

Brandt Meadows

2016 Low Income Housing Tax Credit Proposal

City: Dayton

County: Montgomery

Photograph or Rendering



Project Narrative

Brandt Meadows is a 55 unit family housing project located in Dayton, Ohio. The community will be built on a 14 acre parcel that will include walking paths and sidewalks connecting it to the nearby schools, businesses and community amenities many of which are within a half-mile of the site. The development team consists of County Corp (a certified CHDO) Greater Dayton Premier Management (a public housing authority) and the Oberer Companies (an experience tax credit developer, property manager and general contractor). Social Services will be provided by Family Services, Inc and the GDPM Family Self Sufficiency Program. The development will include a mix of 1, 2, 3 and 4 bedroom units. 14 units will have public housing operating subsidy, 14 units will have project based section 8 operating subsidy and the remaining 27 units will be traditional LIHTC rental. Brandt Meadows will be Energy Star and Enterprise Green Communities Certified. All 55 units will be handicap visitable and include a number of universal design features including first floor bedrooms and baths that will allow for tenants to age in place. The development includes a natural wetland reserve area that will contain walking trails and passive recreational space. Other amenities include a playground and community building.

Project Information

Pool: New Construction, Urban
Construction Type: Wood Frame
Population: Family
Building Type: Town Home
Address: Brandt Pike (south of 4236 Brandt Pike)
City, State Zip: Dayton, OH 45404
Census Tract: ###

Ownership Information

Ownership Entity: Brandt Meadows Associates, LLC
Majority Member: County Corp
Minority Member:
Syndicator or Investor: Ohio Capital Corporation for Housing
Non-Profit: County Corp

Development Team

Developer: Oberer Residential Construction, Ltd
Phone: 937-531-5530
Street Address: 3475 Newmark Drive
City, State, Zip: Miamisburg, OH 45342
General Contractor: The Oberer-Thompson Company
Management Co: Oberer Realty Services
Syndicator: Ohio Capital Corporation for Housing
Architect: Atilier Design

