

# Commons at Buckingham, Columbus, OH

## Permanent Supportive Housing for Homeless Persons



### 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 |
|---|------------|