

Groveport Senior Village II
2017 Low Income Housing Tax Credit Proposal

City: Groveport
County: Franklin



Project Narrative

Groveport Senior Village II
 Groveport, OH

Because of your community’s overwhelming response and the tremendous success of our initial Groveport Senior development, we welcome the opportunity to present phase two of Groveport Senior Village and look forward to sharing our vision with you.

Based on our experience building more than 34 senior living communities throughout Ohio, we know that Groveport Senior Village II will provide an accessible and enhanced community that continually enriches the lives of local seniors. Design and amenities offer all of the comforts and safety of home. Seniors will enjoy and take pride in living in a warm and friendly neighborhood that embraces the values and vibrancy of Groveport.

The proposed development is expected to serve moderate income seniors, 55 and older with affordable rents. It will offer 50 residential ranch units all with attached 1.5 car garages, each designed with seniors in mind. Open floor plans maximize the amount of livable space, enabling those who may be downsizing from a larger home to retain their possessions.

To encourage recreational activities and social interaction, amenities will include a community building, a shelter house, a community garden, and an exercise park for dogs offering benches, shade trees and walking path for residents to enjoy.

LW Associates, Frontier Community Services, and Community Investment Management Services plan to seek affordable housing resources from the Ohio Housing Finance Agency and if funded, will begin construction in early 2018.

Comments and suggestions from residents and community leaders are sought to ensure community awareness, input and support. We look forward to hearing from you.

To discover more, go to:
www.groveportsenioraptsII.com or call 800.267.9094

Project Information

Pool:	New Unit Production (Senior)
Construction Type:	New Construction
Population:	Senior
Building Type:	Multifamily
Address:	5090 Hendron Rd
City, State Zip:	Groveport , Ohio 43125
Census Tract:	94.4

Development Team

Developer:	Frontier Community Services
Phone:	(740) 772-1396
Street Address:	12125 Pleasant Valley Rd
City, State, Zip:	Chillicothe, Oh 43103
General Contractor:	LW Associates Inc
Management Co:	Community Investment Management Services
Syndicator:	PNC Real Estate
Architect:	Lusk Architecture

Ownership Information

Ownership Entity:	Groveport Housing II, LLC
Majority Member:	Groveport Housing II, Inc
<i>Parent Organization</i>	Frontier Community Services
Minority Member:	0
<i>Parent Organization</i>	0
Syndicator/Investor:	0
Non-Profit:	Frontier Community Services

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:	

