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Proposal Summary

Eakin Station
2017 LIHTC Application

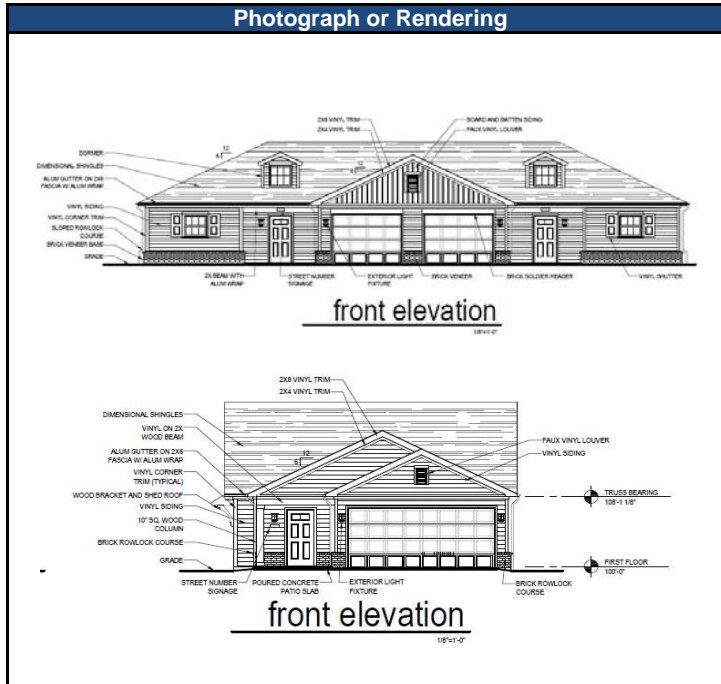
Eakin Station

2017 Low Income Housing Tax Credit Proposal

City: Columbus

County: Franklin

Photograph or Rendering



Project Information

Pool: New Unit Production (Family)
Construction Type: New Construction
Population: Family
Building Type: Single Family
Address: 2180 Eakin Road
City, State Zip: Columbus, Ohio 43223
Census Tract: 83.3

Ownership Information

Ownership Entity: Eakin Station Homes LLC
Majority Member: Eakin Station Housing, Inc.
Parent Organization Columbus Housing Partnership, Inc. dba Hom
Minority Member: 0

Project Narrative

Within the 40 units of Eakin Station, Homeport strives not only to bring affordable housing to the south Hilltop, but to serve the needs of diverse populations in the neighborhood with a mix of one-, two- and three-bedroom units. Families, seniors and individuals with disabilities will all appreciate the one-level, no-step entry apartments. Accessible design works for everyone, with every unit visitable and potentially adaptable to meet current or future resident needs. Built to Zero Energy Home standards, Eakin Station will offer numerous unit amenities, including attached garages, washer/dryer hookups, vaulted ceilings with natural light and front porch and rear patio. The highly functional community building provides community room with kitchenette; fitness, room; consultation room for one-on-one meetings, health screenings, after-school tutoring, etc.; and a business center. These features facilitate a range of partnerships Homeport is establishing with Southwestern City Schools and a range of social service and medical care providers to come to Eakin Station to enrich the lives of our residents. Homeport has taken an underutilized 20-acre site, which has been owned for 15 years by the Affordable Housing Trust of Columbus/Franklin County, and rezoned it as a PUD with two phases: a multi-family phase (Eakin Station) and a single-family family Phase II. Much of the land is wooded and we will retain as many trees as possible, both as a buffer on the east side and to preserve this natural environment for the residents. The carefully planned site layout creates a private and low-density setting, almost rural in character, but within a half-mile of the Kroger at Southwest Square Shopping Center and the commercial strip on Harrisburg Pike, as well as a walkable bus stop. Eakin Station represents a good value for OHFA, located in a High Opportunity zone, with a development cost under \$190,000 per unit and a credit request under \$18,000 per unit.

Development Team

Developer: Columbus Housing Partnership, Inc. dba Homeport
Phone: (614) 545-4850
Street Address: 3443 Agler Road, Suite 200
City, State, Zip: Columbus, Ohio
General Contractor: TBD
Management Co: Community Properties of Ohio
Syndicator: Ohio Capital Corporation for Housing
Architect: M+A Architects

Wage Rate Information

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| 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: | |

