

Styglers Village

2016 Low Income Housing Tax Credit Proposal

City: Gahanna

County: Franklin

Photograph or Rendering



Project Narrative

Styglers Village (SV) is an existing 150-unit, elevator-served apartment building for elderly age 62 and older located in Gahanna, Franklin County, Ohio and is named within the City of Gahanna's 2015 Economic Development Strategy. SV is located within a health care campus that provides a full continuum of care options, including Styglers Village, an affordable, independent living facility; Styglers Commons, an assisted living facility; and National Church Residences Styglers Road, a Skilled Nursing Facility. SV consists of one 4-story building on a 3.42-acre site. The building contains 146 one-bedroom tenant units and four (4) two-bedroom tenant units. The development serves the community's most vulnerable seniors – the average resident age is 74 years old and the average resident income is only \$13,450. All 150 tenant units receive rental assistance through a Project-Based Section 8 HAP Contract. SV's vulnerable seniors also receive free assistance from an on-site service coordinator (funded through the property's Residual Receipts) that connects them with community services such as At Your Door Visiting Health Care Services, LifeCare Alliance, and Senior Independence. SV uses an innovative online documentation system, Care Guide, to empower their Service Coordinator to proactively manage the health and wellness of the vulnerable seniors. Care Guide will improve the safety and quality of life of SV's vulnerable senior residents as well as facilitate significant healthcare costs savings.

Originally constructed in 1977, SV has been serving the area's low-income seniors for almost 40 years; however, the project has never undergone a substantial rehabilitation. The main entry lobby and covered entry structure will be completely renovated to enhance the visitability of the building, tailor building services to its residents, better utilize lobby space in a manner which promotes an interactive community, and allow for additional natural lighting in the corridors and community spaces within the building. In addition, the scope includes energy efficient appliances; modifying 5% of the total units to meet ANSI accessibility standards for persons with mobility disabilities; upgrading security features; and addressing all critical capital needs. Community spaces will be rearranged in a manner that allows dedicated space to house a new community wellness center, while also maintaining/enhancing existing building services. The rehabilitation is incorporating creative design elements that exceed Green standards and improve safety and building performance. The proposed rehabilitation and implementation of Care Guide will improve the safety and quality of life of SV's vulnerable senior residents.

Project Information

Pool: Preservation - HUD Rental Subsidy
Construction Type: Acquisition/Rehabilitation
Population: Senior
Building Type: Elevator Apartments
Address: 140 Imperial Drive
City, State Zip: Gahanna, OH 43230-2423
Census Tract: 74.24

Ownership Information

Ownership Entity: Styglers Village Senior Housing Limited Partners
Majority Member: National Church Residences of Styglers Village, LLC
Minority Member: N/A
Syndicator or Investor: TBD
Non-Profit: National Church Residences of Styglers Village, LLC

Development Team

Developer: National Church Residences
Phone: (614) 451-2151
Street Address: 2335 North Bank Drive
City, State, Zip: Columbus, OH 43220
General Contractor: TBD
Management Co: National Church Residences
Syndicator: TBD
Architect: Berardi + Partners

