

## Stewart Homes

### 2017 Low Income Housing Tax Credit Proposal

**City:** Columbus

**County:** Franklin



**Project Narrative**

Stewart Homes is a proposed 20-unit, single family infill development in West Franklinton, Columbus, Franklin County, Ohio. These energy efficient new build homes will be a mix of 4 three-bedroom, two-bathroom and 16 four-bedroom, two-bathroom homes. Affordable to families at 50% of the area median income and 60% of the area median income, these homes will be offered for sale to residents at the end of the initial 15-year compliance period. With funds set aside for renovations and relatively minimal debt on these units, sales prices will both be supported by area home prices and be attainable for the residents at those income levels. Integrated Services for Behavioral Health, Inc. ("Integrated") will be the managing general partner and developer of Stewart Homes with Franklinton Urban Empowerment Lab as the secondary nonprofit and co-developer. Fairfield Homes, Inc. will be general contractor, Community Properties of Ohio will provide management services, and Integrated will be the service coordinator.

#### Project Information

**Pool:** Single-Family Infill Development  
**Construction Type:** New Construction  
**Population:** Family  
**Building Type:** Single Family  
**Address:** Scattered Site - Franklinton  
**City, State Zip:** Columbus, Ohio 43222  
**Census Tract:** 43 50

#### Development Team

**Developer:** Integrated Services for Behavioral Health, Inc.  
**Phone:** (614) 561-8614  
**Street Address:** PO Box 1595  
**City, State, Zip:** Columbus, Ohio 43130  
**General Contractor:** Gorsuch Construction, Inc.  
**Management Co:** Community Properties of Ohio  
**Syndicator:** Ohio Capital Corporation for Housing  
**Architect:** M+A Architects

#### Ownership Information

**Ownership Entity:** Stewart Homes, Ltd.  
**Majority Member:** ISBH Stewart Homes, Inc.  
*Parent Organization* Integrated Services for Behavioral Health, Inc.

#### Wage Rate Information

Are Davis-Bacon Wage rates required?	No
Are State Prevailing Wage rates required?	No
Are other prevailing wage rates required?	No

