

Miller House

2016 Low Income Housing Tax Credit Proposal

City: Athens

County: Athens

Photograph or Rendering



Project Narrative

The proposed Miller House is a senior-restricted, age 55 and older, project that will involve the new construction of a residential building with 22 units and the renovation of the existing, historic, Clarence E. Miller (CEM) building with 21 units in Lancaster, Fairfield County, Ohio. The original structure was built in 1828, and had several additions throughout the 1800s. The unit mix will include 21 one-bedroom garden units in the CEM building and 22 two-bedroom garden units in the new construction building. The proposed Tax Credit collected rents range from \$399 to \$640 for one-bedroom units and \$479 to \$720 for two-bedroom units. The project will have a diverse group of local partners with a focus on providing services to seniors that allow them to age in place. The project will also take advantage of the numerous amenities nearby.

Project Information

Pool: Rural Asset Preservation
Construction Type: Historic Rehab
Population: Senior
Building Type: Adaptive Reuse/New Construction
Address: 1587 Granville Pike
City, State Zip: Lancaster Ohio 43130
Census Tract: 314

Ownership Information

Ownership Entity: Miller House, Ltd.
Majority Member: Lancaster-Fairfield Count Community Action Agency
Minority Member: Fairfield Homes, Inc.
Syndicator or Investor: Ohio Capital Corporation for Housing
Non-Profit: Lancaster-Fairfield Count Community Action Agency

Development Team

Developer: Fairfield Homes, Inc.
Phone: 740-653-3583
Street Address: 603 W. Wheeling
City, State, Zip: Lancaster, Ohio 43130
General Contractor: Fairfield Homes, Inc.
Management Co: Gorsuch Management
Syndicator: Ohio Capital Corporation for Housing
Architect: Berardi + Partners

