

Wellston Manor
Fairfield Homes, Inc.
603 W. Wheeling Street,
Lancaster, OH 43130
740-653-3583

February 25, 2026

CERTIFIED MAIL RETURN RECEIPT REQUESTED

Mindy Barry-Eisnaugle
Council Clerk
City of Wellston Ohio
203 East Broadway,
Wellston, OH 45692

RE: Wellston Manor

Dear Mindy Barry-Eisnaugle:

The purpose of this letter is to apprise your office that Walters FHI Holdings, LLC plans to be the managing member of a residential rental development located in or within a one-half mile radius of your political jurisdiction, and will submit an application to utilize the multifamily funding programs of the Ohio Housing Finance Agency (OHFA) for the development of this property.

Wellston Manor, located at 700 W D Street in Wellston, Jackson County, Ohio, is a 34-unit affordable housing community that has served as a vital housing resource for local families since its original construction in 1987 under the Low-Income Housing Tax Credit (LIHTC) program. The property underwent a LIHTC-funded rehabilitation in 2004, reinforcing its role as a stable and dependable source of quality affordable housing within the community.

The development features a mix of one- and two-bedroom apartment homes and has provided safe, affordable housing to residents of Wellston for nearly four decades. The proposed renovation will secure the long-term future of Wellston Manor by addressing critical capital needs, including upgrades to major building systems, exterior components, and interior apartment finishes. These investments will extend the useful life of the property, strengthen safety and livability, and position the community for sustained operational and financial stability.

Through LIHTC re-syndication and comprehensive rehabilitation, Wellston Manor will remain a high-quality, affordable housing option for low-income households in Wellston. The project will preserve a scarce rural housing resource, support neighborhood stability, and ensure the property continues to serve residents as a safe, decent, and affordable place to call home for decades to come.

The proposed development will be financed with conventional construction financing, a USDA Rural Development 515 Loan, a USDA Rural Development Multifamily Housing Preservation and Revitalization Loan, OHFA Low-Income Housing Tax Credits, OHFA Housing Development Loan financing, and an owner contribution through deferment of developer fee.

Development Team:

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|-------------------|----------------------------|
| Managing Member: | Walters FHI Holdings, LLC |
| Developer: | Fairfield Homes, Inc. |
| Contractor: | Gorsuch Construction, Inc. |
| Property Manager: | Fairfield Homes, Inc. |

Project Address: 700 West D Street, Wellston, Ohio 45692

Number of Units: 34-Units

Program(s) to be utilized
in the Project: OHFA Housing Tax Credit Program and OHFA Housing Development Loan
Program

Right to Submit
Comments: You have the right to submit comments to OHFA regarding the proposed project's
impact on the community. Any objection to the project must be submitted in
writing and signed by a majority of the voting members of the legislative body.
Comments must be received by OHFA within 30 days of the mailing date of this
notice.

The person to be notified at OHFA and their address is:

Director of Multifamily Housing
Ohio Housing Finance Agency
2600 Corporate Exchange Drive, Suite 300
Columbus, Ohio 43231

OHFA will provide a written response to any objections submitted under the terms
outlined above.

Sincerely,

Claire Reinstein
Development Manager
603 W. Wheeling Street,
Lancaster, OH 43130
(740) 653-3583
creinstein@fairfieldhomesohio.com