

## New Southpointe Village

### 2016 Low Income Housing Tax Credit Proposal

**City:** Columbus

**County:** Franklin County

#### Photograph or Rendering



#### Project Narrative

Southpointe Village is a 50-unit townhouse development located at 3940 Southpointe Boulevard on Columbus' south side. The property consists of seven buildings with 40 two-bedroom units and ten three-bedroom units, all of which are covered under a Section 8 HAP contract. Southpointe Village was built in 1982 and is in need of substantial rehabilitation. The proposed rehabilitation will address the number one priority in the City of Columbus' 2015-2019 Consolidated Plan of preserving and developing affordable housing.

The proposed rehabilitation will provide new energy efficient light fixtures and appliances, low flow plumbing fixtures, new sidewalks, parking upgrades, and upgrades to the entryway. Each unit will also be upgraded with new doors, windows, kitchen cabinets, countertops, bathroom fixtures, and flooring. Additionally, the current leasing office will be expanded to include new community rooms, laundry facilities, service coordination office, and a computer lab that will provide residents with greater access to employment and education opportunities. The community building will include a geothermal heat pump which will save on operating costs over the building's useful life.

Southpointe Village is being developed and managed by Colonial American Development Corporation, which successfully manages 35 affordable housing properties throughout the United States.

#### Project Information

**Pool:** Preservation  
**Construction Type:** Rehabilitation  
**Population:** Family  
**Building Type:** Townhouse  
**Address:** 3940 Southpoint Blvd  
**City, State Zip:** Columbus, OH 43207  
**Census Tract:** 88

#### Ownership Information

**Ownership Entity:** New Southpointe Village, Ltd.  
**Majority Member:** Subsidiary of Colonial American Development Corp.  
**Minority Member:** N/A  
**Syndicator or Investor:** Ohio Capital Corporation for Housing  
**Non-Profit:** NA

#### Development Team

**Developer:** Colonial American Development Corporation  
**Phone:** 614-224-2083  
**Street Address:** 400 S. 5th Street, Ste. 400  
**City, State, Zip:** Columbus, OH 43215  
**General Contractor:** Colonial American Development Corporation  
**Management Co:** Colonial American Development Corporation  
**Syndicator:** Ohio Capital Corporation for Housing  
**Architect:** Kontogiannis & Associates

