

Villa San Bernardo

2016 Low Income Housing Tax Credit Proposal

City: Bedford

County: Cuyahoga

Photograph or Rendering



Project Narrative

The Testa Companies, in conjunction with Hattie Larlham, are proposing the development of the Villa San Bernardo apartment community, which will involve the adaptive reuse of two historically significant buildings located within the Villa San Bernardo Historic District in the City of Bedford, Cuyahoga County, Ohio. The development will meet Enterprise Green Communities criteria by reusing and redeveloping the existing buildings into energy efficient, healthy and affordable housing which will include 49 units targeted to seniors aged 55 and over, as well as 10 units to individuals with developmental disabilities. Ample community space, programmatic space, a management office and community laundry rooms will also be provided.

Rehabilitation of the two buildings and restoration of the property as a whole contributes to the revitalization of historic and unique homes, creation of affordable housing for the growing population of seniors, utilization of vacant or under-utilized land and creation of public green spaces accessible by the entire community which is consistent with the City of Bedford's Comprehensive Master Plan. Hattie Larlham, a local 501(c)3 nonprofit dedicated to helping seniors and individuals with developmental disabilities, will be the main supportive service provider to the residents and will have staff located on site.

Project Information

Pool: New Construction Senior
Construction Type: New Construction / Adaptive Re-use
Population: Senior & Developmentally Disabled
Building Type: Historic Adaptive Re-use
Address: 1160 Broadway Avenue
City, State Zip: Bedford, Ohio 44146
Census Tract: 1323.02

Ownership Information

Ownership Entity: Villa San Bernardo, LLC
Majority Member: Villa San Bernardo Management, LLC
Minority Member: Hattie Larlham Housing Corporation
Syndicator or Investor: Ohio Capital Corporation for Housing
Non-Profit: Hattie Larlham

Development Team

Developer: Testa Enterprises, Inc.
Phone: (330) 928-1988
Street Address: 2335 Second Street
City, State, Zip: Cuyahoga Falls, Ohio 44221
General Contractor: Welty-Testa Builders, LLC
Management Co: Testa Real Estate Group
Syndicator: Ohio Capital Corporation for Housing
Architect: MOTA Design Group

