

Riverside Manor Apartments

2017 Low Income Housing Tax Credit Proposal

City: Toronto
County: Jefferson



Project Narrative

Riverside Manor Apartments is a 61 unit apartment building for seniors at 524 North 5th Street in Toronto, Ohio. The property has a Section 8 Housing Assistance Payment Contract with the US Department of HUD that covers 60 of the 61 apartment units. There is one two-bedroom apartment, and there are 60 one-bedroom apartments. The building was constructed in 1978. It is a poured concrete building with a brick exterior and flat rubber roof. The planned renovation will update energy systems replacing the boiler with PTAC units installed in each apartment. Currently there is no air conditioning provided at the building, the PTAC units will provide cooling and heat. Plumbing fixtures will be replaced with low-flow toilets, faucets, shower heads in all bathrooms and kitchens. Appliances will be replaced with Energy Star appliances. Kitchen cabinets, countertops, and sinks will be replaced. Flooring will be replaced throughout the building. Common spaces will be renovated and updated. The office will be reconfigured to orient better towards the main entrance. There will be a new main entrance and canopy to provide better shelter to tenants entering the building. The parking lots will be rehabilitated and new accessible parking spaces will be created near the accessible front door. The elevator mechanical systems will be modernized and the elevator cab will be updated. Five percent of the units will become accessible units. The renovation will meet the standards of the 2015 Enterprise Green Communities standards. Riverside Manor Apartments represents more than 30% of the affordable housing in the primary market area. There is a need for affordable housing for seniors in Toronto, Ohio. Social services will be provided to the tenants by the Prime Time Center in Steubenville, Ohio (about seven miles from the property with transportation provided by Prime Time) and by the Area Agency on Aging Region 9 whose services will be provided at the property.

Project Information	
Pool:	Preservation (Rural Asset)
Construction Type:	Acquisition and Substantial Rehal
Population:	Senior
Building Type:	Multifamily
Address:	524 North 5th Street
City, State Zip:	Toronto, Ohio 43964
Census Tract:	112

Development Team	
Developer:	Salus - Joyce Development LLC
Phone:	(216) 471-8888
Street Address:	1012 Prospect Avenue East
City, State, Zip:	Cleveland, Ohio 15233
General Contractor:	Mistick Construction
Management Co:	RHM Real Estate Group
Syndicator:	Ohio Capital Corporation for Housing
Architect:	LDA Architects

Ownership Information	
Ownership Entity:	Riverview Manor Apartments Limited Partners
Majority Member:	Salus - Joyce II LLC
<i>Parent Organization</i>	Salus - Joyce II LLC

Wage Rate Information	
Are Davis-Bacon Wage rates required?	<input type="checkbox"/>
Are State Prevailing Wage rates required?	<input type="checkbox"/>
Are other prevailing wage rates required?	<input type="checkbox"/>



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Minority Member: 0

If "Other", please describe:

