

Blacklick Crossing

2017 Low Income Housing Tax Credit Proposal

City: Reynoldsburg

County: Franklin

Photograph or Rendering



PRELIMINARY NORTH ELEVATION 1/8" = 1'-0"

Project Narrative

Blacklick Crossing is a High Opportunity family development in Reynoldsburg, directly across from Blacklick Woods Metro Park. This 30-unit property is also within walking distance of high quality elementary and high schools and the new planned YMCA, convenient to shopping and services. Meeting all Reynoldsburg zoning standards, including very low density, larger units and garages assures an excellent housing quality with market rate character and lots of open space. Project amenities include a clubhouse with fitness room, consultation room and business center, a computer/tablet lending program, playground, patio with picnic tables and community garden. Aesthetically pleasing and built to Enterprise Green + 20 and DOE Zero Energy Ready standards, Blacklick Crossing will be an asset for generations in Reynoldsburg. Homeport, which will be the developer and managing member of the ownership entity, has been in operation for 30 years and has developed over 2,800 units of housing. This property will be managed by Wallick, a partner of Homeport's for more than 20 years. Homeport provides service coordination as a voluntary program for all residents and provides a wide range of services directly, as well as partnering with community service agencies. Strong partnerships with Reynoldsburg High School and Columbus State Community College, Columbus Area Integrated Health Services and other agencies will increase opportunities for residents. The greatest value, however, is simply to provide housing choice—an affordable, high quality, high amenity living experience at a time when rents are going up fast and the low-income population in our suburban communities has increased significantly.

Project Information

Pool: New Unit Production (Family)
Construction Type: New Construction
Population: Family
Building Type: Multifamily
Address: 6950 E. Livingston Avenue
City, State Zip: Reynoldsburg, Ohio 43068
Census Tract: 93.84

Development Team

Developer: Columbus Housing Partnership, Inc. dba Homeport
Phone: (614) 545-4850
Street Address: 3443 Agler Road, Suite 200
City, State, Zip: Columbus, Ohio
General Contractor: TBD
Management Co: Wallick Properties Midwest, LLC
Syndicator: Ohio Capital Corporation for Housing
Architect: Berardi + Partners, Inc.

Ownership Information

Ownership Entity: Blacklick Crossing Homes LLC
Majority Member: Blacklick Crossing Housing, Inc.
Parent Organization Columbus Housing Partnership, Inc. dba Homeport
Minority Member: 0

Wage Rate Information

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| 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: | |

