

Bond Hill Roselawn Senior Housing
2016 Low Income Housing Tax Credit Proposal

City: Cincinnati
County: Hamilton



Project Narrative

Gardner Capital is pleased to resubmit this independent senior housing project in the Bond Hill and Roselawn Communities. Bond Hill Roselawn Senior Housing will consist of 50 residences for seniors with rents ranging from 30%-60% of the area median income. The design, materials, and floor plans will be consistent with luxury rental properties and the exterior will include significant architectural detail. The project team is committed to utilizing state-of-the-art construction methodologies and securing LEED Silver certification utilizing sustainable design and materials that will provide residents a safer, greener, more efficient, and more resilient building. In addition to the housing, the ground floor will provide community-focused commercial such as a senior center and healthcare offices along with services for seniors such as financial management, health and wellness services, and social activities.

The 3.1 acre property was acquired by the Port of Greater Cincinnati in order to eliminate the vacant, blighted commercial structure that previously existed. Additionally, the Bond Hill/Roselawn communities have combined efforts and engaged the Community Builders Institute to examine their community's needs. High-quality housing and community facilities were both identified as high priority items through this process. The nearby Villages of Daybreak and MidPointe Crossing represent an investment of over \$60 million dollars to create a vibrant mixed-use, mixed-income, and mixed-tenure community. The Bond Hill Roselawn Senior Housing project represents another \$11 million investment in this area. For more information, please visit WWW.BONDHILLROSELAWNSENIORS.COM.

Project Information

Pool: Urban New Construction Senior
Construction Type: New Construction
Population: Senior
Building Type: Four Story Steel-Framed
Address: 1811 Losantiville Ave
City, State Zip: Cincinnati, Ohio
Census Tract: 39061027100

Ownership Information

Ownership Entity: Bond Hill Roselawn Senior Housing, LP
Majority Member: Gardner Capital Development, LLC
Minority Member:
Syndicator or Investor: OCCH

Development Team

Developer: Gardner Capital Development Ohio, LLC
Phone: (314) 561-5900
Street Address: 8000 Maryland Avenue, Suite 900
City, State, Zip: Clayton, MO, 63105-3752
General Contractor: Wallick Construction
Management Co: Wallick
Syndicator: OCCH
Architect: CityStudios Architecture

