

Audubon Crossing

2016 Low Income Housing Tax Credit Proposal

City: Dayton

County: Montgomery



Project Narrative

Location - Audubon Crossing is a new construction project located within the City of Dayton. The 1.9 acre parcel is conveniently located on the Dayton Metropolitan Housing Authority's (d/ba/ Greater Dayton Premier Management) Salem Crossing HOPE VI development. The property is adjacent to a number of neighborhood amenities that downtown Dayton has to offer including places of worship, schools, transit stops, scorial services center, restaurants retail and a park. The non-profit supportive service provider's offices are adjacent to the site as is a new police station.

Design - The property was designed to blend in seamlessly with the existing HOPE VI neighborhood. Much consideration was given to the design of the neighborhood's existing homeownership, rental and existing three-story rental community. Design elements from each were incorporated into the design for Audubon Crossing.

Community Need - There is a decided need for senior housing within the city of Dayton. Furthermore, by developing this last remaining parcel of the HOPE VI site, the project will complete a neighborhood that has been envisioned since 1999; the existing HOPE VI residents will certainly benefit from the Audubon Crossing development as it will enhance the aesthetic of the neighborhood and create additional connectivity throughout.

Team - The project will be led by The Woda Group, Inc. who brings excellence in development, construction, and management to the team. It is joined by the Greater Dayton Premier Management, who has been in the business of meeting the affordable housing needs of the citizens of Dayton and Montgomery County since 1934. Additionally, The Senior Services Connection and Greater Dayton Premier Management's FSS program have joined to offer and coordinate the provision of services to the residents of Audubon Crossing.

Project Information

Pool: Urban
Construction Type: New Construction
Population: Senior
Building Type: 3- Story Elevator
Address: 1243 Edgewood Avenue
City, State Zip: Dayton, Ohio 45402
Census Tract: 31-6000102

Development Team

Developer: The Woda Group, Inc.
Phone: 614-396-3200
Street Address: 229 Huber Village Blvd., Suite 100
City, State, Zip: Westerville, Ohio 43081
General Contractor: Woda Construction, Inc.
Management Co: Woda Management & Real Estate, LLC
Syndicator: City Real Estate Advisors
Architect: PCI Design Group, Inc.

Ownership Information

Ownership Entity: Audubon Crossing Limited Partnership
Majority Member: GPDM - Audubon Crossing Housing, Inc.
Minority Member: Audubon Crossing GP, LLC
Syndicator or Investor: City Real Estate Advisors
Non-Profit: Greater Dayton Premier Management

