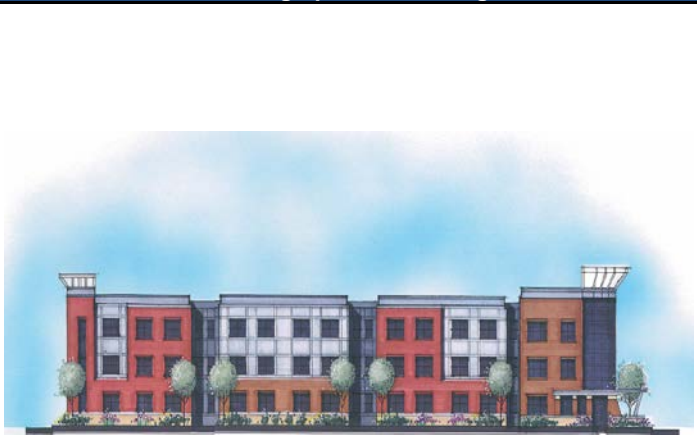


Pearl House Zanesville

2017 Low Income Housing Tax Credit Proposal

City: Zanesville

County: Muskingum

Photograph or Rendering	Project Narrative
	<p>The Pearl House-Zanesville will provide 40 units of housing in a single, three-story elevator building located in downtown Zanesville, Muskingum County, Ohio. In addition to the 4 one bedroom units, 29 two bedroom units, and 7 three bedroom units, Pearl House-Zanesville will provide community space, case management offices, a playground, laundry facilities, on-site management offices and many more amenities. The program is designed to serve chemically dependent parents with children who are homeless or at risk of homelessness. Zanesville Metropolitan Housing Authority will provide Section 8 vouchers to the project. This project is modeled after the original Pearl House in Lancaster, which completed construction less than two years ago, and has been a posterchild for an innovative approach to permanent supportive housing with respect to families dealing with substance abuse issues. The project is a partnership between the Muskingum Behavioral Health, serving Muskingum County, and Fairfield Homes.</p>

Project Information	Development Team						
<p>Pool: New Unit Production (Family) Construction Type: New Construction Population: Family Building Type: Multifamily Address: Corner of 3rd and South Street City, State Zip: Zanesville, Ohio 43701 Census Tract: 912</p>	<p>Developer: Fairfield Homes, Inc. Phone: (740) 653-3583 Street Address: 603 W Wheeling City, State, Zip: Lancaster, Ohio 43130 General Contractor: Gorsuch Construction Management Co: Gorsuch Management Syndicator: Ohio Capital Corporation for Housing Architect: Kontogiannis and Associates</p>						
Ownership Information	Wage Rate Information						
<p>Ownership Entity: Pearl House Zanesville, Ltd. Majority Member: Gorsuch FHI Holdings, LLC <i>Parent Organization</i> Gorsuch FHI Holdings, LLC</p>	<table border="1"> <tr> <td>Are Davis-Bacon Wage rates required?</td> <td>Yes</td> </tr> <tr> <td>Are State Prevailing Wage rates required?</td> <td>No</td> </tr> <tr> <td>Are other prevailing wage rates required?</td> <td>No</td> </tr> </table>	Are Davis-Bacon Wage rates required?	Yes	Are State Prevailing Wage rates required?	No	Are other prevailing wage rates required?	No
Are Davis-Bacon Wage rates required?	Yes						
Are State Prevailing Wage rates required?	No						
Are other prevailing wage rates required?	No						

