

Proposal Summary

4% LIHTC AAL AHFA Final Application

Affordable Housing Funding Application (AHFA)

Project Name: Vivera Fairfield

Basic Project Information

Project Name:	Vivera Fairfield
OHFA Project Number:	TBD
LIHTC Type:	4%
Project Address:	0 Slocum Ave
Project City or Township:	Lancaster
Project County:	Fairfield
Construction Type:	New Construction
Age Restriction:	Assisted Living
Funding Pool:	Metropolitan
Lead Developer:	Marian Development Group
Total Number of Units:	118
Total Number of Buildings:	1

Project Rendering



OHFA Resource Request Requiring Board Approval

Amount	Approval Date

Project Narrative

Located at 0 Slocum Ave, our facility spans approximately 108,000 square feet, with approximately 58,000 dedicated to private living units. The community will feature 118 units, including 50 studios (approx. 350 sq ft), 68 one-bedroom apartments (approx 520 sq ft). The affordable assisted living project is seeking 4% LIHTC through OHFA's 4% only LIHTC open round. Designed for safety and comfort, our facility promotes independence with modern amenities, handrails, and user-friendly fixtures. Residents will enjoy communal spaces, including a dining room, sunrooms, a theater, and various lounges. Outdoor amenities include a garden and a large patio for safe outdoor activities. Conveniently located near shopping centers including Kroger, Walgreens, and Save A Lot, and nearby various public services including close proximity to the Fairfield Public Library.□

Development and Operations Team

Lead Developer	Marian Development Group
Co-Developer #1	N/A
Co-Developer #2	N/A
Development Consultant	N/A
LIHTC Syndicator/Investor	Affordable Housing Partners
OLIHTC Syndicator/Investor	
GP/MM #1 Parent Entity	JLB Vivera Fairfield, LLC
GP/MM #2 Parent Entity	N/A
GP/MM #3 Parent Entity	N/A
General Contractor	L&J Constructors d/b/a Marian Construction
Architect of Record	Studio A Architecture
Property Management Firm	Gardant Management Solutions Inc.

Site Information

Site Size (Acres)	3.15
Scattered Sites?	No
Total Number of Buildings	1
Total Number of Elevator-Serviced Buildings	1
Total Parking Spaces	60
Parking Ratio (Parking Spaces per Unit)	0.5
Urban Suburban Rural (USR) Geography	Central City
Located in a Participating Jurisdiction (PJ)?	No
Located in a Qualified Census Tract (QCT)?	Yes
Located in a Difficult Development Area (DDA)?	No
Census Tract Opportunity Index	High
Census Tract Change Index	Slight Decline

Nearby Amenities

Amenity Type	Name of Amenity	Linear Distance from Proposed Project (miles)
Grocery Store	Save A Lot	0.18
Medical Clinic	The Little Clinic	0.49
Childcare Facility	Family YMCA	0.16
Senior Center	Olivedale Senior Citizens Center	1.3
Pharmacy	Walgreens	0.18
Public Library	Fairfield County District Library	0.66
Public Park	Hocking Park	0.56
Public School	Mt. Pleasant Elementary	0.625
Public Recreation Center	Miller Swimming Pool	0.41

Building Square Footage Breakdown

	Size (SF)	Pct of Total
Commercial and Fee-Driven Space		
Unrestricted/Market-Rate Unit Area		
LIHTC Unit Area	58,370	55%
Manager's Unit Area		
Common Area	47,265	45%
Support and Program Space		
Tenant Storage Space		
Major Vertical Penetrations (Elevator/Stairs, Etc.)		
Structured Parking/Garage		
Basement		
Total Square Footage of all Buildings	105,635	100%

Units by LIHTC Income Restrictions

LIHTC Income Restriction	Number of Units	Percent of Total Units
20% AMI		
30% AMI		
40% AMI		
50% AMI		
60% AMI	118	100%
70% AMI		
80% AMI		
Unrestricted		

Units by Bedroom Type and Rental Subsidy

Bedroom Type	Number of Units	Percent of Total Units	Units with Rental Subsidy	Percent of Total Units Subsidized
Studio	50	42%	0	0%
1-BR	68	58%	0	0%
2-BR				
3-BR				
4-BR				
5-BR				
Total Units	118	100%	0	0%

Manager's		
Total Units	118	100%

