Commons at Buckingham
An integrated new construction development of 100 units with 25 units for single low-income persons and 75 units for persons who have been homeless including those who have been chronically homeless

Developer and Owner:
National Church Residences

Property Management:
National Church Residences

Tenant Profile:
Low-income persons and extremely low-income persons with disabling conditions including former residents of skilled nursing care facilities and group homes, including older adults

Supportive Services Provider:
National Church Residences

Services Approach:
In-depth services are available to all residents. An on-site case worker meets with tenants and then assesses the types of services and resources needed to assist the tenants.

Key Features and Innovations
- Documented annual cost savings of $824,900 through housing four residents from skilled nursing care and 14 residents from group homes
- Job training, job search assistance, career placement assistance, and social and recreational activities available on-site
- An on-site Registered Nurse provides wellness services and specific home health care needs as required and a Medical Director participates in a monthly interdisciplinary team to assess and care plan for resident health needs.
- The Commons at Buckingham is certified as the first Platinum-rated affordable housing project in Ohio and the Midwest by the Leadership in Energy & Environmental Design (LEED).
- Includes a community room, computer resource room, 24-hour staffed entry, meeting room for resident services, and interior and exterior security cameras

Financing Information

**Capital Financing Sources**
- JP Morgan Capital Corporation, LIHTC Equity $ 6,935,482
- City of Columbus HOME Funds $ 1,100,000
- Franklin County HOME Funds $ 500,000
- Soft Debt $ 2,338,342
- Other $ 81,521
- Total $ 10,955,345

**Operating Financing Sources**
- Project Based Section 8, HAP Subsidy $ 552,860
- Tenant Rent $ 110,740

**Services Financing Sources**
- Medicaid/Medicare/County Levy/Private Insurance $ 171,000