

Scioto Valley Apartments

2016 Low Income Housing Tax Credit Proposal

City: Portsmouth

County: Scioto

Photograph or Rendering



Project Narrative

Scioto Valley Apartments is an existing 101 unit affordable family housing community located in Portsmouth, Scioto County, Ohio. The property was originally constructed in 1971 and is comprised of 47 one-bedroom units, 42 two-bedroom units, and 12 three-bedroom units, all of which are covered by a HUD project-based Section 8 contract.

Arbors of Scioto Valley, LLC (Arbors) acquired the project in September of 2015. Prior to Arbors taking over the project, the previous owner had never maintained a replacement reserve in order to fund the replacement of major components and address the physical needs of the project. In its 45 years in service, Scioto Valley Apartments has not undergone any major renovations. Further, the project itself is not accessible nor does it feature ADA accessible units. Therefore, Arbors has developed a plan to substantially renovate the project to make much needed repairs and replacements, convert six units to ADA accessible units with added accessibility features to the property, and incorporate features and amenities to increase energy efficiency and enhance the health and quality of lives of the residents.

The proposed renovations include the new construction of a much desired community building to consist of a leasing office, laundry facility, community room and an outdoor patio and playground area, retrofitting select units for accessibility and incorporating accessible pathways throughout the property, increased security, replacement of all windows and sills, resurfacing the asphalt parking lot, and additional landscaping including a rain garden. All units will be modernized with a new open concept layout and will include new flooring, cabinetry, countertops, energy efficient light fixtures and appliances, complete renovation of bathrooms with energy efficient features, and installation of additional smoke detectors. The proposed renovations have been designed to meet Enterprise Green Communities standards.

With a historical occupancy rate of nearly 100% and a waiting list ranging up to three years depending on unit size, Scioto Valley Apartments fills an essential need in the community. An allocation of 9% Low Income Housing Tax Credits will allow for the rehabilitation of Scioto Valley Apartments and preserve the community as affordable housing into the foreseeable future.

Project Information

Pool: Preservation - Rural Asset Preserve
Construction Type: Rehabilitation
Population: Family
Building Type: Multifamily
Address: 1420 16th St
City, State Zip: Portsmouth, OH 45662
Census Tract: 37

Ownership Information

Ownership Entity: Arbors of Scioto Valley LLC
Majority Member: Bobeck Funding II LLC
Minority Member: N/A
Syndicator or Investor: Ohio Capital Corporation for Housing
Non-Profit: No

Development Team

Developer: GL Housing Development LLC
Phone: (216) 861-1300 x223
Street Address: 1020 Huron Rd East Ste 100
City, State, Zip: Cleveland, OH 44115
General Contractor: GL Housing Construction LLC
Management Co: J & S Management Co., Inc.
Syndicator: Ohio Capital Corporation for Housing
Architect: LDA Architects, Inc.

