



THE DOUGLAS COMPANY
100% Employee Owned

Low Income Housing Tax Credit LIHTC Projects

PROJECT/LOCATION	PROJECT TYPE	# UNITS	CONTRACT VALUE	DATE	PROGRAMS USED
John Arthur Flats Cincinnati, Ohio	Senior Independent Living	57	\$8,483,472	2022	LIHTC
Eastern Woods Senior Findlay, Ohio	Senior Independent Living	50	\$6,200,000	2021	LIHTC
Ralston Square Apartments Defiance, Ohio	Apartment Renovations	50	\$2,854,701	2014	LIHTC
Cherry Legacy Homes Toledo, Ohio	Single Family Homes	40	\$7,119,444	2014	LIHTC
Emerald Springs II Detroit, Michigan	Townhomes	48	\$7,169,824	2013	LIHTC
Penrose Village, II Detroit, Michigan	Townhomes	36	\$7,609,324	2013	LIHTC
Rieger Place Sandusky, Ohio	Historic Senior Apartment Renovation	37	\$5,549,000	2013	LIHTC
Cass Apartments Detroit, Michigan	Apartment Renovation	41	\$5,876,000	2013	LIHTC
Bellfontaine Manor Bellefontaine, Ohio	Apartment Renovation	40	\$2,255,949	2013	LIHTC
Cranes Landing Toledo, Ohio	Senior Apartments	40	\$4,921,134	2012	LIHTC
Emerald Springs Detroit, Michigan	Townhomes	158	\$22,097,089	2012	LIHTC
United Homes Milwaukee, Wisconsin	Duplexes/ Single Family Homes	24	\$4,241,359	2011	LIHTC
Harbor Bluff Apartments (Ph II) Benton Harbor, Michigan	Apartments	32	\$4,907,536	2011	HUD/LIHTC
630 Lofts Traverse City, Michigan	Senior Apartments	39	\$8,552,532	2011	LIHTC
Walnut Forest Apartments Franklin, Kentucky	Apartment Renovation	48	\$2,193,810	2011	LIHTC
United Town Homes Milwaukee, Wisconsin	Duplexes	24	\$3,576,545	2010	LIHTC
Harbor Bluff Apartments Benton Harbor, Michigan	Apartments	52	\$6,300,000	2010	HUD/ LIHTC

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Lakewoods II Toledo, Ohio	Senior Apartment Townhouses	48	\$5,408,708	2009	LIHTC
Palmer Gardens Toledo, Ohio	Apartment Renovation	76	\$1,416,795	2008	LIHTC/HUD
Thurgood Marshall Homes Benton Harbor, Michigan	Single Family	72	\$10,200,000	2008	LIHTC
South East Toledo Homes II Toledo, Ohio	Single Family	25	\$3,701,633	2008	LIHTC
Ontario Park Meadows Ontario, Ohio	Senior Apartments	28	\$2,620,238	2007	LIHTC
Hope VI Benton Harbor, Michigan	Senior Renovation Apartment Single Family	70	\$11,571,243	2007	LIHTC
South Toledo Homes Toledo, Ohio	Single Family	28	\$3,742,780	2007	LIHTC
Penrose Homes Detroit, MI	Single Family	37	\$6,500,720	2006	LIHTC
Kendall Homes Detroit, Michigan	Single Family	37	\$6,462,675	2006	LIHTC
Presque View Apartments Erie, Pennsylvania	Apartments	300	\$4,390,000	2006	LIHTC
Asbury Homes Anderson, Indiana	Single Family	37	\$3,579,951	2005	LIHTC
Oakwood Homes III Toledo, Ohio	Single Family	15	\$1,778,000	2005	LIHTC/HOME
Oakwood Homes IV Toledo, Ohio	Single Family	35	\$4,150,000	2005	LIHTC/HOME
Brunson Hill Benton Harbor, Michigan	Single Family	48	\$6,324,000	2005	LIHTC
Plaza Apartments Toledo, Ohio	Historic Senior Apartment Renovation	160	\$4,422,000	2005	LIHTC

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New Channey Flats Toledo, Ohio	Apartments	65	\$4,354,140	2002	LIHTC/HOME
Amelia Place Apartments New Straitsville, Ohio	Senior Apartment Renovation	26	\$1,600,000	2002	LIHTC
City Forest Toledo Toledo, Ohio	Single Family	70	\$6,930,000	2002	LIHTC/HOME
City Forest Springfield Springfield, Ohio	Single Family	70	\$7,021,000	2002	LIHTC
Uptown Art Apartments Toledo, Ohio	Apartments	55	\$3,751,000	2002	LIHTC/ HUD HOME
Swan Creek Toledo, Ohio	Apartments	136	\$8,371,000	2002	LIHTC
Nathaniel Sherman, Jr. Manor Hamilton, Ohio	Senior Apartments	62	\$3,315,000	2002	LIHTC
Willard Apartments Toledo, Ohio	Apartment Renovation	34	\$866,201	2001	LIHTC
Riverfront Apartments Toledo, Ohio	Apartment Renovation	113	\$6,690,971	2000	LIHTC
Stratford Place Apartments Adrain, Michigan	Senior Apartments	60	\$3,500,000	2000	LIHTC
Commodore Perry Apartments Toledo, Ohio	Historic Apartment Renovation	156	\$13,841,000	1999	LIHTC
Four Seasons Apartments Adrain, Michigan	Apartments	96	\$4,272,000	1998	LIHTC
Orlando Apartments Normal, Illinois	Apartments	168	\$7,390,403	1998	LIHTC
Bradford Woods Apartments Peoria, Illinois	Apartments	180	\$8,765,725	1998	LIHTC
Heathergate Park Apartments Toledo, Ohio	Apartments	168	\$6,215,000	1995	LIHTC
Woodbridge Pond Apartments Westland, Michigan	Apartments	192	\$5,920,000	1993	LIHTC

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Project: Penrose Village IIA - Detroit, Michigan
Start: May 2013
Completion: October 2013
Contract Value: \$7.6 million
Programs Used: LIHTC

Penrose Village II A is the second phase of the existing Penrose Village community built by The Douglas Company in 2006. Phase II of the project included the construction of 36 new homes totaling nearly 47,900 square feet. The new townhouses featured amenities such as energy saving heating/cooling systems, washer/dryer units, full kitchens with appliances, full basements and detached garages. The development also included a community "farm".

Owner
Star Development
Sam Thomas, President
P.O Box 130020
Ann Arbor, MI 48113
Phone: 313.920.0557

Architect
Steven C. Flum, Inc.
2990 W. Grand Blvd.
Suite M-17
Detroit, MI 48202
Phone: 313.831.2844



Project: Cass Apartments - Detroit, Michigan
Start: November 2012
Completion: November 2013
Contract Value: \$5.8 million
Programs Used: LIHTC

This project consisted of renovations to an existing four story building that created 41 rentable units, each with their own kitchen, bathroom, living room and bedroom. Exterior masonry restoration brought the building new windows, and an elevator was also installed. Other new amenities included a computer lab, hair salon, community room and lounge.

Owner
Cass Community
LDHA LP
Chad Joseph
32600 Telegraph Rd,
Suite 102
Bingham Farms, MI 48025
Phone: 248.833.0550

Architect
Fusco, Shaffer &
Pappas, Inc.
30800 Northwestern Hwy, Suite 100
Farmington Hills, MI 48334
Phone: 248.932.8300

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Low Income Housing Tax Credit LIHTC Projects

Project: Bellefontaine Manor - Bellefontaine, Ohio
Start: August, 2012
Completion: March 2013
Contract Value: \$2.3 million
Programs Used: LIHTC

Bellefontaine Manor is an affordable housing facility for seniors. Construction consisted of renovations totaling 25,000 SF and was comprised of five resident buildings and a community center. The project called for the updating of 40 existing units, upgraded appliances, barrier-free baths and kitchens and efficient windows and exterior doors.

Owner	Architect
Buckeye Community	John Haytas Architects
Hope Foundation	3021 E. Dublin-Granville
Roy Lowenstein, VP	Columbus, OH 43231
3021 E. Dublin-Granville Rd	Phone: 614.942.2023
Columbus, OH 43231	
Phone: 614.942.2020	



Project: Eastern Woods Senior - Findlay, Ohio
Start: October 2020
Completion: June 2021
Contract Value: \$6.4 million
Programs Used: LIHTC

This new 49,677 SF three-story community includes 50 units offering one or two bedroom layouts with a contemporary design. Amenities feature stainless steel appliances, granite countertops, elevator access, fitness center, a walkable, mixed-use campus and a community room with a kitchenette shared outdoor patio space.

Owner	Architect
Pennrose Properties	Moody Nolan, Inc.
Tim Henkel, President	300 Spruce Street, Suite 300
1301 N. 31st Street	Columbus, OH 43215
Philadelphia, PA 19121	Phone: 859.957.1277
Phone: 267.386.8600	

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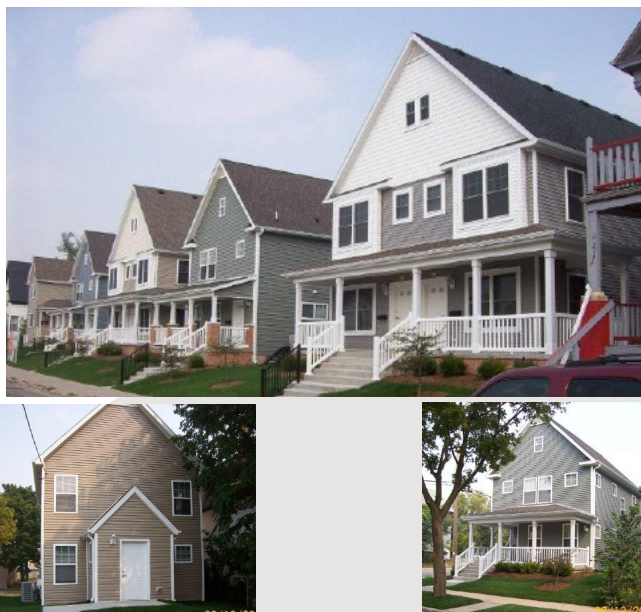
Low Income Housing Tax Credit LIHTC Projects

Project: Emerald Springs - Detroit, Michigan
Start: March 2011
Completion: July 2012
Contract Value: \$22 million
Programs Used: LIHTC

Emerald Springs is an urban multifamily community spreading over four city blocks in Detroit. The 158 all brick rental homes and townhouses have a variety of floor plans including a cottage style ranch and up to 1400 square feet for a four bedroom unit. The complex includes a clubhouse with a fitness center and recreational area. Subcontractors and suppliers were carefully selected to meet local and state requirements, and strong local participation was a goal met early in the process.

Owner
United Property Group
Nick Kolb, Development
Officer
2200 Genoa Business Park
Suite 100
Brighton, MI 48114
Phone: 810.220.0200

Architect
Economides Architects
912 Coolidge Rd.
East Lansing, MI 48823
Phone: 517.351.6720



Project: United Homes - Milwaukee, Wisconsin
Start: February 2011
Completion: September 2011
Contract Value: \$4.2 million
Programs Used: LIHTC

United Homes is a 24 unit project made up of duplexes and single family homes. The Green Built Homes certified community featured EnergyStar equipment, full basements and 33,600 SF of new construction.

Owner
Star Development
Sam Thomas, President
P.O Box 130020
Ann Arbor, MI 48113
Phone: 313.920.0557

Architect
Engberg Anderson, Inc.
320 E. Buffalo, Suite 500
Milwaukee, WI 53212
Phone: 414.944.9000

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Project: Harbor Bluffs Apartments (Phase II)
Benton Harbor, Michigan
Start: December 2010
Completion: September 2011
Contract Value: \$4.9 million
Programs Used: HUD/LIHTC

Harbor Bluffs Apartments Phase II consisted of construction of 32 townhomes featuring Hardi board and brick exteriors, EnergyStar equipment and vinyl plank flooring. Construction totaled 47,960 SF.

Owner
Star Development
Sam Thomas, President
P.O Box 130020
Ann Arbor, MI 48113
Phone: 313.920.0557

Architect
Steven C. Flum, Inc.
2990 W. Grand Blvd.
Suite M-17
Detroit, MI 48202
Phone: 313.831.2844

Project: 630 Lofts - Traverse City, Michigan
Start: November 2010
Completion: August 2011
Contract Value: \$8.5 million
Programs Used: LIHTC

This 47,077 SF Historic Preservation Project included historic tax credits that required TDC to follow very specific guidelines during the renovation. In order to preserve the historic value, original doors, trim and window systems were reused in addition to re-plastering all existing walls to give the building the same aesthetic appeal and charm as when it was first constructed. Thick brick walls made the creation of new openings and doorways very time-consuming. As issues regarding bringing the historic building up to code arose, The Douglas Company team developed innovative designs and creative solutions that ultimately lead to a one-of-a-kind finished product.

Owner
TC Commons I LDHA LLC
Mike Jacobson
35 Research Dr., Suite 300
Ann Arbor, MI 48103
Phone: 248.252.8700

Architect
Concept Design Studio
800 Ellis Road, Suite #508
Norton Shores, MI 49441
Phone: 231.799.4838



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Project: United Townhomes - Milwaukee, Wisconsin
Start: April 2010
Completion: August 2010
Contract Value: \$3.5 million
Programs Used: LIHTC

United Townhomes is a 24 unit project made up of duplex styled townhomes. The community achieved "Green Built Home Certification" and each 1300 SF duplex included three bedrooms, full basements and an attached one-car garage.

Owner
Star Development
Sam Thomas, President
P.O Box 130020
Ann Arbor, MI 48113
Phone: 313.920.0557

Architect
Engberg Anderson, Inc.
320 E. Buffalo, Suite 500
Milwaukee, WI 53212
Phone: 414.944.9000



Project: Lakewoods II - Toledo, Ohio
Start: June 2008
Completion: February 2009
Contract Value: \$5.4 million
Programs Used: LIHTC

Lakewoods II is a community of condo-style, affordable senior apartments. The 60,768 SF project is comprised of 48 dwellings, each featuring two bedrooms, granite countertops and attached single car garages.

Owner
American Community Developers
Gerald Krueger
20250 Harper Avenue
Detroit, MI 48225
Phone: 313.881.8150

Architect
Copenen Architects
8002 Grand River Rd Suite A
Brighton, MI 48114
Phone: 248.348.4141

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