

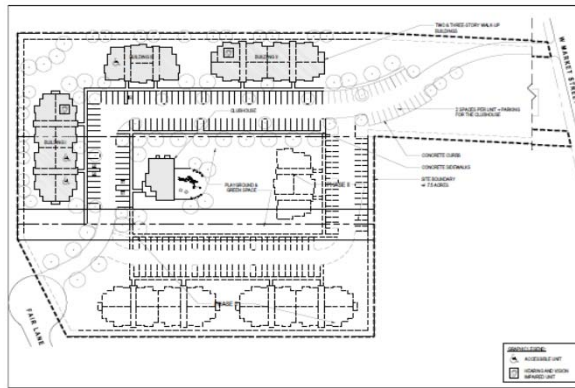
## Tiffin Pointe

### 2016 Low Income Housing Tax Credit Proposal

**City:** Tiffin

**County:** Seneca

#### Photograph or Rendering



#### Project Narrative

Tiffin Pointe is a workforce family development initiative that offers an innovative rental community for working families located in Tiffin, Seneca County, Ohio. It will involve the construction of up to 52 two, three and four-bedroom garden style units on a centrally located parcel near retail and commercial. With grocery shopping, banking, and other neighborhood retail within easy walking distance of the site, the development provides an ideal setting for families. The location for Tiffin Pointe was chosen due to its proximity to community resources, while redeveloping land that is strategically located, but significantly underutilized as a dilapidated mobile home park. It has master planned in two phases which will allow a second phase of affordable or market rate apartments seamlessly added to this development.

Tiffin Pointe will be located in three, three-story buildings and one Community Clubhouse. Units are spacious, but also efficiently designed. Units will have an individual front door entry, open, modern floor plans, washer/dryer hookups, ample interior and exterior storage, and amenities that will appeal to the residents.

The Clubhouse is oriented to be easily accessible for residents to attend planned activities and utilize the children's playground. All of this is adjacent to a ½ acre dedicated active Greenspace. While the whole community is intertwined with sidewalks and beautiful landscaping to take full advantage of the beautiful setting in which it is located.

Tiffin Pointe focuses on the area's workforce, which ensures the preparation of the entry level worker for engaged local employers. The residents will have the opportunity to live in a community with walkable access to employment, retail and community services, and be next to beautiful fairground land.

#### Project Information

**Pool:** New Unit Production  
**Construction Type:** New Construction  
**Population:** Family  
**Building Type:** 3-story garden  
**Address:** 1692 West Market Street  
**City, State Zip:** Tiffin, OH 44883  
**Census Tract:** 9632

#### Ownership Information

**Ownership Entity:** Tiffin Pointe LLC  
**Majority Member:** NRP Tiffin Pointe LLC  
**Minority Member:** NA  
**Syndicator or Investor:** Navistone  
**Non-Profit:** NA

#### Development Team

**Developer:** NRP Holdings LLC  
**Phone:** (216) 475-8900  
**Street Address:** 5309 Transportation Blvd.  
**City, State, Zip:** Cleveland, OH 44125  
**General Contractor:** NRP Contractors LLC  
**Management Co:** NRP Management LLC  
**Syndicator:** Navistone  
**Architect:** RDL Architects, Inc

