbus	2007	\$84,990	Housing
971 North 4th Street	971 North 4th Street	Columbus	2007	\$84,990	Housing
973 North 4th Street	973 North 4th Street	Columbus	2007	\$84,990	Housing
975 North 4th Street	975 North 4th Street	Columbus	2007	\$84,990	Housing
977 North 4th Street	977 North 4th Street	Columbus	2007	\$84,990	Housing
979 North 4th Street	979 North 4th Street	Columbus	2007	\$84,990	Housing
1015 Summit Street	1015 Summit Street	Columbus	2007	\$84,990	Housing
46 East First Avenue	46 East First Avenue	Columbus	2007	\$89,650	Housing
48 East First Avenue	48 East First Avenue	Columbus	2007	\$89,650	Housing
50 East First Avenue	50 East First Avenue	Columbus	2007	\$89,650	Housing
52 East First Avenue	52 East First Avenue	Columbus	2007	\$89,650	Housing
54 East First Avenue	54 East First Avenue	Columbus	2007	\$89,650	Housing
56 East First Avenue	56 East First Avenue	Columbus	2007	\$89,650	Housing
1009 Summit Street	1009 Summit Street	Columbus	2007	\$103,291	Housing
1011 Summit Street	1011 Summit Street	Columbus	2007	\$103,291	Housing
1013 Summit Street	1013 Summit Street	Columbus	2007	\$103,291	Housing
1017 Summit Street	1017 Summit Street	Columbus	2007	\$103,291	Housing
1019 Summit Street	1019 Summit Street	Columbus	2007	\$103,291	Housing
1021 Summit Street	1021 Summit Street	Columbus	2007	\$103,291	Housing
1023 Summit Street	1023 Summit Street	Columbus	2007	\$103,291	Housing
18 East Third Avenue	18 East Third Avenue	Columbus	2007	\$162,616	Housing
20 East Third Avenue	20 East Third Avenue	Columbus	2007	\$162,616	Housing
64 East Third Avenue	64 East Third Avenue	Columbus	2007	\$198,676	Housing
68 East Third Avenue	68 East Third Avenue	Columbus	2007	\$198,676	Housing
408 Chittenden Avenue	408 Chittenden Avenue	Columbus	2007	\$86,840	Housing
410 Chittenden Avenue	410 Chittenden Avenue	Columbus	2007	\$86,840	Housing
412 Chittenden Avenue	412 Chittenden Avenue	Columbus	2007	\$86,840	Housing
414 Chittenden Avenue	414 Chittenden Avenue	Columbus	2007	\$86,840	Housing
416 Chittenden Avenue	416 Chittenden Avenue	Columbus	2007	\$86,840	Housing
305 Chittenden Avenue	305 Chittenden Avenue	Columbus	2007	\$89,844	Housing
307 Chittenden Avenue	307 Chittenden Avenue	Columbus	2007	\$89,844	Housing
309 Chittenden Avenue	309 Chittenden Avenue	Columbus	2007	\$89,844	Housing
311 Chittenden Avenue	311 Chittenden Avenue	Columbus	2007	\$89,844	Housing
388 Chittenden Avenue	388 Chittenden Avenue	Columbus	2007	\$90,410	Housing
390 Chittenden Avenue	390 Chittenden Avenue	Columbus	2007	\$90,410	Housing
392 Chittenden Avenue	392 Chittenden Avenue	Columbus	2007	\$90,410	Housing
394 Chittenden Avenue	394 Chittenden Avenue	Columbus	2007	\$90,410	Housing
1299 Fair Avenue	1299 Fair Avenue	Columbus	2007	\$141,259	Housing
1301 Fair Avenue	1301 Fair Avenue	Columbus	2007	\$141,259	Housing
387 Chittenden Avenue	387 Chittenden Avenue	Columbus	2007	\$294,222	Housing
1178 Franklin Avenue	1178 Franklin Avenue	Columbus	2007	\$85,867	Housing
1180 Franklin Avenue	1180 Franklin Avenue	Columbus	2007	\$85,867	Housing
1580 North Fourth Street	1580 North 4th Street	Columbus	2008	\$99,087	Housing
1582 North Fourth Street	1582 North 4th Street	Columbus	2008	\$99,087	Housing
1584 North Fourth Street	1584 North 4th Street	Columbus	2008	\$99,087	Housing

PROJECT NAME	ADDRESS	CITY	YEAR	QUALIFIED EXPENDITURES	USE
1586 North Fourth Street	1586 North 4th Street	Columbus	2008	\$99,087	Housing
1588 North Fourth Street	1588 North 4th Street	Columbus	2008	\$99,087	Housing
1590 North Fourth Street	1590 North 4th Street	Columbus	2008	\$99,087	Housing
1354 Madison Avenue	1354 Madison Avenue	Columbus	2008	\$109,438	Housing
1356 Madison Avenue	1356 Madison Avenue	Columbus	2008	\$109,438	Housing
1358 Madison Avenue	1358 Madison Avenue	Columbus	2008	\$109,438	Housing
1360 Madison Avenue	1360 Madison Avenue	Columbus	2008	\$109,438	Housing
1362 Madison Avenue	1362 Madison Avenue	Columbus	2008	\$109,438	Housing
1364 Madison Avenue	1364 Madison Avenue	Columbus	2008	\$109,438	Housing
1366 Madison Avenue	1366 Madison Avenue	Columbus	2008	\$109,438	Housing
52 Linwood Avenue	52 Linwood Avenue	Columbus	2008	\$109,438	Housing
54 Linwood Avenue	54 Linwood Avenue	Columbus	2008	\$109,438	Housing
56 Linwood Avenue	56 Linwood Avenue	Columbus	2008	\$109,438	Housing
58 Linwood Avenue	58 Linwood Avenue	Columbus	2008	\$109,438	Housing
60 Linwood Avenue	60 Linwood Avenue	Columbus	2008	\$109,438	Housing
47 Linwood Avenue	47 Linwood Avenue	Columbus	2008	\$176,282	Housing
49 Linwood Avenue	49 Linwood Avenue	Columbus	2008	\$176,282	Housing
275 South Ohio Avenue	275 South Ohio Avenue	Columbus	2008	\$191,989	Housing
243 South 17th Street	243 South 17th Street	Columbus	2008	\$199,197	Housing
245 South 17th Street	245 South 17th Street	Columbus	2008	\$199,197	Housing
61 South Champion Avenue	61 South Champion Avenue	Columbus	2008	\$208,784	Housing
40 Linwood	40 Linwood	Columbus	2008	\$220,316	Housing
42 Linwood Avenue	42 Linwood Avenue	Columbus	2008	\$220,316	Housing
262 Monroe Avenue	262 Monroe Avenue	Columbus	2008	\$246,176	Housing
264 Monroe Avenue	264 Monroe Avenue	Columbus	2008	\$246,176	Housing
297 Wilson Avenue	297 Wilson Avenue	Columbus	2008	\$388,327	Housing
63 South Champion Avenue	63 South Champion Avenue	Columbus	2008	\$392,714	Housing
73 South Champion Avenue	73 South Champion Avenue	Columbus	2008	\$414,273	Housing
75 South Champion Avenue	75 South Champion Avenue	Columbus	2008	\$414,273	Housing
1371 Madison Avenue	1371 Madison Avenue	Columbus	2008	\$428,962	Housing
27 Linwood Avenue	27 Linwood Avenue	Columbus	2008	\$440,912	Housing
79 Latta Avenue	79 Latta Avenue	Columbus	2008	\$492,797	Housing
1377 Madison Avenue	1377 Madison Avenue	Columbus	2008	\$492,797	Housing
271 South Ohio Avenue	271 South Ohio Avenue	Columbus	2008	\$1,919,989	Housing
949 Franklin Avenue	949 Franklin Avenue	Columbus	2008	\$150,490	Housing
1556 North Fourth Street	1556 North Fourth Street	Columbus	2010	\$114,872	Housing
271 South 21st Street	271 South 21st Street	Columbus	2010	\$107,297	Housing
273 South 21st Street	273 South 21st Street	Columbus	2010	\$107,297	Housing
275 South 21st Street	275 South 21st Street	Columbus	2010	\$107,297	Housing
277 South 21st Street	277 South 21st Street	Columbus	2010	\$107,297	Housing
1480 North Fourth Street	1480 North 4th Street	Columbus	2010	\$110,162	Housing
1482 North Fourth Street	1482 North 4th Street	Columbus	2010	\$110,162	Housing
1484 North Fourth Street	1484 North 4th Street	Columbus	2010	\$110,162	Housing
1486 North Fourth Street	1486 North 4th Street	Columbus	2010	\$110,162	Housing
1488 North Fourth Street	1488 North 4th Street	Columbus	2010	\$110,162	Housing
1558 North Fourth Street	1558 North 4th Street	Columbus	2010	\$114,872	Housing
1560 North Fourth Street	1560 North 4th Street	Columbus	2010	\$114,872	Housing
1562 North Fourth Street	1562 North 4th Street	Columbus	2010	\$114,872	Housing
1057 Bryden Road	1057 Bryden Road	Columbus	2010	\$675,742	Housing
Webbert Flats	1117 West 3rd Street	Dayton	2004	\$981,500	Office
Weakley and Worman Wholesale Grocers	502 East 3rd Street	Dayton	2003	\$1,903,463	Housing
The Armory Building	201 East 6th Street	Dayton	2006	\$507,018	Office
Salem Grand Building	501 Salem Avenue	Dayton	2001	\$3,610,247	Housing

PROJECT NAME	ADDRESS	CITY	YEAR	QUALIFIED EXPENDITURES	USE
Mccormick Manufacturing Co. Building	434 East 1st Street	Dayton	2004	\$5,030,428	Housing
Lowe Brothers Paint Co. Building	452 East 3rd Street	Dayton	2003	\$2,024,095	Housing
Liberty Tower	112 West 2nd Street	Dayton	2006	\$3,459,949	Multi-Use
Keogh and Rike Paper Company Building	506 East 3rd Street	Dayton	2003	\$751,596	Housing
Gunckel Building	1101 West 3rd Street	Dayton	2004	\$2,500,000	Housing
Gunckel Block	1109 West 3rd Street	Dayton	2004	\$838,900	Housing
Domiciliary Barracks, Building 402	Ohio Avenue	Dayton	2009	\$4,000,000	Housing
Canby, Ach and Canby Building	508 East 3rd Street	Dayton	2003	\$2,751,144	Housing
Biltmore Hotel	210 North Main Street	Dayton	2005	\$7,885,903	Housing
Beaver Power Building	23 South St. Clair	Dayton	2003	\$10,468,593	Commercial
Barney / Throckmorton Building	424 East 3rd Street	Dayton	2003	\$5,679,688	Other
American Cigar Company Building	516 East 3rd Street	Dayton	2003	\$4,286,412	Housing
The Lanning House	226 Grant Street	Dennison	2002	\$2,211,948	Housing
Treasury Building 327	1975 Noble Road	East Cleveland	2009	\$5,102,000	Other
Nela Park Building 330	1975 Noble Road	East Cleveland	2010	\$2,500,000	Multi-Use
Odd Fellows' Temple	120 West 6th Street	East Liverpool	2002	\$3,159,223	Housing
U. S. Post Office	281 East Broad Street	Elyria	2002	\$1,442,388	Office
Rawson Building	321 South Main Street	Findlay	2003	\$1,695,000	Commercial
Blackford Building	517 South Main Street	Findlay	2003	\$863,950	Multi-Use
Central Hotel	10 Public Square	Galion	2006	\$3,325,971	Housing
First National Bank Building	352 Second Avenue	Gallipolis	2003	\$80,000	Housing
Sinnett House	122 South Prospect Street	Granville	2009	\$100,000	Commercial
The Messick / Connor Townhouse	312 Ross Avenue	Hamilton	2003	\$73,670	Housing
Notre Dame High School	926 2nd Street	Hamilton	2002	\$4,100,000	Housing
J. B. Carson Residence / Grocery Store	302 Ross Avenue	Hamilton	2009	\$89,400	Housing
Goodman YWCA	244 Dayton Street	Hamilton	2005	\$4,386,698	Housing
Davis-Mccrory Building, High Street Commercial Block	236 High Street	Hamilton	2011	\$5,064,302	Commercial
Howell-Sohnngen Building, High Street Commercial Block	232 High Street	Hamilton	2012	\$4,150,000	Commercial, Housing, Multi
Highland Egg And Poultry Co. Building	135 North West Street	Hillsboro	2004	\$2,981,497	Housing
The Roosevelt Apartment Building	321 5th Street	Ironton	2003	\$804,690	Housing
Kirn Building	200 West Main Street	Lancaster	2003	\$1,490,330	Housing
Kilnge's	204 West Main Street	Lancaster	2003	\$745,164	Housing
The Golden Lamb	27 South Broadway	Lebanon	2010	\$4,009,934	Commercial
Lima Train Station	424 North Central Avenue	Lima	2005	\$842,250	Multi-Use
Lukens Building	107 South Main Street	London	2004	\$300,000	Other
IOOF Building	200 West 9th Street	Lorain	2007	\$754,448	Commercial
Duane Block	387 Broadway	Lorain	2005	\$1,835,368	Commercial
Voegele Building	211 North Main Street	Mansfield	2002	\$2,879,705	Housing
Twin Doors Properties, LLC	309 2nd Street	Marietta	2008	\$242,000	Office
Putnam Street Commons	121 Putnam Street	Marietta	2002	\$976,800	Multi-Use
Larmark, LLC	109 Putnam Street	Marietta	2003	\$551,000	Office
Governor's Inn	301 River Road	Maumee	2010	\$457,130	Commercial
New Straitsville School	402 Clark Street	New Straitsville	2003	\$2,150,000	Housing
Avalon Building	86 West Main Street	Newark	2007	\$2,837,300	Housing
Gooding House and Tavern	7669 Stagers Loop	Orange Township	2008	\$399,012	Office
Orr-Statler Block	116 West High Street	Piqua	2010	\$18,700,354	Commercial
The Anderson Brothers Building	301 Chillicothe Street	Portsmouth	2003	\$4,610,333	Housing
Hotel Hurth	222 Chillicothe Street	Portsmouth	2005	\$3,646,921	Housing
Joseph G. Reed Co. Building	700 2nd Street	Portsmouth	2012	\$6,752,734	Housing
Lawrence Cable Building	121 West Water Street	Sandusky	2002	\$664,440	Commercial

PROJECT NAME	ADDRESS	CITY	YEAR	QUALIFIED EXPENDITURES	USE
Cassedy West Building	201 West Water Street	Sandusky	2002	\$956,146	Commercial
Malvern School	19910 Malvern Road	Shaker Heights	2004	\$5,612,400	Other
Westcott House and Garage	1340 East High Street	Springfield	2006	\$5,170,962	Other
Thomas Manufacturing Co. Building	360 South Limestone Street	Springfield	2004	\$4,997,975	Housing
South Limestone Apts	501 South Limestone	Springfield	2003	\$3,008,142	Housing
Shawnee Hotel	102 East Main Street	Springfield	2009	\$11,745,692	Housing
Bushnell Building	14 East Main Street	Springfield	2010	\$3,524,528	Office
Fort Barbee / Fountain Hotel	100 West Spring Street	St. Marys	2001	\$1,274,000	Housing
Steubenville YMCA Building	214 North 4th Street	Steubenville	2004	\$3,925,000	Housing
141 North 4th Street	141 North 4th Street	Steubenville	2002	\$437,647	Commercial
National Home, Daughters Of America—Coventry House	652 North Sandusky Street	Tiffin	2005	\$2,000,000	Housing
Meyer, Meyer and Gucker Building	106 East Market Street	Tiffin	2004	\$600,000	Office
Vistula li / Peter Gendron House	1413 Walnut Street	Toledo	2007	\$43,500	Housing
Vistula li	812 North Ontario Street	Toledo	2007	\$21,750	Housing
Vistula li	916 North Ontario Street	Toledo	2007	\$21,750	Housing
Vistula li	1026 North Michigan Street	Toledo	2007	\$43,500	Housing
Vistula li	321 Elm Street	Toledo	2007	\$43,500	Housing
Vistula li	814 North Ontario Street	Toledo	2007	\$43,500	Housing
Vistula li	1030 North Huron Street	Toledo	2007	\$65,250	Housing
Vistula li	702 Elm Street	Toledo	2007	\$65,250	Housing
Vistula li	624 Elm Street	Toledo	2007	\$87,000	Housing
Vistula li	815 North Michigan Street	Toledo	2007	\$87,000	Housing
Vistula li	1118 North Huron Street	Toledo	2007	\$87,000	Housing
Vistula li	1121 North Ontario Street	Toledo	2007	\$87,000	Housing
Vistula li	817 North Michigan Street	Toledo	2007	\$500,250	Housing
The Ohio Building	420 Madison Avenue	Toledo	2002	\$5,275,754	Office
Riverview Apartments (Vistula li)	1829 North Summit Street	Toledo	2007	\$261,000	Housing
Plaza Apartments	2520 Monroe Street	Toledo	2006	\$3,970,000	Other
Commodore Perry Hotel	505 Jefferson Avenue	Toledo	2002	\$15,000,000	Housing
C. N. Dixon Saloon	44 South St. Clair Street	Toledo	2004	\$321,365	Commercial
Bassett Nut Company Building	43 South Huron Street	Toledo	2005	\$675,000	Housing
30 South St. Clair Street	30 South St. Clair Street	Toledo	2004	\$194,536	Commercial
46 St. Clair Street	46 St. Clair Street	Toledo	2004	\$771,275	Commercial
32 St. Clair Street	32 St. Clair Street	Toledo	2004	\$583,607	Commercial
38 St. Clair Street	38 St. Clair Street	Toledo	2004	\$583,607	Commercial
730 Walnut Street	730 Walnut Street	Toledo	2007	\$87,000	Housing
1124 North Huron Street	1124 North Huron Street	Toledo	2007	\$195,750	Housing
Valentine Theater Building / Renaissance Building	405-419 St. Clair / 412 Adams	Toledo	2012	\$6,905,953	Housing
Standart-Simmons Hardware Company	34 South Erie Street	Toledo	2012	\$16,390,821	Housing
The Market Block Building	147 West Market Street	Warren	2012	\$2,700,000	Multiple Use, Office, Other
Mckinley School	240 South Main Street	West Milton	2007	\$2,463,000	Housing
Youngstown YWCA	25 West Rayen Avenue	Youngstown	2011	\$7,469,010	Commercial
Realty Building	47 Federal Plaza	Youngstown	2010	\$8,150,000	Housing
Mccrory Building	9 Federal Plaza West	Youngstown	2004	\$2,048,957	Office
Federal Building	18 North Phelps Street	Youngstown	2012	\$3,218,239	Commercial, Housing, Multi
Harper-Cosgrave Block	62 North Street	Zanesville	2003	\$2,598,472	Housing

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