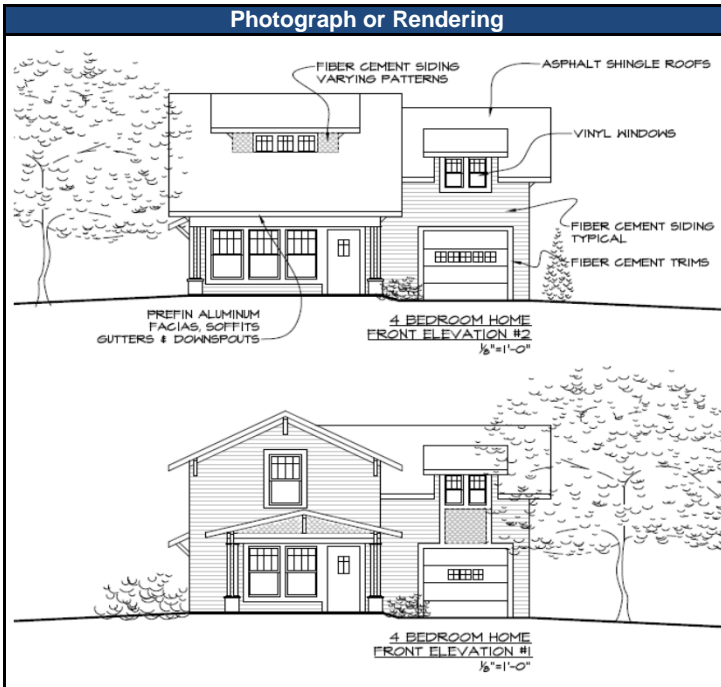


## Piketon Single Family Homes

### 2016 Low Income Housing Tax Credit Proposal

City: Village of Piketon, Ohio

County: Pike



**Project Narrative**

**Piketon Single Family Homes** is a proposed new-construction family housing project to be located on two sites within the Village of Piketon. The first site is 4.1 acres in size and located at 350 Fairground Road in the southeastern portion of Piketon. The proposed site is properly zoned for the intended use and will include a small park area in the center of the development. The development density will be approximately 3 units per acre gross and 4.5 units per acre net (lot area only). The other site is on Maple Street and consists of 12 lots. The proposed development in total will include a 24 one-and two-story single-family houses. Each house will have an attached one-car garage, a driveway capable of parking a second car, a front porch and a rear patio. Unit sizes will be 1,310 square feet for a three-bedroom/two bath plan and 1,811 square feet for a four-bedroom/two bath plan. Units will be nicely appointed with full kitchen appliances, and buildings will be Green-Certified under the 2008 LEED for HOMES program. The Community Action Commission of Pike County, acting as a partner in the project, will provide extensive family services and with a significant focus on Work Force Housing via various training and linkages to local employers.

### Project Information

- Pool:** New Units - nonurban
- Construction Type:** New Construction
- Population:** Families
- Building Type:** Single Family Homes
- Address:** Scattered Sites
- City, State Zip:** Piketon, Ohio 45661-9731
- Census Tract:**

### Ownership Information

- Ownership Entity:** Piketon Single Family Homes, LP to be formed
- Majority Member:** Affiliate of CAC of Pike County
- Minority Member:** Affiliate of Sunset Development
- Syndicator or Investor:** TBD
- Non-Profit:** Yes

### Development Team

- Developer:** Sunset/StockDevelopment, CAC of Pike County
- Phone:** (614) 220-8575
- Street Address:** 692 N. High St., Suite 204
- City, State, Zip:** Columbus, Ohio 43215
- General Contractor:** TBD
- Management Co:** RLJ Management
- Syndicator:** TBD
- Architect:** R.M. James and Associates, Inc.

