

College Hill Manor
2017 Low Income Housing Tax Credit Proposal

City: Dayton
County: Montgomery



Project Narrative

College Hill Manor will further advance the Phoenix Project in the College Hill neighborhood of Dayton, offering affordable housing for seniors. Capitalizing on past and planned revitalization efforts for this neighborhood, College Hill Manor will provide 54 affordable senior apartments (30 one-bedroom and 24 two-bedroom), in a newly constructed building along Salem Avenue near Good Samaritan Hospital. The building will be built to LEED fPlatinum standards, providing an energy efficient and healthy living environment for the senior residents. A wellness clinic will be included in the facility to provide on-site medical attention and services to residents.

Episcopal Retirement Services Affordable Living LLC (ERSAL) has over 60 years of experience in developing, managing and servicing the senior housing community in Ohio. CityWide Development has been focused on the College Hill neighborhood through its Phoenix Project for the past 10 years. The Phoenix Project is a partnership between CityWide Development, Good Samaritan Hospital, and the City of Dayton. As ERSAL's mission is to provide affordable housing opportunities where seniors thrive, Dayton's College Hill neighborhood presents an ideal opportunity for our residents, continuing to grow a truly income and age-diverse community.

Project Information	
Pool:	New Unit Production (Senior)
Construction Type:	New Construction
Population:	Senior
Building Type:	Multifamily
Address:	3122 Salem Ave
City, State Zip:	Dayton, Ohio 45406
Census Tract:	4

Development Team	
Developer:	ERS Affordable Living LLC and CityWide Dev
Phone:	(513) 272-5555
Street Address:	3870 Virginia Ave
City, State, Zip:	Cincinnati, Ohio 45206
General Contractor:	Model Construction, LLC
Management Co:	Episcopal Retirement Services Affordable Living
Syndicator:	Ohio Capital Corporation for Housing
Architect:	PDT Architects, LLC

Ownership Information	
Ownership Entity:	College Hill Manor Limited Partnership
Majority Member:	College Hill Manor GP LLC
<i>Parent Organization</i>	Episcopal Retirement Services Affordable Livg
Minority Member:	0
<i>Parent Organization</i>	0
Syndicator/Investor:	Ohio Capital Corporation for Housing
Non-Profit:	Episcopal Retirement Services Affordable Livg

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:	

