



Best Practices: Stretching HOME Dollars

The Lima Trust Building on the Town Square in Downtown Lima, Ohio is being rehabilitated to house a mix of uses, including 47 units of mixed income housing and over 9,000 SF of commercial space. This project is

This building was previously a bank, but sat vacant for decades. The revitalization of this iconic and historic town center building is significant because it can inspire community pride, act as a catalyst for further redevelopment, and provide much needed quality rental housing in the downtown. This mixed income/mixed



The City had previously utilized their small HOME allocation to rehabilitate a few homes, but had a desire to make a more significant impact in their community. They wished to have more and better-quality rental housing, and to stimulate private investment in the downtown. Having a consultant with expertise in projects with multiple funding sources allowed them to put together



PROJECT BACKGROUND:

Project Partners:

The City's Team:

- Community Development Dept., supported by fiscal/legal
- Harsany & Associates, Consultant/Project Management

The Development Team, attracted through HOME funds & RFP:

- The Woda Group, project owner, developer, & contractor
- Chambers, Murphy & Burge, Architects

“The Lima Trust Building is an important downtown anchor”

The result is the saving, redevelopment, and reuse of a historic 11 story building with beautiful architecture, including marble

FUNDING SOURCES:

- City of Lima was allocated \$250,000 in **HOME** funds annually from HUD, and utilized two years of funding, or \$500,000 (construction costs)
- The project was awarded \$8,836,801 in **Low Income Housing Tax Credits (LIHTC)**, and used an equity bridge loan from the Ohio Housing Finance Agency (OHFA) (multiple uses)
- \$942,000 in **Ohio Historic Preservation Tax Credits** were awarded to the project through ODSA (construction costs)
- The Project was awarded \$2,904,293 in **Federal Historic Tax Credits** from the National Park Service (construction costs)
- The project also made use of a deferred developer fee, and private construction/permanent financing from Riverhills Bank.

PROJECT IMPLEMENTATION TIMELINE:

- The need was identified, a consultant was hired. An RFP, scoring & underwriting process was developed. RFP response requested.

2016

- Closing documents developed. Checklist items were reviewed. Other funding was secured. Construction begins

2018

- Construction completed, and the project to be leased up. Systems for monitoring recordkeeping and reporting put into place.

2020

2015

- Project was selected and underwritten. Final project terms were negotiated. Documents reviewed as other funding finalized.

2017

- The project is managed through the construction process. Review of disbursement requests and progress inspections.

2019

- Annual affordability period monitoring begins.

ELIGIBILITY & APPLICABILITY

- Many communities struggle with significant challenges such as a lack of quality rental housing, and inadequate investment in the downtown
- It often takes a creative approach, utilizing multiple funding sources and partners to make significant progress in addressing challenges such as these.
- Through this type of approach, investment interest in the community may be created where none existed previously.
- Strategic planning to better leverage common funding sources such as



Joseph M. McCabe, Vice President of Development, The Woda Group, Inc., details the buildings historic charm at the media walk-through in the former bank gallery at 43 Town Square in Lima, OH.

