

## Festival Greene

### 2017 Low Income Housing Tax Credit Proposal

**City:** Marion

**County:** Marion

#### Photograph or Rendering



#### Project Narrative

**Location:** Festival Greene involves the adaptive reuse of the historic former Marion Catholic High School. The school is conveniently located on Mount Vernon Avenue and is proximate to a vast array of neighborhood amenities needed by seniors. While in close proximity to many amenities, the school is predominately located in a residential neighborhood.

**Design:** The Catholic school was originally constructed in 1957 and its architecture is representative of the Modern Movement and International Style. The school has a high degree of historic integrity that reflects the Modern Movement; it has a single-story functional plan and utilitarian design that incorporates. The project will feature 33 new well-appointed apartment homes for seniors with a design that thoughtfully uses the historic spaces by preserving its character-defining features.

**Community need:** Specific to the history of Marion Catholic High School is the trend towards closure of Catholic High Schools throughout the country. There is an overwhelming sentiment in Marion, and from the Catholic Diocese of Columbus, that the school must be preserved as an important part of the history of the community and the Church. Its preservation is supported by the overwhelming need for housing in Marion as evidenced by the market study, outpouring of community support and consistency with City planning documents.

**Team:** The project will be led by The Woda Group, Inc. who brings excellence in development construction, and management to the team. It is joined by the Ohio Heartland Community Action Commission who, both directly and through its partners like the Ohio District 5 Area Agency on Aging, will offer a myriad of supportive services that will ensure the health and wellness needs of the residents of Festival Greene are proactively met. The architecture firm of Chambers, Murphy & Burge are highly respected architects throughout the State of Ohio and beyond for their historic preservation work.

#### Project Information

**Pool:** New Unit Production (Non-Urban)  
**Construction Type:** New Construction  
**Population:** Senior  
**Building Type:** Multifamily  
**Address:** 1001 Mount Vernon Avenue  
**City, State Zip:** Marion, Ohio 43302  
**Census Tract:** 6

#### 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:** Ohio Capital Corporation for Housing  
**Architect:** Chambers, Murphy & Burge

#### Ownership Information

**Ownership Entity:** Festival Greene Limited Partnership  
**Majority Member:** Festival Greene GP, LLC  
*Parent Organization* The Woda Group, Inc.  
**Minority Member:** Festival Greene Housing Corp  
*Parent Organization* Ohio Heartland Community Action Corporation  
**Syndicator/Investor:** Ohio Capital Corporation for Housing  
**Non-Profit:** Ohio Heartland Community Action Commission

#### 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:	

