

Pinewood Place Apartments

2016 Low Income Housing Tax Credit Proposal

City: Toledo

County: Lucas

Photograph or Rendering



Project Narrative

Pinewood Place Apartments borders the Downtown neighborhood of Toledo. Of the 99 units, there are 96 one (1) bedroom and 3 two (2) bedroom units. All 99 units are covered by a project-based HAP contract. The property currently is 100% occupied with a 2 year waiting list.

This Substantial Rehabilitation would be the first major renovation since the project's original construction. All of the major building components are beyond their useful life. Renovation plans include not only replacing all major building components, but also the complete interior and exterior renovation of all units. This project will further the revitalization of the Toledo urban core which has undergone a massive transformation in recent years. The project is surrounded by millions of dollars worth of public and private improvements.

Project Information

Pool: Preservation HUD
Construction Type: Rehab
Population: Family
Building Type: Walk up
Address: 1210 Collingwood Blvd
City, State Zip: Toledo Ohio, 43620
Census Tract: 33

Ownership Information

Ownership Entity: TBD
Majority Member: HAM II LLC
Minority Member: N/A
Syndicator or Investor: Ohio Capital Corporation For Housing
Non-Profit: N/A

Development Team

Developer: Smallridge Development LLC
Phone: 6162068163
Street Address: 2274 Glenwood Ave.
City, State, Zip: Toledo Ohio, 43620
General Contractor: Rudolph Libbe
Management Co: Toledo Management
Syndicator: Ohio Capital Corporation For Housing
Architect: Economides Architects

