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CMHA announces \$52 million acquisition of 264-unit Thornton Hall Apartments in Reynoldsburg, bringing more housing opportunities to one of Central Ohio's most desirable communities

CMHA's first-ever partnership with Licking Metropolitan Housing Authority aims to address the region's housing supply shortage

COLUMBUS, Ohio — The Columbus Metropolitan Housing Authority (CMHA) announced today its \$52 million first-ever investment partnership with the **Licking Metropolitan Housing Authority (LMHA)** to acquire Thornton Hall, a newly constructed 264-unit multifamily apartment community.

The transaction, approved by both CMHA and LMHA boards, represents a significant investment in high-quality rental housing within one of Central Ohio's fastest-growing suburban corridors and reflects a shared commitment to collaborative, regionally focused housing solutions.

Thornton Hall, completed in 2024 by Columbus-based for-profit developer Oxford Circle Development, consists of 264 modern one-, two-, and three-bedroom apartments across a professionally planned campus featuring a resort-style pool, fitness center, clubhouse, dog park and extensive green space. The property, at 8935 Thornton Hall Blvd., Reynoldsburg, Ohio, 43068, has stabilized rapidly, achieving strong occupancy within its first year of operation, underscoring the depth of housing demand in the Reynoldsburg and East Columbus submarkets.

"This acquisition aligns directly with CMHA's strategy of securing ideally located, high-quality multifamily homes in growing neighborhoods that offer residents access to jobs, healthcare, education, and transportation," said **CMHA President and CEO Charles D. Hillman**.

"Thornton Hall allows us to expand housing opportunities in a community experiencing significant public and private investment," Hillman said.

CMHA is providing \$52 million in bond financing as part of the acquisition, leveraging its financing capacity to support the long-term viability of the community.

Under the CMHA-LMHA ownership, Thornton Hall will serve households across a broad range of incomes, with 30% of the apartments (or roughly 78 units) reserved for residents earning up to 80% of the Columbus Area Median Income (AMI), which equates to an annual income of up to \$61,050 for a one-person household and up to \$87,200 annually for a four-person household.

Rent assistance for residents who qualify will be available from the LMHA Housing Choice Voucher program that serves low- to moderate-wage-earning residents. Rents for the remaining Thornton Hall apartments will be priced at market-rate.

"Across Central Ohio and communities throughout Ohio, the demand for quality rental housing continues to outpace supply," said **LMHA Executive Director Jody Hull-Arthur**. "By partnering with CMHA, we're able to combine our strengths and move forward on a transaction that supports residents, strengthens the regional housing market, and helps employers compete for the workforce they need."

Reynoldsburg is unique as it spans three counties: Fairfield, Franklin and Licking, with most of it falling within Fairfield and Franklin counties, though the nearly 16-acre Thornton Hall site and its 11 three-story buildings are set within Licking County.

The Thornton Hall property is located approximately 14 miles from Downtown Columbus and is ideally situated with direct access to major employment hubs, including **Intel's** \$20 billion semiconductor campus at **New Albany International Business Park**—only 12 miles east—as well as the nearby **Defense Supply Center Columbus (DSCC)**, **Mount Carmel East Hospital**, and a rapidly expanding network of warehouse and distribution centers around **John Glenn International Airport** and nearby Etna.

The apartments feature such amenities as stainless steel appliances with built-in microwaves, kitchen islands, satin nickel fixtures and accents, walk-in closets, private patios and balconies, 9-foot ceilings and French sliding doors.

Under the previous ownership, the property leased up at an impressively rapid pace upon its 2024 opening, stabilizing in just 10 months with an average of 25 move-ins per month, quickly achieving full occupancy levels.

The Thornton Hall acquisition by CMHA and LMHA follows the approximately \$36 million investment announced last year by CMHA with the City of Reynoldsburg to develop a 103-unit apartment community known as Heights on Main at 7221 East Main St., across from City Hall.

"CMHA is focused on addressing the critical need for housing for All in Columbus and beyond," said **CMHA Board Chair James L. Ervin Jr.**

"These game-changing investments in Reynoldsburg are a testament to our commitment and strategic approach," Ervin said. "We are taking substantial steps toward providing secure, high-quality housing options for all residents. Our board's unanimous approval underscores our collective resolve to meet these ambitious goals."

Columbus has a shortage of 52,694 rental units for people who need affordable housing, and 54,000 families spend more than half their income on housing, according to the Affordable Housing Alliance of Central Ohio (AHACO). There are only 26 affordable units per 100 extremely low-income renters in Columbus, according to a report by the National Low Income Housing Coalition (NLIHC) and the Coalition on Homelessness and Housing in Ohio (COHHIO).

About Columbus Metropolitan Housing Authority

The Columbus Metropolitan Housing Authority (CMHA) helps people access affordable housing through collaborative partnerships, promotes neighborhood revitalization, and assists residents in accessing needed social services. CMHA owns more than 6,500 units of housing and, through its Housing Choice Voucher and Project-Based Rental

Assistance programs, provides rental assistance to more than 160,000 residents across Ohio and Washington, D.C. Learn more at cmhanet.com.

About Licking Metropolitan Housing Authority

The Licking Metropolitan Housing Authority (LMHA) provides safe, decent, and affordable housing throughout Licking County. Through the Housing Choice Voucher Program, rental assistance initiatives, and community partnerships, LMHA works to improve quality of life for low- to moderate-income families while ensuring long-term affordability and financial sustainability.

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