

## Groveport Senior Village II

### 2016 Low Income Housing Tax Credit Proposal

**City:** Groveport

**County:** Franklin



**Project Narrative**

**Groveport Senior Village II**  
Groveport, OH

Because of your community's overwhelming response and the tremendous success of our initial Groveport Senior development, we welcome the opportunity to present phase two of Groveport Senior Village and look forward to sharing our vision with you. Based on our experience building more than 34 senior living communities throughout Ohio, we know that

Groveport Senior Village II will provide an accessible and enhanced community that continually enriches the lives of local seniors. Design and amenities offer all of the comforts and safety of home. Seniors will enjoy and take pride in living in a warm and friendly neighborhood that embraces the values and vibrancy of Groveport.

The proposed development is expected to serve moderate income seniors, 55 and older with affordable rents. It will offer 50 residential ranch units all with attached 1.5 car garages, each designed with seniors in mind. 40 of the ranch apartments will feature two-bedrooms, one-bathroom, while 10 units will offer one-bedroom and one-bathroom. Open floor plans maximize the amount of livable space, enabling those who may be downsizing from a larger home to retain their possessions.

To encourage recreational activities and social interaction, amenities will include a community building, a shelter house, a community garden, and an exercise park for dogs offering benches, shade trees and walking path for residents to enjoy.

LW Associates, Frontier Community Services, and Community Investment Management Services plan to seek affordable housing resources from the Ohio Housing Finance Agency and if funded, will begin construction in early 2017.

Comments and suggestions from residents and community leaders are sought to ensure community awareness, input and support. We look forward to hearing from you.  
To discover more, go to:  
[www.groveportsenioraptsII.com](http://www.groveportsenioraptsII.com) or call 800.267.9094

**Project Information**

**Pool:** New Unit Production - Senior  
**Construction Type:** New Construction  
**Population:** Senior  
**Building Type:** Ranch Units with Attached Garages  
**Address:** 5090 Hendron Rd  
**City, State Zip:** Groveport, Oh 43125-9502  
**Census Tract:** 94.4

**Ownership Information**

**Ownership Entity:** Groveport Housing II, LLC  
**Majority Member:** Groveport Housing II, Inc  
**Minority Member:**  
**Syndicator or Investor:** PNC Real Estate  
**Non-Profit:** Frontier Community Services

**Development Team**

**Developer:** Frontier Community Services  
**Phone:** 740-772-1396  
**Street Address:** 12125 Pleasant Valley Rd  
**City, State, Zip:** Chillicothe Oh 45601  
**General Contractor:** LW Associates Inc  
**Management Co:** Community Investment Management Services  
**Syndicator:** PNC Real Estate  
**Architect:** Carpico Design

