

Barnesville Manor

2017 Low Income Housing Tax Credit Proposal

City: Barnesville

County: Belmont

Photograph or Rendering



Project Narrative

Barnesville Manor preserves 51-units of senior affordable housing within an elevator-served building for ages 62 and older, located in the Appalachian region of Barnesville, Belmont County, Ohio. The building contains fifty (50) dwelling units that receive rental assistance through a Project-Based Section 8 HAP Contract and one (1) proposed tax credit unit. Barnesville Manor is the only age restricted and subsidized property within the 71 square mile region of the Site's Primary Market Area. Thus, Barnesville Manor serves the community's most vulnerable seniors; the average resident age is 72 years old with an average annual income of \$12,835.

Residents of Barnesville Manor are provided and connected to variety of supportive services including medical and transportation services provided on-site through an on-site Service Coordinator. National Church Residences' Foundation has operated a transportation program on-site at Barnesville Manor since 2012, providing free transportation to the residents of Barnesville Manor, in addition to over 200 low-income individuals within Belmont County.

Barnesville Manor built in 1977, was purchased by National Church Residences in 1999. Barnesville Manor has been well maintained and managed by National Church Residences; however, the 40-year-old building has never undergone a substantial rehabilitation This preservation will address critical capital needs of the building to improve safety, accessibility, and extend the useful life of the building. As a result, the main entry lobby will be completely renovated to enhance visitability and building services and amenities will be enhanced and tailored to its residents to promote a vibrant community. Community spaces will be rearranged to house a new transportation office, a dedicated health clinic, fitness center, community garden and business center. The rehabilitation of Barnesville Manor will improve energy efficiency of the building to exceed the minimum Enterprise Green Communities standards.

For the purpose of the initial application, Davis-Bacon Wage Rates were not assumed as the proposed funding sources do not trigger Davis-Bacon Wage Rates.

Project Information

Pool: Rural Asset Preservation
Construction Type: Acquisition and Substantial Rehabilitation
Population: Senior
Building Type: Elevator Apartments
Address: 485 North Street
City, State Zip: Barnesville, Ohio 43713
Census Tract: 109

Development Team

Developer: National Church Residences
Phone: (614) 273-3611
Street Address: 2335 North Bank Drive
City, State, Zip: Columbus, Ohio
General Contractor: TBD
Management Co: National Church Residences
Syndicator: TBD
Architect: Berardi + Partners

Ownership Information

Ownership Entity: Barnesville Manor Senior Housing Limited Partnership
Majority Member: National Church Residences of Barnesville Manor, LLC
Parent Organization National Church Residences
Minority Member:
Parent Organization
Syndicator/Investor: TBD
Non-Profit: National Church Residences

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:	

