

Woodruff Village Apartments
2017 Low Income Housing Tax Credit Proposal

City: Toledo
County: Lucas

Photograph or Rendering

Integra Property Group, the Developer, is proposing the acquisition/rehabilitation of an existing, 96-unit, garden-style apartment complex – Woodruff Village Apartments. Built in 1979, the project is located at 2063 Vermont Ave, Toledo, OH, and has a HAP contract covering 100% of the units which restricts tenant to 50% of Area Median Income (AMI).

The allocation of 4% tax credits will ensure the affordability restrictions of the property are preserved for years to come. The proposed renovation, allowed by the issuance of the 4% tax credits, will afford the opportunity to invest in unit improvements, energy efficiency upgrades and long-term preservation measures - further ensuring the stock of safe & affordable housing throughout Toledo and contributing to the overall mission of OHFA.



Project Information

Pool: Non-Competitive 4% Credits
Construction Type: Acquisition/Rehabilitation
Population: Families/Individuals/Seniors
Building Type: Multi-Family (4 or more units)
Address: 2063 Vermont Ave, Toledo, OH 43620
City, State Zip: Toledo, OH 43620
Census Tract: 39095002300

Development Team

Developer: Integra Property Group
Phone: (206) 512-8902
Street Address: 520 Pike Street, Ste 1004
City, State, Zip: Seattle, WA 98101-4092
General Contractor: J4 Development
Management Co: American Apartment Management Company, Inc.
Syndicator: Red Oak Equity Partners, LLC
Architect: RDL Architects

Ownership Information

Ownership Entity: Woodruff LIHTC, LP
Majority Member: IPG - Woodruff, LLC
Minority Member: N/A
Syndicator or Investor: Red Oak Equity Partners, LLC
Non-Profit: N/A

Wage Rate Information

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

