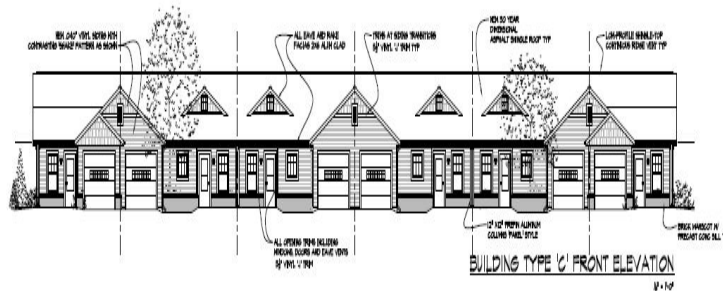


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2016 Low Income Housing Tax Credit Proposal
City: Celina, Ohio

County: Mercer County

Photograph or Rendering

Project Narrative

Project Narrative

Mackinaw Senior Apartments II is a proposed new-construction senior-restricted (55 years and older) housing project to be located on a 5.75 +/- acre site on the northeast corner of West Livingston Street and North Brandon Avenue. The site is located ¼ mile from the center of town on the west side of Celina. The proposed site is properly zoned for the intended use. Development density will be approximately 6.2 units per acre. All neighborhood amenities required by senior households are within a half-mile radius of the site.

The proposed development will redevelop a former industrial site adjacent to Mackinaw Retirement Village, a 32 unit affordable housing project for seniors. There will be 16 one-bedroom units and 16 two-bedroom units in 9 cottage style buildings. Unit sizes will be 703 sq. ft. for a one-bedroom plan and 934 sq. ft. for a two-bedroom plan. Each unit will have an attached one-car garage, a driveway capable of parking a second car, a covered front porch and covered rear patio. The units will be nicely appointed with full kitchen appliances (including dishwashers and microwave ovens), and built with energy efficiency in mind (Energy Star-rated appliances and central HVAC equipment). The complex will have ample resident common areas, both indoor (a community building) and outdoor (a community plaza).

Project Information

Pool: New Unit Production Non Urban
Construction Type: New Construction
Population: Senior
Building Type: Garden
Address: West Livingston Street
City, State Zip: Celina, Ohio
Census Tract: 9674

Ownership Information

Ownership Entity: To be formed LTD
Majority Member: RLH Partners
Minority Member: Stock GP Housing Partners
Syndicator or Investor: To Be Determined
Non-Profit: N/A

Development Team

Developer: Combined RHL Partners - Stock - Sunset
Phone: (937) 942-9071
Street Address: 7652 Sawmill Road, Suite 340
City, State, Zip: Dublin, Ohio 43016
General Contractor: Wrenwood Developmen Corporation
Management Co: Sawmill Road Management Company
Syndicator: To be determined
Architect: R.M. James, Architect

