

## Whispering Creek Apartments

### 2017 Low Income Housing Tax Credit Proposal

**City:** Columbus  
**County:** Franklin



**Project Narrative**

Whispering Creek Apartments is the proposed new construction of a 188 unit family community located on the west side of Columbus on Hague Road. This proposed community would bring much needed affordable housing to the Columbus Primary Market Area (PMA), specifically as six nearby LIHTC developments have a combined average 99.1% occupancy, with four being fully occupied and three with a substantial wait list, indicating pent-up demand in the market. According to the market study, Whispering Creek will offer far superior units when compared to the aging housing stock currently available in the PMA.

All apartments will feature generous size rooms including a living room, dining area, kitchen, and bathrooms. A total of ten (10) ADA units will be available, allocated appropriately between unit mixes to provide optimal choices for residents with disabilities, with additional adaptable units available that can easily be converted to ADA units. Flooring surfaces will be either carpet or wood laminate flooring. Each unit will feature Energy Star windows, doors, electric heating and air conditioning. The kitchen will be fully equipped with Whirlpool appliances (refrigerator, electric range, and dishwasher), two-compartment sink, garbage disposal, and adequate storage, drawer space and counter area. The bathroom will include a water closet, a built-in lavatory with counter, either a full bath with shower or walk-in shower, and an exhaust fan venting to the outside. Washer and dryers will be made available for each unit. Whispering Creek will be built according to National Green Building Standards to reduce utility costs for tenants.

All residents will have access to a community building which will include an office for management personnel, storage for maintenance equipment, a community room with kitchen facilities and t.v., an exercise room, and a business center/library. Residents will also have access to a pool, an outdoor entertainment center with picnic tables and grills, dog park, as well as a playground located centrally at the property.

The site makes an ideal location for multi-family, with apartment communities and single family homes surrounding this site that features a wooded creek that runs through the middle, offering

Project Information	
<b>Pool:</b>	0
<b>Construction Type:</b>	New Construction
<b>Population:</b>	Family
<b>Building Type:</b>	Multifamily
<b>Address:</b>	1286 N. Hague Avenue
<b>City, State Zip:</b>	Columbus, Ohio 43204
<b>Census Tract:</b>	39049008241

Development Team	
<b>Developer:</b>	Herman & Kittle Properties, Inc.
<b>Phone:</b>	(317) 805-1980
<b>Street Address:</b>	500 East 96th Street, Suite 300
<b>City, State, Zip:</b>	Indianapolis, Indianapolis 46240
<b>General Contractor:</b>	Herman & Kittle Properties, Inc.
<b>Management Co:</b>	Herman & Kittle Properties, Inc
<b>Syndicator:</b>	Eagle Capital Company, LLC
<b>Architect:</b>	Cripe, Inc.

Ownership Information	
<b>Ownership Entity:</b>	Whispering Creek Apartments, LP
<b>Majority Member:</b>	Whispering Creek Apartments GP, LLC
<i>Parent Organization</i>	Jeffrey L. Kittle Trust
<b>Minority Member:</b>	0
<i>Parent Organization</i>	0
<b>Syndicator/Investor:</b>	0
<b>Non-Profit:</b>	N/A

Wage Rate Information	
Are Davis-Bacon Wage rates required?	No
Are State Prevailing Wage rates required?	No
Are other prevailing wage rates required?	No
If "Other", please describe:	

