

## Galion Arms Apartments

### 2017 Low Income Housing Tax Credit Proposal

**City:** Galion

**County:** Crawford

#### Photograph or Rendering



#### Project Narrative

Buckeye Community Hope Foundation proposes the redevelopment of Galion Arms. Galion Arms is an existing 44 unit USDA Rural Development (RD) 515 financed property for families located in Galion, Crawford County, Ohio. HUD provides rental assistance to 100% of the units through a Section 8 HAP contract. Galion Arms contains 22 two-bedroom units and 12 three-bedroom units. The units are located in six residential buildings. Also located on the site are community space and a maintenance area. The property began operations in 1982. Rents for the newly redeveloped property will serve residents at varying income levels ranging from 30% to 60% of AMI. The developer proposes a substantial rehabilitation of the complex. Except to the extent that certain components have been recently replaced, the proposed rehab work will include, replacing exterior, windows, doors and hardware, siding, gutters and downspouts. Work on the interior of the building will included updated HVAC systems, new plumbing fixtures, kitchen appliances, counters and cabinets, floor coverings, doors and hardware, and painting and other cosmetic updates. Further accessible design elements will be incorporated. Landscaping and site amenities will also be upgraded

#### Project Information

**Pool:** Preservation (Rural Asset)  
**Construction Type:** Acquisition and Substantial Rehat  
**Population:** Family  
**Building Type:** Multifamily  
**Address:** 585 Galion Arms Ct.  
**City, State Zip:** Galion , Ohio 44833  
**Census Tract:** 9750

#### Development Team

**Developer:** Buckeye Community Hope Foundation  
**Phone:** (614) 508-6500  
**Street Address:** 3021 E. Dublin-Granville Road  
**City, State, Zip:** Columbus, Ohio 43231  
**General Contractor:** Buckeye Community Hope Foundation  
**Management Co:** Community Properties of Ohio Management Services  
**Syndicator:** Ohio Capital Corporation for Housing  
**Architect:** John Haytas Architects

#### Ownership Information

**Ownership Entity:** Buckeye Community Eighty, LP  
**Majority Member:** Galion Housing Partners, Inc  
*Parent Organization* Buckeye Community Hope Foundation  
**Minority Member:** 0  
*Parent Organization* 0  
**Syndicator/Investor:** Ohio Capital Corporation for Housing  
**Non-Profit:** Buckeye Community Hope Foudation

#### Wage Rate Information

|   |    |
|---|----|
| Are Davis-Bacon Wage rates required?      | No |
| Are State Prevailing Wage rates required? | No |
| Are other prevailing wage rates required? | No |
| If "Other", please describe:              |    |

