

**Pickaway Terrace**  
**2017 Low Income Housing Tax Credit Proposal**

**City:** Circleville  
**County:** Pickaway



**Project Narrative**

Pickaway Terrace is a senior-restricted, 60-unit apartment community in Circleville, Pickaway County, Ohio. Currently, the subject project operates under the HUD Section 8 program with a Housing Assistance Payments (HAP) contract on all the units. This project provides much needed affordable senior housing to the rural community of Circleville. The Section 8 contract will be preserved allowing residents to continue to pay 30% of their incomes to rent. The site is located at 2195 Arapaho Drive, Circleville in Pickaway county. The project has been well maintained during its life, but without major capital improvements, many systems are aging out of their useful life and in need of replacement. The Pickaway Metropolitan Housing Authority has managed this project since its initial placed in service date in 1970, and will continue to do so upon construction completion. The development team has partnered with many local stakeholders to improve an already ideal senior apartment community.

**Project Information**

**Pool:** Preservation (Rural Asset)  
**Construction Type:** Acquisition and Substantial Rehab  
**Population:** Senior  
**Building Type:** Multifamily  
**Address:** 2195 Arapaho Drive  
**City, State Zip:** Circleville, Ohio 43113  
**Census Tract:** 204

**Development Team**

**Developer:** Pickaway MHA/Stock Development/Sunset Developm  
**Phone:** (740) 477-2514  
**Street Address:** 176 Rustic Drive  
**City, State, Zip:** Circleville, OH  
**General Contractor:** TBD  
**Management Co:** Pickaway Metropolitan Housing Authority  
**Syndicator:** TBD  
**Architect:** R.M. James Architect, Inc.

**Ownership Information**

**Ownership Entity:** Pickaway Terrace, LLC  
**Majority Member:** To be formed affiliate of Pickaway MHA  
*Parent Organization* Pickaway Metropolitan Housing Authority  
**Minority Member:** NA

**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:	NA

