

Mayfield Homes

2017 Low Income Housing Tax Credit Proposal

City: Logan

County: Hocking

Photograph or Rendering



Project Narrative

Mayfield Homes is a proposed 38-unit family neighborhood powered primarily by an on-site solar array, providing active and inclusive living across the street from the elementary and middle schools. In addition to a commitment for four 811 units, we will partner with the Hocking County Board of DD set aside a total of six apartments for adults with developmental disabilities. Additionally, Hocking MHA is providing project-based vouchers so that 50% of the units have subsidy. The Mayfield neighborhood offers residents opportunities to contribute to their neighborhood, their schools and their community. To this end, the site includes walking trails, community gardens, a neighborhood pond and a community soccer field (to be shared with the middle school as a practice field). The close proximity of schools, onsite programming and amenities, and partnerships with local groups will promote academic success. Onsite bus service, financial training, after-school programming, health/wellness opportunities, and employment services will all be available to residents. This will ensure that living at Mayfield Homes will enhance a working family's lifestyle in a way not available in any neighborhood in Hocking County.

Proximity to the schools offers opportunities for collaboration beyond the soccer field. The onsite retaining pond is designed with a gazebo and plantings to maximize the educational opportunity for students at Green Elementary School. The walking path has been offered to the Physical Education programs at both schools, and Mayfield Homes will coordinate its afterschool and summer programming with both Project Safe and the Latchkey Program at Green Elementary and Logan Hocking Middle School. Hocking MHA has made a commitment to safety by setting aside by \$30,000 to address any needed traffic/safety changes on Maysville-Williams Road, such as extending sidewalks, rumble strips, new signage, crosswalks, lights or lighting, or turn lanes. To promote post-secondary opportunities for the residents of Mayfield Homes, Hocking MHA will donate \$25,000 to the Brighten My Future Program in support of need-based grants.

Project Information

Pool: New Unit Production (Non-Urban)
Construction Type: New Construction
Population: Family
Building Type: Single Family
Address: 13600 block of Maysville-Williams Road
City, State Zip: Logan, Ohio 43138
Census Tract: 9654

Development Team

Developer: Hocking Metropolitan Housing Authority
Phone: (740) 385-3883
Street Address: 33601 Pine Ridge Road
City, State, Zip: Logan, Ohio 43130
General Contractor: Gorsuch Construction
Management Co: Hocking Metropolitan Housing Authority
Syndicator: Ohio Capital Corporation for Housing
Architect: Hooker DeJong, Inc.

Ownership Information

Ownership Entity: Mayfield Homes, LLC
Majority Member: Hocking Metropolitan Housing Authority
Parent Organization N/A
Minority Member: 0
Parent Organization 0

Wage Rate Information

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

