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## Buckeye Community Hope Foundation in Columbus, Ohio (OH)

# IRS Fresh Start Program

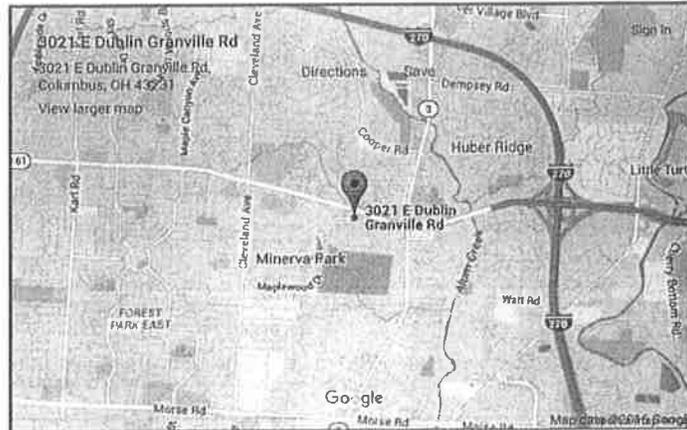
Minimum \$10K Tax Debt To Qualify. No Upfront Fees, Free Consultation.



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501(c)(3)

Organization representatives - add corrected or new information about Buckeye Community Hope Foundation »  
 Non-representatives - add comments about Buckeye Community Hope Foundation »

Buckeye Community Hope Foundation	
Employer Identification Number (EIN)	311333992
Name of Organization	Buckeye Community Hope Foundation
In Care of Name	Steven J Boone
Address	3021 E Dbln Granville Rd, Columbus (http://www.city-data.com/city/Columbus-Ohio.html), OH 43231-4031
Activities	Low income housing
Subsection	Charitable Organization
Ruling Date	05/1992
Deductibility	Contributions are deductible
Foundation	Organization which receives a substantial part of its support from a governmental unit or the general public
Organization	Corporation
Exempt Organization Status	Unconditional Exemption
Tax Period	06/2013
Assets	\$10,000,000 to \$49,999,999
Income	\$10,000,000 to \$49,999,999
Filing Requirement	990 (all other) or 990-EZ return
Asset Amount	\$44,686,307
Amount of Income	\$14,852,271
Form 990 Revenue Amount	\$14,166,563
National Taxonomy of Exempt Entities (NTEE)	Housing, Shelter: Housing Development, Construction, Management

Non-representatives - add comments:

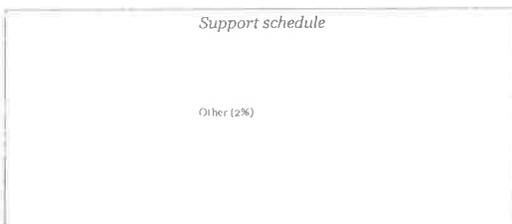
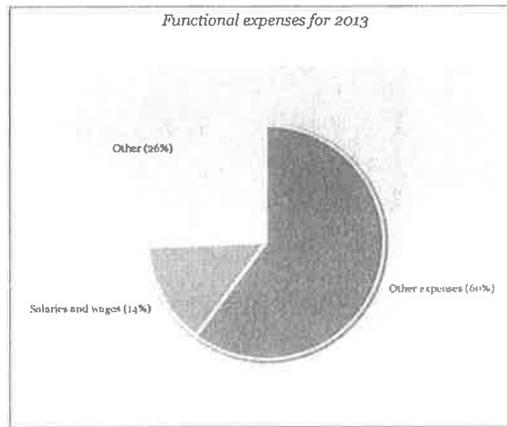
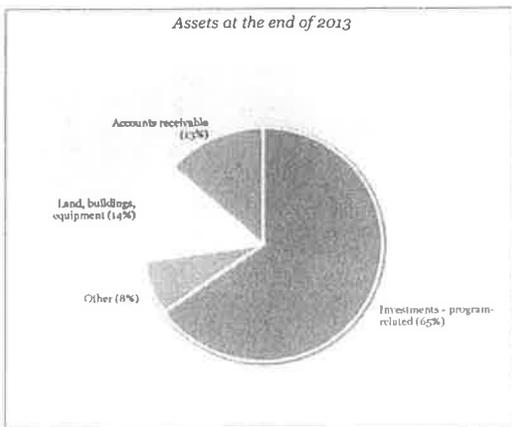
First Name:  Last Name:  E-mail (will not be displayed publicly):

Public comments: (50-4000 characters)

Type the code shown:  

Your IP address 50.205.17.110 will be logged.

Amount of income in 2013: \$14,852,271 (it was \$9,397,984 in 2012)		
Buckeye Community Hope Foundation:		\$14,852,271
Other organizations performing similar types of work:	\$914,408	
Assets in 2013: \$44,686,307 (it was \$43,153,000 in 2012)		
This organization:		\$44,686,307
Other organizations performing similar types of work:	\$2,572,607	
Expenses in 2013: \$13,523,183		
Buckeye Community Hope Foundation:		\$13,523,183
Other organizations performing similar types of work:	\$776,462	
Income to expenses ratio in 2013: 1.1		
Buckeye Community Hope Foundation:		1.1
Other organizations performing similar types of work:		1.0
Number of employees in 2013: 83		
Buckeye Community Hope Foundation:		83
Other organizations performing similar types of work:	2	
Employees paid over \$100,000 in 2013: 14.5%		
Buckeye Community Hope Foundation:		14.5%
Other organizations performing similar types of work:	0.0%	
Grants share in income in 2013: 0.0%		
Buckeye Community Hope Foundation:	0.0%	
Other organizations performing similar types of work:		0.3%





Checklist		
	2012	2013
Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)?	Yes	Yes
Is the organization required to complete Schedule B, Schedule of Contributors?	No	No
Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office?	No	No
Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year?	No	No
Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Revenue Procedure 98-19?	No	No
Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts?	No	No
Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures?	No	No
Did the organization maintain collections of works of art, historical treasures, or other similar assets?	No	No
Did the organization report an amount for escrow or custodial account liability; serve as a custodian or provide credit counseling, debt management, credit repair, or debt negotiation services?	Yes	Yes
Did the organization, directly or through a related organization, hold assets in temporarily restricted endowments, permanent endowments, or quasi-endowments?	No	No
Did the organization report an amount for land, buildings, and equipment?	Yes	Yes
Did the organization report an amount for investments-other securities that is 5% or more of its total assets?	No	No
Did the organization report an amount for investments-program related that is 5% or more of its total assets?	Yes	Yes
Did the organization report an amount for other assets that is 5% or more of its total assets?	No	No
Did the organization report an amount for other liabilities?	No	No
Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)?	Yes	Yes
Did the organization obtain separate, independent audited financial statements for the tax year?	Yes	No
Was the organization included in consolidated, independent audited financial statements for the tax year?	Yes	Yes
Is the organization a school described in section 170(b)(1)(A)(ii)?	No	No
Did the organization maintain an office, employees, or agents outside of the United States?	No	No
Did the organization have aggregate revenues or expenses of more than \$10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at \$100,000 or more?	No	No
Did the organization report more than \$5,000 of grants or other assistance to or for any foreign organization?	No	No
Did the organization report more than \$5,000 of aggregate grants or other assistance to or for foreign individuals?	No	No
Did the organization report a total of more than \$15,000 of expenses for professional fundraising services?	No	No
Did the organization report more than \$15,000 total of fundraising event gross income and contributions?	No	No
Did the organization report more than \$15,000 of gross income from gaming activities?	No	No
Did the organization operate one or more hospital facilities?	No	No
Did the organization attach a copy of its audited financial statements?	No	No
Did the organization report more than \$5,000 of grants or other assistance to any domestic organization or domestic government?	Yes	Yes
Did the organization report more than \$5,000 of grants or other assistance to or for domestic individuals?	No	No
Did the organization answer 'Yes' about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees?	Yes	Yes
Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than \$100,000 as of the last day of the year, that was issued after December 31, 2002?	No	No
Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?	No	No
Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds?	No	No
Did the organization act as an 'on behalf of' issuer for bonds outstanding at any time during the year?	No	No
Did the organization engage in an excess benefit transaction with a disqualified person during the year?	No	No
Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ?	No	No
Did the organization report any amount for receivables from or payables to any current or former officers, directors, trustees, key employees, highest compensated employees, or disqualified persons?	Yes	Yes

Did the organization provide a grant or other assistance to an officer, director, trustee, key employee, substantial contributor or employee thereof, a grant selection committee member, or to a 35% controlled entity or family member of any of these persons?	No	No
Was the organization a party to a business transaction with one of the following parties		
A current or former officer, director, trustee, or key employee?	No	No
A family member of a current or former officer, director, trustee, or key employee?	No	No
An entity of which a current or former officer, director, trustee, or key employee (or a family member thereof) was an officer, director, trustee, or direct or indirect owner?	Yes	Yes
Did the organization receive more than \$25,000 in non-cash contributions?	No	No
Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions?	No	No
Did the organization liquidate, terminate, or dissolve and cease operations?	No	No
Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets?	No	No
Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3?	Yes	Yes
Was the organization related to any tax-exempt or taxable entity?	Yes	Yes
Did the organization have a controlled entity within the meaning of section 512(b)(13)?	Yes	Yes
Did the organization make any transfers to an exempt non-charitable related organization?	No	No
Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes?	No	No

<b>Statements Regarding Other IRS Filings and Tax Compliance</b>			
	2011	2012	2013
The number reported in Box 3 of Form 1096		62	112
The number of Forms W-2G		0	0
Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?		No	Yes
The number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return		72	83
Did the organization file all required federal employment tax returns?		Yes	Yes
Did the organization have unrelated business gross income of \$1,000 or more during the year?	No	No	No
Has it filed a Form 990-T for this year?		No	No
At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)?		No	No
Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?		No	No
Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?		No	No
Did the organization file Form 8886-T?		No	No
Does the organization have annual gross receipts that are normally greater than \$100,000, and did the organization solicit any contributions that were not tax deductible as charitable contributions?		No	No
Did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?		No	No
Did the organization receive a payment in excess of \$75 made partly as a contribution and partly for goods and services provided to the payor?		No	No
Did the organization notify the donor of the value of the goods or services provided?		No	No
Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?		No	No
Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?		No	No
Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?		No	No
If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?		No	No
If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C?		No	No
Did a donor advised fund maintained by the sponsoring organization have excess business holdings at any time during the year?		No	No
Did the sponsoring organization make any taxable distributions under section 4966?		No	No
Did the sponsoring organization make a distribution to a donor, donor advisor, or related person?		No	No
Initiation fees and capital contributions	\$0	\$0	\$0
Gross receipts for public use of club facilities	\$0	\$0	\$0
Gross income from members or shareholders	\$0	\$0	\$0
Gross income from other sources	\$0	\$0	\$0
Is the organization filing Form 990 in lieu of Form 1041?		No	No
The amount of tax-exempt interest received or accrued during the year		\$0	\$0
Is the organization licensed to issue qualified health plans in more than one state?		No	No
The amount of reserves the organization is required to maintain by the states in which the organization is licensed to issue qualified health plans		\$0	\$0
The amount of reserves on hand		\$0	\$0
Did the organization receive any payments for indoor tanning services during the tax year?		No	No
Has it filed a Form 720 to report these payments?		No	No

<b>Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors</b>		
	2012	2013
<b>Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees</b>		
Total reportable compensation from the organization	\$1,090,550	\$1,632,225

Total reportable compensation from related organizations	\$12,960	\$0
Total estimated amount of other compensation from the organization and related organizations	\$84,127	\$90,047
Total number of individuals who received more than \$100,000 of reportable compensation from the organization	7	9
Total number of independent contractors who received more than \$100,000 of compensation from the organization	3	3

Statement of Revenue			
	2011	2012	2013
<b>Total revenue</b>	<b>\$10,681,541</b>	<b>\$9,383,443</b>	<b>\$14,466,563</b>
Contributions, Gifts, Grants and Other Similar Amounts	\$0	\$0	\$0
Program Service Revenue	\$10,188,024	\$9,371,522	\$14,340,961
230000		\$4,152,355	\$8,719,435
Educational Support Services		\$2,035,011	\$2,573,760
Lessors of Residential Buildings and Dwellings		\$1,539,158	\$1,266,731
611600		\$779,686	\$669,298
Real Estate Credit		\$573,658	\$658,950
All other program service revenue		\$291,654	\$452,787
Other Revenue			
Investment income (including dividends, interest, and other similar amounts)	\$493,517	\$2,018	\$1,541
Income from investment of tax-exempt bond proceeds	\$0	\$0	\$0
Royalties	\$0	\$0	\$0
Net rental income	\$0	\$0	\$0
Net gain/loss from sales of assets other than inventory	\$0	\$9,903	\$124,061
Gross amount from sales of assets other than inventory (Securities / Other)	\$0 / \$0	\$0 / \$24,444	\$0 / \$509,769
Less: cost or other basis and sales expenses (Securities / Other)	\$0 / \$0	\$0 / \$14,541	\$0 / \$385,708
Gain or (loss) (Securities / Other)	\$0 / \$0	\$0 / \$9,903	\$0 / \$124,061
Net income/loss from fundraising events	\$0	\$0	\$0
Net income/loss from gaming activities	\$0	\$0	\$0
Net income/loss from sales of inventory	\$0	\$0	\$0
Miscellaneous Revenue	\$0	\$0	\$0

Statement of Functional Expenses			
	2011	2012	2013
<b>Total functional expenses</b>	<b>\$9,863,753</b>	<b>\$8,330,635</b>	<b>\$13,523,183</b>
Grants and other assistance to domestic organizations and domestic governments		\$88,602	\$85,372
Grants and other assistance to domestic individuals		\$0	\$0
Grants and other assistance to foreign organizations, foreign governments, and foreign individuals		\$0	\$0
Benefits paid to or for members		\$0	\$0
Compensation of current officers, directors, trustees, and key employees	\$325,690	\$397,944	\$658,983
Compensation not included above, to disqualified persons		\$0	\$0
Other salaries and wages	\$1,740,626	\$2,122,675	\$1,924,629
Pension plan accruals and contributions		\$0	\$0
Other employee benefits		\$202,326	\$262,422
Payroll taxes	\$123,841	\$175,503	\$216,953
Fees for services (non-employees)			
Management		\$0	\$101,374
Legal		\$19,566	\$36,447
Accounting		\$122,812	\$80,116
Lobbying		\$0	\$0
Professional fundraising services	\$0	\$0	\$0
Investment management fees		\$144,000	\$144,000
Other		\$77,156	\$128,523
Advertising and promotion		\$13,327	\$2,796
Office expenses		\$165,332	\$132,731
Information technology		\$0	\$0
Royalties		\$0	\$0
Occupancy		\$1,025,076	\$521,446
Travel		\$11,686	\$214,314
Payments of travel or entertainment expenses for any federal, state, or local public officials		\$0	\$0
Conferences, conventions, and meetings		\$6,500	\$6,317
Interest		\$383,447	\$438,777
Payments to affiliates		\$0	\$0

Depreciation, depletion, and amortization	\$40,211	\$364,995
Insurance	\$83,087	\$60,181
Other expenses	\$1,710,825	\$5,512,088
Other expenses	\$1,021,619	\$1,992,637
Other expenses	\$187,640	\$478,973
Other expenses	\$91,477	\$53,649
Other expenses	\$89,824	\$105,460

Balance Sheet			
	2011	2012	2013
<b>Total assets</b>	<b>\$38,136,198</b>	<b>\$43,153,000</b>	<b>\$44,686,307</b>
Cash - non-interest-bearing		\$344,950	\$1,915,447
Savings and temporary cash investments		\$1,051,334	\$1,407
Pledges and grants receivable, net		\$33,647	\$62,567
Accounts receivable, net		\$3,840,877	\$5,980,647
Loans and other receivables from current and former officers, directors, trustees, key employees, and highest compensated employees		\$20,389	\$12,919
Loans and other receivables from other disqualified persons, persons described in section 4958(c)(3)(B), and contributing employers and sponsoring organizations of section 501(c)(9) voluntary employees' beneficiary organizations		\$0	\$0
Notes and loans receivable, net		\$0	\$0
Inventories for sale or use		\$0	\$0
Prepaid expenses and deferred charges		\$42,660	\$77,606
Land, buildings, and equipment: cost or other basis		\$9,305,852	\$6,161,383
Investments - publicly traded securities		\$0	\$0
Investments - other securities		\$0	\$0
Investments - program-related		\$28,513,281	\$29,163,656
Intangible assets		\$0	\$0
Other assets		\$0	\$1,310,675
<b>Total liabilities</b>	<b>\$20,796,438</b>	<b>\$24,760,432</b>	<b>\$25,350,359</b>
Accounts payable and accrued expenses		\$583,894	\$1,609,876
Grants payable		\$0	\$0
Deferred revenue		\$0	\$0
Tax-exempt bond liabilities	\$0	\$0	\$0
Escrow or custodial account liability		\$99,550	\$78,887
Loans and other payables to current and former officers, directors, trustees, key employees, highest compensated employees, and disqualified persons		\$0	\$40,000
Secured mortgages and notes payable to unrelated third parties	\$19,955,584	\$23,960,900	\$23,454,470
Unsecured notes and loans payable to unrelated third parties	\$88,375	\$116,088	\$167,126
Other liabilities (including federal income tax, payables to related third parties, and other liabilities)		\$0	\$0
<b>Total net assets or fund balances</b>	<b>\$17,339,760</b>	<b>\$18,392,568</b>	<b>\$19,335,948</b>
Unrestricted net assets		\$18,392,568	\$19,335,948
Temporarily restricted net assets		\$0	\$0
Permanently restricted net assets		\$0	\$0
Capital stock or trust principal, or current funds		\$0	\$0
Paid-in or capital surplus, or land, building, or equipment fund		\$0	\$0
Retained earnings, endowment, accumulated income, or other funds	\$0	\$0	\$0

Reason for Public Charity Status (for 2013)	
The organization is not a private foundation because it is:	An organization that normally receives: (1) more than 33 1/3 % of its support from contributions, membership fees, and gross receipts from activities related to its exempt functions - subject to certain exceptions, and (2) no more than 33 1/3 % of its support from gross investment income and unrelated business taxable income (less section 511 tax) from businesses acquired by the organization after June 30, 1975
Number of organizations supported	0
Sum of amounts of support	\$0

Support Schedule for Organizations Described in Section 509(a)(2) (for 2009 - 2013)	
	2009 - 2013 Total
Public support	\$52,021,658
Subtotal	\$52,021,658

Gifts, grants, contributions, and membership fees received	\$32,500
Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose	\$51,989,458
Gross receipts from activities that are not an unrelated trade or business under section 513	\$0
Tax revenues levied for the organization's benefit and either paid to or expended on its behalf	\$0
The value of services or facilities furnished by a governmental unit to the organization without charge	\$0
<b>Less</b>	<b>\$0</b>
Amounts received from disqualified persons	\$0
Amounts received from other than disqualified persons that exceed the greater of \$5,000 or 1% of the total support	\$0
<b>Total support</b>	<b>\$53,046,511</b>
Public support	\$52,021,658
Subtotal	\$1,024,853
Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources	\$1,024,853
Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975	\$0
Net income from unrelated business activities, whether or not the business is regularly carried on	\$0
Other income	\$0

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<p style="text-align: center;"><b>Your Ratings</b></p> <p style="font-size: small;">You can rate this nonprofit in different categories from 1 star (worst) to 5 stars (best) or leave category unrated</p>	<p>Program: _____</p> <p>Fundraising: _____</p> <p>Expenses: _____</p> <p>Transparency: _____</p>
<p style="text-align: center;"><b>Your Review</b></p> <div style="border: 1px solid black; height: 40px; width: 100%;"></div> <p>Would you recommend Buckeye Community Hope Foundation to others? (optional)</p> <p><input type="radio"/> Yes <input type="radio"/> No</p> <p><input type="button" value="Add photo of Buckeye Community Hope Foundation (optional)"/> <input type="button" value="Browse..."/></p>	
<p style="text-align: center;"><b>About You</b></p>	<p>Your nickname: <input style="width: 100%;" type="text"/></p> <p><input type="checkbox"/> I have read, and agree to the Terms of Service (<a href="http://www.nonprofitfacts.com/reviews/terms-of-service-npf.html">http://www.nonprofitfacts.com/reviews/terms-of-service-npf.html</a>)</p>
<p style="text-align: center;"><b>Optional Verification</b></p> <p style="font-size: x-small;">(additional info to increase the weight and the placement of your review and ratings)</p>	<p>Real Name: <input style="width: 100%;" type="text"/></p> <p>Email (won't be published): <input style="width: 100%;" type="text"/></p> <p>Date and time of your visit to this nonprofit: <input style="width: 100%;" type="text"/></p> <p>Phone number (won't be published): <input style="width: 100%;" type="text"/></p> <p><input type="checkbox"/> Show my IP address (50.205.171.xxx) to everybody</p> <p style="font-size: x-small;">Leave your signature &gt;</p>

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<a href="http://www.nonprofitfacts.com/OH/March-For-Freedom-Columbus-Ohio-Corp.html">March For Freedom - Columbus Ohio Corp (http://www.nonprofitfacts.com/OH/March-For-Freedom-Columbus-Ohio-Corp.html)</a> in Columbus, OH
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<a href="http://www.nonprofitfacts.com/OH/Hilltop-Church-Council-Watershed-Center.html">Hilltop Church Council, Watershed Center (http://www.nonprofitfacts.com/OH/Hilltop-Church-Council-Watershed-Center.html)</a> in Columbus, OH
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<a href="http://www.nonprofitfacts.com/OH/Columbus-Restoration-Church.html">Columbus Restoration Church (http://www.nonprofitfacts.com/OH/Columbus-Restoration-Church.html)</a> in Columbus, OH

Hbcu Foundation Inc ( <a href="http://www.nonprofitfacts.com/OH/Hbcu-Foundation-Inc.html">http://www.nonprofitfacts.com/OH/Hbcu-Foundation-Inc.html</a> ) in Columbus, OH
J Ashburn Jr Youth Center Inc ( <a href="http://www.faqs.org/tax-exempt/OH/J-Ashburn-Jr-Youth-Center-Inc.html">http://www.faqs.org/tax-exempt/OH/J-Ashburn-Jr-Youth-Center-Inc.html</a> ) in Columbus, OH
People Help People-Spread The Word Change The World ( <a href="http://www.nonprofitfacts.com/OH/People-Help-People-Spread-The-Word-Change-The-World.html">http://www.nonprofitfacts.com/OH/People-Help-People-Spread-The-Word-Change-The-World.html</a> ) in Cincinnati, OH

Organizations performing similar types of work					
Id	Name	Address	State	Established	Total Income
1	Ndc Housing And Economic Development Corporation, Group Return (./NY/Ndc-Housing-And-Economic-Development-Corporation-Group-Return.html)	708 Third Ave Ste 710, New York, NY 10017-4201	NY	1988-11	\$203,068,087
2	American Opportunity For Housing Inc (./TX/American-Opportunity-For-Housing-Inc.html)	7334 Blanco Rd Ste 200, San Antonio, TX 78216-4933	TX	1992-10	\$181,325,381
3	Caracole Inc (./OH/Caracole-Inc.html)	4138 Hamilton Ave, Cincinnati, OH 45223-2249	OH	1988-02	\$2,864,727
4	Ss C&m Haven Inc (./OH/Ss-C-m-Haven-Inc.html)	12400 Madison Avenue, Lakewood, OH 44107-5009	OH	1981-10	\$1,448,785
5	Tuskegee Alumni Housing Foundation Inc, Crossroads Somerset (./OH/Tuskegee-Alumni-Housing-Foundation-Inc-Crossroads-Somerset.html)	1601 Bethel Road, Columbus, OH 43220-2006	OH	1969-01	\$1,149,759
6	Cortview Village (./OH/Cortview-Village.html)	100 Cortview Dr, Cortland, OH 44410-1403	OH	1975-01	\$423,371
7	Candlewick Commons Inc (./OH/Candlewick-Commons-Inc.html)	6434 E Main St Ste 203, Reynoldsburg, OH 43068-7300	OH	1994-03	\$250,692
8	Station Hill Inc (./OH/Station-Hill-Inc.html)	570 N State Route 741, Lebanon, OH 45036-8839	OH	1996-02	\$234,968
9	Nbc Usa Housing Inc Twenty Two (./OH/Nbc-Usa-Housing-Inc-Twenty-Two.html)	383 Washington St, Newark, OH 43055-6590	OH	1989-12	\$167,589
10	Riverview Apartments Inc (./OH/Riverview-Apartments-Inc.html)	2335 N Bank Dr, Columbus, OH 43220-5423	OH	1988-08	\$153,978
11	Buckeye Community Hope Foundation	3021 E Dbln Granville Rd, Columbus, OH 43231-4031	OH	1992-05	\$14,852,271
12	Columbus Housing Partnership Inc, Homeport (./OH/Columbus-Housing-Partnership-Inc-Friedlander-Coplan-And-Aronoff.html)	562 E Main St, Columbus, OH 43215-5312	OH	1987-09	\$6,983,704
13	Excel Development Co Inc (./OH/Excel-Development-Co-Inc.html)	2403 Auburn Ave, Cincinnati, OH 45219-2701	OH	1988-12	\$3,278,568
14	Habitat For Humanity International Inc, Tristate Oh Ky In (./OH/Habitat-For-Humanity-International-Inc-Tristate-Oh-Ky-In.html)	4910 Para Dr, Cincinnati, OH 45237-5012	OH	1987-01	\$1,571,592
15	H M Life Opportunity Services (./OH/H-M-Life-Opportunity-Services.html)	3250 W Market St Ste 204, Fairlawn, OH 44333-3320	OH	1946-03	\$1,106,358
16	Catholic Better Community Development Commisson Inc (./OH/Catholic-Better-Community-Development-Commisson-Inc.html)	1931 Scottwood Ave Ste 700, Toledo, OH 43620-1614	OH	1967-12	\$672,443
17	Home/Casas Inc, Payroll (./OH/Home-Casas-Inc-Payroll.html)	PO BOX 774, Fremont, OH 43420-0774	OH	1977-02	\$613,190
18	Mansfield Memorial Home Apartments (./OH/Mansfield-Memorial-Home-Apartments.html)	PO BOX 966, Mansfield, OH 44901-0966	OH	1975-10	\$506,816
19	Find-A-Way Inc (./OH/Find-A-Way-Inc.html)	3603 Victory Pkwy, Cincinnati, OH 45229-2207	OH	1982-09	\$501,249
20	Find-A-Way Li Inc (./OH/Find-A-Way-Li-Inc.html)	3603 Victory Pkwy, Cincinnati, OH 45229-2207	OH	1987-08	\$471,715
<b>Number of organizations performing similar types of work</b>					

Alaska	2	Montana	3
Alabama	2	North Carolina	23
Arkansas	0	North Dakota	1
Arizona	8	Nebraska	3
California	114	New Hampshire	7
Colorado	16	New Jersey	14
Connecticut	18	New Mexico	3
District of Columbia	3	Nevada	6
Delaware	5	New York	110
Florida	41	Ohio	32
Georgia	22	Oklahoma	2
Hawaii	2	Oregon	11
Iowa	7	Pennsylvania	33
Idaho	2	Rhode Island	6
Illinois	33	South Carolina	4
Indiana	13	South Dakota	2
Kansas	4	Tennessee	22
Kentucky	12	Texas	44
Louisiana	13	Utah	6
Massachusetts	39	Virginia	25
Maryland	21	Vermont	8
Maine	7	Washington	15
Michigan	31	Wisconsin	17
Minnesota	30	West Virginia	7
Missouri	12	International	2
Mississippi	3		
<b>Total</b>			<b>875</b>

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*Housing Division*

Buckeye Community Hope  
Foundation Housing Division  
3021 E. Dublin-Granville Rd.  
Columbus, Ohio 43231  
614.942.2020  
614.942.2000 fax  
www.buckeyehope.org

July 29, 2015

Mary Kenney  
Executive Director  
Illinois Housing Development Authority  
401 N. Michigan Avenue, Suite 700  
Chicago, IL 60611

RE: The Reserve at Tinley Park  
A proposed family development

Dear Director Kenney,

On behalf of Buckeye Community Hope Foundation, we are pleased to submit for consideration the Reserve at Tinley Park. This 47-unit development is located in an Opportunity Area as defined by the Agency, and will target families.

In order to distinguish our development from other applicants, Buckeye has taken our architectural, mechanical, and civil plan designs to a higher level than required by the QAP. During the development of the 2015 QAP, we heard IHDA's concerns about readiness and project cost changes. Attached are certifications from our design team referencing the level of completeness that we believe exceeds IHDA's current submission requirement.

It is also imperative for us to highlight a cost issue that we fear will detrimentally impact our score within the Cost Containment category. Please note letters from our architect and contractor that highlight the additional cost burden driven by the Village of Tinley Park construction and development codes and criteria. These requirements per certification from our contractor added over \$3.6 million in additional cost. Although we did not exceed the cost caps, it would be our request for IHDA to recognize this cost burden during the internal review and scoring.

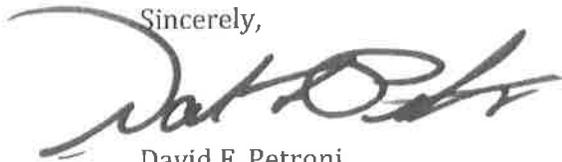
Lastly, although not a requirement, nor a scoring consideration, Buckeye is proposing to add a roof top solar array. The proposed solar plan is to provide enough electricity to pay for all our common area electric cost. Based on the proposed design from our solar contractor, the proposed investment is \$300,000. We will generate approximately \$94,000 in equity from the sale of the solar energy credits. We were advised to include the \$300,000 cost within the Contractor

Certification form, which again exasperates our cost and impacts our score under the Cost Containment Category. It would be our request to adjust the scoring category to reflect this outside of the cost containment analysis.

Buckeye and our development team appreciate the opportunity to compete for housing credits this year. To the best of our knowledge, the Village of Tinley Park has not received an allocation of housing credits.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "David F. Petroni". The signature is fluid and cursive, with a large initial "D" and "P".

David F. Petroni  
Vice President

CC: Christine Moran

Attachments: Gleason Architects Ordinance Letter  
Tower Contracting Cost analysis letter  
CM Lavoie Engineer plan completion certification letter  
Gleason Architects plan completion certification letter  
OAS, LLC mechanical, electrical, and plumbing certification letter



GLEASON  
ARCHITECTS, P.C.

July 29, 2015

Illinois Housing Dev Authority  
401 North Michigan Avenue  
Suite 700  
Chicago, IL 60611

**Subject: The Reserve at Tinley Park  
Northeast Corner of Oak Park Avenue and 183rd St  
Tinley Park, IL  
Architect's Project No. 15-016**

To Whom It May Concern:

This letter is to address several local zoning ordinance regulations that have had an impact on the design, floor area and cost of the referenced project. These requirements are reflected in the IHDA application documents and we would like to bring them to the attention of those who will be reviewing this application.

These items are as follows:

1. The building must be constructed entirely of non-combustible construction. This has required the use of steel, concrete and masonry in the design of the building's structure.
2. All resident parking must be contained within the building envelope. This requirement has led to 48 parking stalls being covered under the building.
3. The exterior of the building must be 100% masonry or cementitious finishes.
4. The minimum floor areas of 1-bedroom apartments is 800 sq ft, 2-bedroom apartments is 1,000 sq ft and 3-bedroom apartments is 1,200 sq ft. The minimum requirement for IHDA is 525, 750 and 950 sq ft respectively. This difference has added 12,000 sq ft to the size of the building.

K:\Gleason Architects\PROJECTS\15-016 Buckeye Tinley Park\IHDA Forms and Requirements\The Reserve at Tinley Park - Local Ordinance Impact on Design.docx

769 Heartland Drive, Unit A Sugar Grove, Illinois 60554

Phone: 630-466-8740 Fax: 630-466-8760

E-mail: thadgleason@gleasonarchitectspsc.com

If you have any questions in regards to any of these items please do not hesitate to give me a call.

Sincerely,

Gleason Architects, P.C.

A handwritten signature in black ink, appearing to read 'Thad Gleason', with a long horizontal flourish extending to the right.

Thad Gleason  
Architect

769 Heartland Drive, Unit A Sugar Grove, Illinois 60554

Phone: 630-466-8740 Fax: 630-466-8760

E-mail: [thadgleason@gleasonarchitectspc.com](mailto:thadgleason@gleasonarchitectspc.com)



**TOWER**  
CONTRACTING, LLC

3052 W. 167TH ST  
MARIETTA, IL 60428  
P: 708.333.0803  
F: 708.339.7509

July 30, 2015

Illinois Housing Dev Authority  
401 North Michigan Avenue  
Suite 700  
Chicago Illinois, 60611

Subject: The Reserve at Tinley Park  
Northeast Corner of Oak Park Avenue and 183<sup>rd</sup> Street  
Tinley Park, IL  
Architect's Project No. 15-016

To Whom It May Concern:

This letter is to address the local zoning ordinance and regulations that have had an impact on the costs of the above referenced project.

These items are as follows:

- The use of steel shell, concrete pre-stressed floors and masonry exteriors vs a wood framed structure has a cost impact of \$821,000.00
- To enclose the resident parking and contain it in the building envelope has a cost impact of \$350,000.00
- The exterior face of the building in masonry and cementitious finishes impacts constructions costs by \$553,800.00
- Increasing the building size to accommodate for larger room sizes by 12,000 sf results in added costs of \$1,836,000.00
- To provide an E.I.F.S Cornish vs a sheet metal cap impacts costs by \$54,500.00

Sincerely,  
TOWER CONTRACTING, LLC.

Robert Berg  
Director of Pre-Construction



July 26, 2015

SENT VIA EMAIL

Mr. David F. Petroni  
Vice President, Business Development  
Buckeye Community Hope Foundation  
Two Prudential Plaza  
180 N. Stetson Street, Suite 3500  
Chicago, Illinois 60601

RE: Tinley Park Commons  
Tinley Park, Illinois

Dear Mr. Petroni,

C. M. Lavoie & Associates Inc. (CML) has prepared the final engineering plans for the above mentioned project in preparation for a formal submittal to the Illinois Housing Development Authority. The civil engineering plans include the following plan index:

1. Cover Sheet
2. Details and Specifications
3. Details and Specifications
4. Existing Conditions
5. Geometrics
6. Utility Design
7. Grading
8. Landscape Plan

The above mentioned plans are 80 percent complete as submitted to the Illinois Housing Development Authority. In addition, CML has completed the boundary and topographic surveys and secured the services of a geotechnical engineer to complete a soils analysis and report for the subject property. The soil borings are 100 percent complete and the geotechnical report will be issued within the next few days.

If you have any questions or comments, please contact me at your earliest convenience.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chris M. Lavoie'.

Christopher M. Lavoie, P.E.  
President, CEO  
C. M. Lavoie and Associates, Inc.



GLEASON  
ARCHITECTS, P.C.

July 27, 2015

Illinois Housing Dev Authority  
401 North Michigan Avenue  
Suite 700  
Chicago, IL 60611

**Subject: The Reserve at Tinley Park  
Northeast Corner of Oak Park Avenue and 183rd St  
Tinley Park, IL  
Architect's Project No. 15-016**

To Whom It May Concern:

This letter is to certify that the designs and architectural drawings for the above referenced project are approximately 20% complete. If you have any questions regarding to this letter please do not hesitate to contact me at the address shown below.

Sincerely,

Gleason Architects, P.C.

Thad Gleason  
Architect



K:\Gleason Architects\PROJECTS\15-016 Buckeye Tinley Park\IHDA Forms and Requirements\Architectural Drawings  
Certification Tinley Park.docx

769 Heartland Drive, Unit A Sugar Grove, Illinois 60554  
Phone: 630-466-8740 Fax: 630-466-8760  
E-mail: thadgleason@gleasonarchitectspc.com



OAS, LLC

Engineering Services / Building Commissioning / LEED Consultants

July 27, 2015

Illinois Housing Dev Authority  
401 North Michigan Avenue  
Suite 700  
Chicago, IL 60611

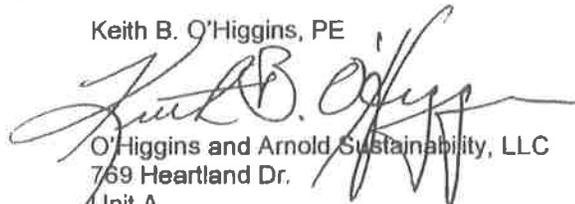
**Subject: The Reserve at Tinley Park  
Northeast Corner of Oak Park Avenue and 183rd St  
Tinley Park, IL  
Architect=s Project No. 15-016**

To Whom It May Concern:

This letter is to certify that the designs and mechanical, electrical and plumbing drawings for the above referenced project are approximately 20% complete. If you have any questions regarding to this letter please do not hesitate to contact me at the address shown below.

Sincerely,

Keith B. O'Higgins, PE



O'Higgins and Arnold Sustainability, LLC  
769 Heartland Dr.  
Unit A  
Sugar Grove, IL. 60554

Buckeye Community Hope Foundation Construction Division has been renovating and building properties since 2003 and has General Contractor License and Bond for Ohio, West Virginia, Kentucky, Tennessee, and South Carolina with the near goal of expanding into surrounding states. The Construction Division also completes insurance loss repairs.

Project Name	Location	# units	Year Completed
Alum Creek	Alum Creek, WV	28	2013
Fort Gay	Fort Gay, WV	32	2013
Legacy Village	Findlay, OH	48	2013
Montpelier Gardens	Montpelier, OH	42	2013
Pine Woods	Ridgely, WV	32	2013
Pleasant Meadows	Cuyahoga Falls, OH	72	2013
Village Green	Crooksville, OH	48	2013
Elk Valley II	Elkview, WV	32	2014
Gold Bond	Tiffin, OH	22	2014
Shoals Manor	Huntington, WV	24	2014

## Mike Mertens

---

**From:** Ivan Baker  
**Sent:** Monday, February 01, 2016 12:12 PM  
**To:** Mike Mertens  
**Subject:** Owner

The property at 183<sup>rd</sup> and Oak Park Avenue is under contract to Buckeye Hope...and currently owned by:

GREG ISER

Address: 8945 STUENKEL ROAD  
City, State, Zip: FRANKFORT, IL 60423

This is County tax record.

**Ivan Baker**, CEcD, AICP, FM  
Director of Economic Development  
**Tinley Park, Illinois** *"Chicago's Great Southwest"*  
*First and Only Accredited Economic Development Organization in Illinois*



*"America's Best Place to Raise a Family"* - Bloomberg Business Week  
*"National Winner for Economic Development Excellence"* - U.S. Department of Commerce  
*"Top 10 Best Small Cities in the Nation"* - Movato  
*"Top 10 Suburb of Chicago"* - Chicago Magazine  
*"Top 10 Best Chicago Suburb for Young Professionals"* - Movato  
*"Top 10 Best Places to Get Ahead"* - Will County - Forbes  
*"One of the Hottest Residential Markets in Metro Chicago"* - Chicago Tribune

Tinley Park Village Hall  
16250 South Oak Park Avenue  
Tinley Park, Illinois 60477  
708-444-5030  
[ibaker@tinleypark.org](mailto:ibaker@tinleypark.org)  
[www.TinleyParkBiz.biz](http://www.TinleyParkBiz.biz)

## **The Fight Over Low- Income Housing**

**A first-person  
account by the  
Cuyahoga Falls  
nonprofit  
developer at  
the eye of the  
storm.**

**By P. Gilbertson  
Barno**

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[Related Article: No  
Shelter in the Storm](#)

In 1995 Buckeye Community Hope Foundation decided to build a 72-unit tax credit apartment complex in Cuyahoga Falls, a city with a population of roughly 50,000 situated between Akron and Cleveland, OH. Buckeye discussed its plans with the city's mayor, Don Robart, who welcomed the planned development as a means of addressing his community's need for affordable housing. With the comfort of the mayor's support, Buckeye applied for and was awarded tax credits and grants for its apartment development.

And then the fun began. If you can call it that.

Although Buckeye had paid a premium to buy land that was already properly zoned for its planned development, the city requested that it build an eleven-foot-high barrier wall costing \$75,000 (that was not mandated by the zoning code) to separate Buckeye's land from an adjoining condominium property. The planning commission also requested that Buckeye change the name of its development from "Cuyahoga Terrace" to something that sounded to them less redolent of a public housing project. Everyone agreed to "Pleasant Meadows."

After reaching agreement with the planning commission, the next stage was a public hearing process. Hundreds of angry citizens crammed the hearing room to protest Buckeye's planned development. Some questioned the development's impact on schools and emergency services – matters that are certainly within the purview of public inquiry when zoning is being enacted, but which, one would think, should be irrelevant once a developer has purchased land in reliance on the extant zoning and has submitted a conforming plan for its use.

Some citizens claimed to know “what kind of element” was going to move in – it would be “just like Prange Drive,” site of the city’s only concentration of minority residents. They worried that residents would be playing loud “boom boxes,” and wondered if residents’ children would “shut up right at dusk.” It was about this time that Buckeye learned that for decades Cuyahoga Falls has been known as “Caucasian Falls.” One opponent of the development suggested that Buckeye’s president be thrown “out of the window,” and another followed him to his car to write down the license plate number. Despite this clear evidence of public sentiment, the planning commission approved Buckeye’s site plan. In truth, they had no real choice since the site plan met or exceeded all of the city’s zoning requirements.

Under the city’s rules for land development, the planning commission’s approval required ratification by the city council and another round of emotion-filled public hearings ensued. During the hearings Mayor Robart suddenly transformed himself into the leader of the opposition and compared the housing tax credit program to forced busing. It was also at one of these city council hearings that the word “referendum” was first uttered in a non-sequitur response by the city’s law director to a citizen’s question that had nothing to do with a referendum. But the seed had been planted, and soon the “Citizens for the Preservation of Voters Rights” (a name suggested by Mayor Robart) was meeting to plan a challenge to the city council’s expected ratification of the planning commission’s decision.

Meanwhile, city officials were trying to find a way out of their dilemma. Some city council members approached Buckeye with a proposal to resolve the dispute by trading the Pleasant Meadows site for land owned by the city. Since tax credit awards are site specific, Buckeye was unable to accept the city’s proposal. Besides that, trading prime land already zoned for multifamily use in return for

an active landfill didn't seem like a particularly fair trade.

City council members looked for a "legal shred" upon which to deny Buckeye's site plan approval. Some talked about having trudged through "six inches of mud," only to find that the muddy area they had explored was too small to be classified as wetlands. Another council member sent a memorandum to the city's law director asking if there was any way the council could legally reject Buckeye's site plan and if a referendum could be used to overturn the council's own action.

Eventually, the city council voted to ratify the planning commission's approval of Buckeye's site plan. The Citizens for the Preservation of Voters Rights then began collecting signatures on a referendum petition to repeal the site plan approval ordinance. Since the approval is based on a technical analysis of a site plan's conformance to a zoning code, it seemed inappropriate to have the question decided by voters who had likely neither seen the site plan nor read the zoning code. So Buckeye filed a declaratory judgment action in state court as soon as the referendum petition had been filed and its signatures deemed sufficient.

The question before the court turned on whether a provision in Ohio's Constitution limiting the right of citizen referendum to legislative (as opposed to administrative) matters was trumped by another constitutional provision granting home rule powers. The elected trial judge, whose courtroom was filled with a throng of agitated voters, found nothing wrong with allowing the electorate to make a decision for which they appeared singularly unqualified. He upheld the referendum.

So did the state Appeals Court, which was in turn affirmed by the Ohio Supreme Court in a 4-3 decision. Buckeye then filed a motion for reconsideration, which was supported by requests from several influential groups to file friend-of-the-court briefs on Buckeye's

behalf. This show of support and their undeniable arguments induced one justice to change her vote. Buckeye's loss was suddenly transformed into a 4-3 victory.

Pleasant Meadows would be built, provided that Buckeye could re-assemble a financing package to replace the tax credits and grants that had been lost due to the delays of litigation. Since the delays from the state litigation promised increased construction costs as well as significant outlays for attorney's fees, and since it appeared that the city's actions had also implicated federally protected rights, Buckeye had filed a claim for damages in Federal Court while its state appeal was pending. The complaint alleged violations of Fair Housing laws, equal protection and due process. (See sidebar.)

By joining the Ohio Department of Development as a nominal defendant in the federal action, Buckeye was able to negotiate a change in the state's tax credit allocation rules that resulted in the issuance of non-competitive tax credits to remedy the city's actions in stopping the development. As a result, the remainder of the financing package was quickly replaced and construction was begun. Pleasant Meadows was completed late in 2000 and has operated since that time without any major complications. As a matter of fact, the *Akron Beacon Journal* ran a feature story in 2002 that highlighted how none of the horrible consequences predicted by the development's opponents had come to pass.

But meanwhile, the federal case progressed while the state appeals process was unfolding. In a move that seemed like a good idea at the time, but which later turned out to be disastrous, Buckeye secured agreement from the city and the federal judge for an order delaying official certification of the referendum vote (which, unofficially, Buckeye had lost by a 3-to-1 margin). Buckeye also requested an injunction against the stay of its site plan approval that had

automatically resulted from the filing of the referendum petition. Interestingly, the director of the city's own planning department testified at the injunction hearing that there was no rational basis for denying the site plan approval. However, the injunction was denied because Buckeye was unable to show irreparable harm.

Aside from dismissing Buckeye's case against Mayor Robart in an individual capacity, the federal judge denied the city's request that the case be dismissed. Just before the trial was scheduled to occur, the Ohio court rendered its decision on reconsideration, and the federal judge requested that the parties submit briefs assessing the impact of the state decision on the federal case. While these briefs were being considered, the federal judge retired.

The city asked the replacement judge to dismiss the case on the same grounds that had been rejected by the original judge. However, the new judge saw things differently than his predecessor, and granted the city's request. Buckeye appealed, and the 6th Circuit U.S. Court of Appeals reversed the dismissal. The city appealed to the U.S. Supreme Court, which agreed to hear the case.

The Supreme Court, by a 9-0 vote, reversed the Court of Appeals, finding that the city could not be held liable for the racially discriminatory actions of its citizens, even if those citizens were city officials supposedly acting in their private capacities. The court seemed to place particular emphasis upon the fact that the referendum vote had never become official (because of the agreement to withhold certification of the vote), by which it held that there had never been any "state action" upon which to find the city liable.

Golf is a wonderful game, teaching many lessons that are applicable to life in general. One such lesson is that there are times when the only thing left to do is to take the ball out of the cup and move on to the next hole. So it is with Buckeye, which has returned to its role as Ohio's preeminent nonprofit developer of

affordable housing following a three-year development hiatus that resulted from the city's actions.

In the final analysis, the most significant impact of the Buckeye case may be that there are 72 families living in affordable apartments in Cuyahoga Falls, apartments that would not exist but for Buckeye's fight. Let us all hope that the citizens of Cuyahoga Falls who opposed the Pleasant Meadows development find it as easy to live with their consciences as they have with their new neighbors.

Copyright 2003

P. Gilbertson Barno is the executive director of Buckeye Community Hope Foundation, 1183 Essex Ave., Columbus, OH. 614-291-0838 or [gbarno@aol.com](mailto:gbarno@aol.com).

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