

Valley Bridge

2016 Low Income Housing Tax Credit Proposal

City: Toledo

County: Lucas

Photograph or Rendering



Project Narrative

Valley Bridge is a new construction, senior housing development that includes 70-units of affordable senior housing in the Reynolds Corner neighborhood of Toledo, Lucas County, Ohio. Valley Bridge received the Local Development Priority from the City of Toledo Mayor and leverages City of Toledo HOME funds and property tax abatement. 50% of the units will receive rental assistance through Project Based Housing Choice Vouchers through Lucas County Metropolitan Housing Authority. Valley Bridge will be developed in partnership by National Church Residences and Friendship New Vision, Inc. (FNVI). FNVI is a non-profit, community development affiliate of Friendship Baptist Church.

Valley Bridge is a key component of the Community Revitalization Plan for the Southwest Sector of Reynolds Corner supported by the Toledo-Lucas County Plan Commission. In light of the growing senior population in the Reynolds Corner neighborhood, FNVI has had a long-term goal of developing senior housing.

National Church Residences and FNVI have established a partnership that utilizes each partner's strengths to successfully develop, construct, own, and operate Valley Bridge. The project proposes a healthcare concept, Home for Life, which will leverage the University of Toledo Medical Center Geriatrics on-site Healthy Aging Clinic and the adjacent Friendship Baptist Church Volunteer Program –to improve health and decrease health care expenditures among residents, in part by offering the appropriate age in place strategies and interventions. Lastly, in order to deliver the healthcare services an on-site wellness suite is incorporated which includes an exam room, waiting room, and office.

Project Information

Pool: New Units
Construction Type: New Construction
Population: Senior
Building Type: Elevator Apartments
Address: 5301 Nebraska Avenue
City, State Zip: Toledo, Ohio 43615
Census Tract: 86

Ownership Information

Ownership Entity: Valley Bridge Senior Housing Limited Partnersh
Majority Member: National Church Residences of Valley Bridge, LLC
Minority Member: To-be-Formed, wholly owned by Friendship New Vision, Inc.
Syndicator or Investor: TBD
Non-Profit: National Church Residences & Friendship New Vision, Inc.

Development Team

Developer: National Church Residences
Phone: (614) 451-2151
Street Address: 2335 North Bank Drive
City, State, Zip: Columbus, Ohio 43220
General Contractor: TBD
Management Co: National Church Residences
Syndicator: TBD
Architect: Berardi + Partners

