

Van Wert Family Housing
2017 Low Income Housing Tax Credit Proposal

City: Van Wert
County: Van Wert



Project Narrative

Van Wert Family Housing is a proposed new construction family housing project to be located on a 4 ± acre site on Towne Center Blvd in the City of Van Wert Ohio. The proposed site is properly zoned for the intended use. All neighborhood amenities required by family households are within a one-mile radius of the site. The proposed development will include 36 dwelling units in four, two-story walk up buildings. The project will consist of 4 one-bedroom, 24 two-bedroom and 8 three bedroom units. The units will be nicely appointed with full kitchen appliances (including dishwashers and microwave ovens), and built with energy efficiency in mind (EnergyStar-rated appliances and central HVAC equipment). The complex will have ample resident common areas, both indoor and outdoor. This development will compliment the existing Towne Center commercial development that consists of a Walmart Super Store and other retail, fitness, banking and restaurant outlets. There is a strong demand for newer high quality family housing in the city of Van Wert and the local community is very supportive of the project.

Project Information

Pool:	New Unit Production (Non-Urban)
Construction Type:	New Construction
Population:	Family
Building Type:	Multifamily
Address:	N. Towne Center Boulevard and Marsh Road
City, State Zip:	Van Wert, Ohio 45891
Census Tract:	202

Development Team

Developer:	Sunset Development & Investment, LLC
Phone:	(614) 220-8575
Street Address:	692 N. High Street, Suite 204
City, State, Zip:	Columbus, Ohio
General Contractor:	TBD
Management Co:	Sawmill Road Management Company
Syndicator:	0
Architect:	Berardi & Partners, Inc.

Ownership Information

Ownership Entity:	Van Wert Family Housing, LP
Majority Member:	To be formed affiliate
<i>Parent Organization</i>	Sunset Development & Holdings, Inc.

Wage Rate Information

Are Davis-Bacon Wage rates required?	No
Are State Prevailing Wage rates required?	No
Are other prevailing wage rates required?	No



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Minority Member: 0

If "Other", please describe:



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