

Harrison Greene

2017 Low Income Housing Tax Credit Proposal

City: Harrison

County: Hamilton



Project Narrative

Harrison Greene is the new construction of a 56-unit senior (55+) affordable housing development in the City of Harrison in Hamilton, Ohio. The building site is 3.49 acres on the north side of New Haven Road. The parcel is flat, vacant, and in an area of single-family residences and farmland with commercial/retail located nearby. The site has excellent visibility and accessibility. All of the area's main arterial roadways can easily be reached from the site area. The project is not in a QCT and has low poverty levels. Within 1.5 miles of the site are grocery and convenience stores, the local hospital, banks, gas stations, pharmacies, restaurants, library and senior center.

Site improvements include 59 onsite parking spaces of which 5 are dedicated handicap. The site will have a community garden, open lawn, gazebo and extensive landscaping.

The proposed building is two stories and will contain 56 fully equipped individual rental apartment units for independent seniors. The unit mix is 40 one bedroom units and 16 two bedroom units. There are 3 handicap units and 2 hearing/vision impaired units. All units will have full kitchens, one bathroom, individually controlled HVAC, individual hot water heaters, and energy efficient design and building components.

The Woda Group, Inc. brings excellence in development, construction, and management to the team. It is joined by the Cincinnati Area Senior Services or (CASS), who both directly and through its partners, will offer a myriad of supportive services that will ensure the health, wellness and financial assistance needs of the residents of Harrison Greene

Project Information	
Pool:	New Unit Production (Senior)
Construction Type:	New Construction
Population:	Senior
Building Type:	Multifamily
Address:	10333 New Haven Road
City, State Zip:	Harrison, Ohio 45030
Census Tract:	260.01

Development Team	
Developer:	The Woda Group, Inc.
Phone:	(614) 396-3200
Street Address:	229 Huber Village Boulevard, Suite 100
City, State, Zip:	Westerville, OH 43081
General Contractor:	Woda Construction, Inc.
Management Co:	Woda Management & Real Estate, LLC
Syndicator:	OCCH
Architect:	PCI Design Group, Inc.

Ownership Information	
Ownership Entity:	Harrison Greene Limited Partnership
Majority Member:	Harrison Greene GP, LLC
<i>Parent Organization</i>	The Woda Group, Inc.
Minority Member:	N/A
<i>Parent Organization</i>	0
Syndicator/Investor:	OCCH
Non-Profit:	None

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:	

