


Groewood Manor

2017 Low Income Housing Tax Credit Proposal

City: Youngstown
County: Mahoning

Photograph or Rendering	Project Narrative
	<p>Groewood Manor, located at 3531 Hillman Street in Youngstown, is an affordable housing community for senior and/or disabled households. Millennium Housing Development acquired Groewood Manor in 2013 with the intent to completely preserve and transform the community. Built in 1978, Groewood Manor has not had a significant rehabilitation since its original construction almost 40 years ago. At this time, nearly all of the building components are past their effective useful life.</p> <p>Groewood Manor is in need of a complete rehabilitation in order to maintain and improve the physical structure, while also preserving the existing project based Section 8 contract. This rehabilitation will not only result in dramatically improved living conditions, but will also ensure that the community remains a place to call "Home" into the foreseeable future. The proposed rehabilitation will replace all components beyond their effective useful life and will exceed Enterprise Green Communities Standards. In addition, many new amenities will be included at the property such as, but not limited to, a community garden, a pocket park, a dedicated fitness center, free resident wi-fi, and maintaining a smoke-free campus.</p> <p>In addition to the physical preservation of the community, the true transformation will center on the residents and their diverse needs. This includes supportive services that are necessary for senior and/or disabled households, such as annual on-site dental and vision services, free Medicaid/Medicare billing services, assistance with daily living needs, and regular transportation services offered through the utilization of an eight person van owned and operated by Groewood Manor. As part of the planning for this preservation effort, Millennium's full time Director of Resident Advocacy developed a comprehensive supportive services plan through collaboration with the residents at Groewood Manor. This plan leverages relationships with local service providers, such as the local Area Agency on Aging and the Mahoning Youngstown Community Action Program.</p>

Project Information	
Pool:	Preservation (HUD Rental Subsidy)
Construction Type:	Acquisition and Substantial Rehat
Population:	Senior
Building Type:	Multifamily
Address:	3531 Hillman Street
City, State Zip:	Youngstown, Ohio 44507
Census Tract:	8024

Development Team	
Developer:	Millennia Housing Development, Ltd.
Phone:	(216) 520-1250
Street Address:	8111 Rockside Rd., Suite 200
City, State, Zip:	Valley View, OH 44125
General Contractor:	American Preservation Builders, LLC
Management Co:	Millennia Housing Management, Ltd.
Syndicator:	Ohio Capital Corporation for Housing
Architect:	HDS Architecture, Inc.

Ownership Information	
Ownership Entity:	Groewood Manor OH TC, LP
Majority Member:	Groewood Manor TC Investment, LLC
Parent Organization	Groewood Manor OH TC, LP
Minority Member:	N/A

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

