

Mount Crest Apartments

2017 Low Income Housing Tax Credit Proposal

City: Dayton
County: Montgomery

Photograph or Rendering	Project Narrative
	<p>Greater Dayton Premier Management ("GDPM"), County Corp and the Oberer Companies have partnered together to propose the renovation of the Mount Crest Apartments ("Mount Crest") located in Dayton, Ohio. Mount Crest is subsidized public housing designed to serve small families as the development currently consists of 48 two bedroom units located in eight 6-unit buildings. Once the renovation is complete, Mount Crest will consist of 45 two bedroom units and 3 three bedroom units in eight buildings. Units will be made available to families at 10%, 50% and 60% AMI who qualify for the requirements of public housing.</p> <p>The renovation will include complete replacement of the exterior materials on all of the buildings including new brick and siding, roof replacements, new windows and new doors. Interior improvements will include new kitchen cabinets, Energy Star appliances, new vinyl flooring and energy improvements such as new furnaces, attic insulation and central air-conditioning, which is currently not provided.</p> <p>Accessibility improvements will be incorporated into the renovation of the Mount Crest property including the conversion of three (6%) of the units into handicap accessible units through the inclusion of an addition onto the side of the building. A sensory unit will also be added to the unit mix.</p> <p>GDPM will continue to manage and provide social services to the residents of Mount Crest. Services provided will include educational assistance programs, financial literacy, job training and health and wellness programs. The development team is also working to incorporate on site amenities such as community gardens, play areas, rain gardens, computer lending programs, a fitness center and a dedicated work from home business center.</p> <p>Renovation plans have been shared with the City of Dayton who has pledged support of the proposal (see attached). The improvements to Mount Crest will coincide well with the recently renovated Brianwood apartment building located just south of the site and with the</p>

Project Information	Development Team						
<p>Pool: 0 Construction Type: Substantial Rehabilitation Population: Family Building Type: Multifamily Address: 700 Mount Crest Court City, State Zip: Dayton, Ohio 45403 Census Tract: 20</p>	<p>Developer: County Corp Phone: (937) 531-7048 Street Address: 130 W. Second Street City, State, Zip: Dayton, Ohio 45430 General Contractor: Oberer Thompson (Greater Dayton Construction) Management Co: Greater Dayton Premier Management Syndicator: Ohoi Capital Corporation for Housing Architect: RDA Group Architects</p>						
Ownership Information	Wage Rate Information						
<p>Ownership Entity: Mount Crest Associates, LLC Majority Member: Mount Crest Assocaites, LLC <i>Parent Organization</i> Greater Dayton Premier Management</p>	<table border="1"> <tr> <td>Are Davis-Bacon Wage rates required?</td> <td>Yes</td> </tr> <tr> <td>Are State Prevailing Wage rates required?</td> <td>No</td> </tr> <tr> <td>Are other prevailing wage rates required?</td> <td>No</td> </tr> </table>	Are Davis-Bacon Wage rates required?	Yes	Are State Prevailing Wage rates required?	No	Are other prevailing wage rates required?	No
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Minority Member: 0

If "Other", please describe:



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Total Perm. Financing: \$ 8,182,120