



FOR IMMEDIATE RELEASE
Monday, April 20, 2026

CONTACT: Mike Nowlin
CELL: 989-450-0855
nowlin@gudmarketing.com

CMHA leaders join with Grove City Mayor Stage and advocates for older adults to celebrate grand opening of the nearly \$29 million Cobblestone Manor serving low- and fixed-income seniors

The new 82-unit apartment community – the first Grove City development in CMHA history – is hailed as ‘what the future of affordable housing for seniors should look like’

COLUMBUS, Ohio – The **Columbus Metropolitan Housing Authority (CMHA)** and **Grove City Mayor Richard L. “Ike” Stage** announced today the grand opening of the **\$28.6 million Cobblestone Manor** apartment community, an 82-unit complex serving low- and fixed-income seniors that marks the public housing agency’s first-ever development in Grove City over its 92-year history.

“The need has never been greater in Central Ohio for helping our older adults age in place with grace and dignity,” said **CMHA Chief Operating Officer Scott Scharlach** during a ribbon-cutting ceremony and press conference at the facility located at 1050 Lamplighter Drive, roughly eight miles south of Columbus.

“When people see the amenities here, the quality of construction that went into this development, and the suite of onsite and supportive services we’re offering to residents, we are confident everybody will agree that Cobblestone Manor represents the future of what affordable housing for older adults should look like,” Scharlach said.

CMHA’s aim with Cobblestone Manor is to promote healthy aging by offering rents that are reasonably priced to lower-income older adults and allowing them to have money left each month to pay for other life necessities, like healthcare and food.

Studies show safe and stable housing can reduce stress and improve physical and mental health outcomes among the elderly. Research by the **National Institutes of Health (NIH)** shows that affordable housing for seniors can lead to lower hospitalization rates and annual healthcare cost savings of \$1,300 per person.

The property’s single, three-story building will include 22 apartments reserved for residents below 80% of the Columbus area median income (\$55,550 for a one-person household). The remaining 60 apartments will be covered by a federally funded project-based voucher contract that will serve residents designated as extremely low-income below 30% of the area median income (\$19,700 for a one-person household).

“We are working to create what we call ‘livable communities’ in Grove City with various housing options, including single-family homes, apartments, and senior-focused residential projects,” said Grove City Mayor Stage.

“My administration strongly supports the development of what’s termed “active senior” communities to meet the needs of our aging population,” Stage said. “Cobblestone Manor is another positive step in the right direction to help our community meet the needs of our senior citizens.”

Similar to many Central Ohio suburbs, Grove City’s population increased rapidly during the 1960s and 1970s and has continued to see steady growth. Between 1960 and 2020, the population of Grove City rose from 8,107 to 42,366, based on census data. According to **GroveCity2050**, the population is expected to increase by at least 15,000 more people by 2050. City officials have noticed a change in demographics in the rising population and are now making housing decisions to meet these needs.

According to the **Mid-Ohio Regional Planning Commission’s Insight2050 initiative**, the fastest-growing age groups in Grove City are those under the age of 35 and over the age of 55. Grove City has 12 affordable housing complexes, including 188 federally subsidized Section 8 apartments and 755 approved low-income housing units, reflecting the need for communities like Grove City.

“Cobblestone Manor is a perfect example of CMHA activities that are accomplishing an unprecedented social and economic impact on our region,” said **CMHA Board Chair James L. Ervin, Jr., Esq.**

“And it’s happening at a time when the demand for housing at all income levels is at an all-time high in Central Ohio,” Ervin said. “Cobblestone Manor proves that CMHA is committed to more than simply putting a roof over people’s heads. We are providing them access to critical services and care that improve the quality of life.”

Cobblestone Manor will offer an array of amenities to its residents, including a fitness center, a community room with a coffee bar, a library, a computer room, a flex-space room, a large covered outdoor patio overlooking a pond, and a paved walking trail that will surround the property.

The **CMHA Board of Commissioners** in 2024 authorized the issuance and sale of \$14.3 million in general revenue bonds to help fund the construction of the property. Additional funding support for Cobblestone Manor came from the **U.S. Department of Housing and Urban Development** (\$4.5 million), **Ohio Housing Finance Agency** (\$2 million), and the **Ohio Capital Corporation for Housing** (\$9.1 million).

To further support Cobblestone Manor residents, CMHA has confirmed a formal relationship with the **YMCA of Central Ohio** and the **Community Shelter Board (CSB)** that is focused on catering to the needs of the seniors who will be housed within the development.

CMHA cites studies that have shown the average age of residents moving into an elderly housing facility in Franklin County is at least 74 years. Recent surveys indicate that 25% of all residents in federally assisted elderly housing need some level of supportive services.

CMHA research shows most older persons have at least one chronic condition and many have multiple conditions. The most frequently diagnosed conditions are arthritis, hypertension, heart disease, hearing impairments, orthopedic impairments, diabetes, cataracts, and other visual impairments.

“This bipartisan investment reflects the Ohio Legislature’s and my commitment to ensuring that every person has access to a safe place to call home and the support they need to thrive,” said state **Rep. Mark Sigrist, D-Grove City**.

“Nobody, especially senior citizens, should have to choose between buying medicine and paying their bills,” Sigrist said. “I’m especially proud to see state funding for Cobblestone Manor right here in Grove City. This project will expand senior health services and provide critical residential care options for elderly people in need.”

Also speaking at today’s press conference were **U.S. Dept. of Housing and Urban Development (HUD) Columbus Field Director Anthony Forte, OCCH Executive Vice President Jeff Beam, Ohio Housing Finance Agency (OHFA) Director of Compliance Kellen Showes, YMCA of Central Ohio President and CEO Tony Collins, and Community Shelter Board President and CEO Shannon TL Isom.**

CMHA’s most recent investments come amid a well-documented shortage of affordable housing in central Ohio.

Only 29 affordable housing units are available for every 100 extremely low-income households in the Columbus and Franklin County area. In Franklin County, roughly 54,000 families spend more than half of their income on housing, according to the [Affordable Housing Alliance of Central Ohio](#) (AHACO).

Rents nationally have risen 14% overall since 2021, going up much more than wages, according to U.S. Census data. Experts say the spike is partly due to landlords making up for their inability to raise rents during the COVID-19 pandemic and current [vacancy rates at their lowest point](#) in 35 years, census data show.

About Columbus Metropolitan Housing Authority

The Columbus Metropolitan Housing Authority (CMHA) helps people access affordable housing through collaborative partnerships, promotes neighborhood revitalization, and assists residents in accessing needed social services. CMHA owns more than 6,500 units of housing and, through its Housing Choice Voucher and Project-Based Rental Assistance programs, provides rental assistance to more than 160,000 residents across Ohio and Washington, D.C. Learn more at [cmhanet.com](#).

###