

Lincoln Park West
2016 Low Income Housing Tax Credit Proposal

City: Prairie Township
County: Franklin



Project Narrative

Homes on the Hill and UP Development have a common goal: to improve the community through the creation of affordable housing. HOTH is an experienced local service provider and stabilizing force in the community, having invested in the community for over 20 years by providing housing counseling, community services and community development. UPD is an expert in developing and operating affordable tax credit housing, and also has both extensive experience and robust financial capacity. This team has the necessary shared experience and capacity to successfully complete the Lincoln Park West development which will improve the entire neighborhood and create a thriving and supportive community for residents

HOTH and UPD have been working together for several years on our plan to bring new affordable rental housing to the area of Lincoln Park West, 4475 Westport Road, Columbus, in Franklin County, Ohio. This project will involve the purchase, rehabilitation, ownership, and operation of five existing vacant and blighted buildings, creating 92 high quality family apartments (1, 2, 3 and 4 bedrooms) at affordable rents to working families earning less than 60% AMI. We plan to target multigenerational families, including senior head of households or "grandfamilies" and the service plans and partners are intentionally designed for residents at all stages of life. The property will seek Enterprise Green certification, and will also provide social services to ensure residents' recovery, education, health, employment, financial growth, family stability, and personal empowerment.

This team has submitted financing applications for the project previously, and over time, the structure of the project, along with the scope of the rehab work and social services programming have changed. Working with the County land bank, we have determined that a smaller scope (5 buildings instead of 7, 92 larger family units instead of 162 smaller units) is appropriate.

Lincoln Park West is located near the Hollywood Casino and Havenwood Townhomes in the Prairie Township area of West Columbus. This area has a range of amenities and employment opportunities for residents, including medical facilities, community services, schools, and public transportation, as well as

Project Information

Pool: New Units
Construction Type: Rehab
Population: Family
Building Type: Walk-Up
Address: 4577 Westport Road
City, State Zip: Columbus, Ohio 43228-2452
Census Tract: 82

Development Team

Developer: UP Development, LLC
Phone: 312.870.4747
Street Address: 900 W. Jackson, 2W
City, State, Zip: Chicago, IL 60607
General Contractor: MAC Construction
Management Co: UPA, LLC
Syndicator: National Equity Fund
Architect: JMAC Architects

Ownership Information

Ownership Entity: Lincoln Park West, LP
Majority Member: Lincoln Park West, LLC (UP Holdings, LLC)
Minority Member: LPW Housing Corp. (Homes on the Hill CDC)
Syndicator or Investor: National Equity Fund
Non-Profit: Homes on the Hill

