

Carriage Trails Senior Village II

2016 Low Income Housing Tax Credit Proposal

City: Huber Heights

County: Miami County

Photograph or Rendering



Project Narrative

Carriage Trails Senior Village II is a 46-unit cottage style development located at 1000 Waterside Circle on 5.355 acres in Huber Heights, Miami County, Ohio. This development, for seniors 55 and older, will be the second phase of a very successful first phase that was completed in 2012. Each unit will be 1,318 square feet featuring 2 bedrooms, 1.5 baths, attached garage and a full complement of appliances including a washer and dryer. Residents will have access to a clubhouse that was completed as part of Phase I that includes a community room and fitness center. Site amenities include a nearby lake, picnic area, community garden and bike trails. A play area will be provided for any visiting grandchildren to enjoy. Forty three of the 46 units will be affordable at rents ranging from \$318 to \$734. The three market rate units will be offered at \$850. Supportive services coordination will be provided by the general partner, St. Mary Development Corporation. St. Mary has significant experience in this area and will work to connect residents to many types of services including to the 21 healthcare organizations located within one mile of the development.

Project Information

Pool: New Unit Production
Construction Type: New
Population: Senior
Building Type: SF Rental
Address: 1000 Waterside Circle
City, State Zip: Huber Heights, Ohio 45371
Census Tract: 3801

Ownership Information

Ownership Entity: Carriage Trails Senior Village II, LLC
Majority Member: Carriage Trails Senior Village II GP, Inc.
Minority Member:
Indicator or Investor: Ohio Capital Corporation for Housing
Non-Profit: St. Mary Development Corporation

Development Team

Developer: St. Mary Development Corporation
Phone: 937-277-8149
Street Address: 2160 E. 5th Street
City, State, Zip: Dayton, Ohio 45403
General Contractor: MV Residential Construction
Management Co: MV Residential Property Management
Syndicator: Ohio Capital Corporation for Housing
Architect: M+A Architects

