

# TIFFIN POINTE II

APARTMENT HOMES

## Proposal Summary

Tiffin Pointe II is a second phase to the planned family community development offering an innovative rental community for working families located in Tiffin, Seneca County, Ohio. It will involve the construction of 48 units consisting of 24 two-bedroom, 20 three-bedroom, and 4 four-bedroom garden style units in two three-story buildings and one two-story building 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 I & II 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 was originally master planned in two phases, which allows for this second phase of affordable apartments to be seamlessly added to this development.

Tiffin Pointe II will utilize the centrally located Community Clubhouse, playground from Phase I, while adding a community garden and a pocket park with seating and lighting for Phase II. Units will have an individual front door entry, open, modern floor plans, washer/dryer hookups, walk-in closets, balconies, ample interior and exterior storage, and amenities that will appeal to the residents. Phases I & II will be intertwined with sidewalks and beautiful landscaping.

Tiffin Pointe I & II focus 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. The development is not located in a Qualified Census Tract and is near a B or higher rated school district. Davis-Bacon Wage Rates or State Prevailing Wages do not apply to the development.

