

Sanctuary at Springboro
2016 Low Income Housing Tax Credit Proposal

City: Springboro
County: Warren



Project Narrative

The Sanctuary at Springboro is a 118 unit assisted living project located in Springboro Ohio. The project will offer assisted living services, full meal program and amenities to seniors, veterans and others requiring assistance. All residents will have incomes at or below 60% of the area median income. The project will be 3 story wood frame construction and offer studio and 1 bedroom apartments. Each unit will have its own heating and air conditioning unit, for individual comfort. The resident's apartments will include individual bathrooms/showers and small kitchettes. The location is near local services and retail. The property will have onsite health aides to deliver services to the residents. In addition, residents will enjoy a salon, fitness, cinema, lounges and a onsite staff to prepare 3 daiy meals as well as other features. The property will be managed by Gardant Management Solutions, an experienced care provider and operator. The development team is experienced in delivering quality housing and services for our residents, as well how to guide projects through the process and maitain budgets.

Project Information

Pool:
Construction Type: New construction
Population: Senior
Building Type: 3 story wood frame
Address: 3683 Clearcreek Franklin Rd
City, State Zip: Springboro, OH
Census Tract: ###

Ownership Information

Ownership Entity: The Sanctuary at Springboro Ohio LP
Majority Member: Shelter American Holdings Inc
Minority Member: Sanctaury Assisted Living Springboro LLC
Syndicator or Investor: Affordable Housing Partners
Non-Profit: N/A

Development Team

Developer: SCA Properties, LLC
Phone: 239-262-3744
Street Address: 4099 Tamiami Trail N
City, State, Zip: Naples, Florida
General Contractor: Marsh Construction
Management Co: Gardant Management Solutions
Syndicator: Affordable Housing Partners, Inc
Architect: Kaas Wilson Architects

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: _____ N/A

