

Montgomery County, Ohio

2020

Assisted and Public Housing Directory



MONTGOMERY
C O U N T Y

Assisted and Public Housing Directory

Montgomery County Board of County Commissioners

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Introduction

This directory is to serve as a descriptive guide for locating assisted and public housing developments throughout Montgomery County's jurisdictions.

Currently Montgomery County has a total of 48 assisted housing developments and 20 Public Housing programs ***outside of the cities of Dayton and Kettering***. Many of these developments have received CDBG or HOME funds, making all or a portion of the units affordable to low and moderate-income families and individuals.

The assisted and public housing developments featured in this directory offer a variety of options for individual, family, elderly and disabled populations. For the most current information, contact the developments.

Programs

Public Housing

United States Department of Housing and Urban Development (HUD) administers federal aid to local housing agencies (HAs) who manage the housing for low-income residents at affordable rent. Greater Dayton Premier Management, is Montgomery County's HAs. HUD furnishes technical and professional assistance in planning, developing and managing the housing developments. Public housing is limited to low-income individuals and families. Eligibility for public housing is based on annual gross income. HAs use income limits developed by HUD to determine eligibility. Resident rent known as Total Tenant Payment (TTP), is based on a family's anticipated gross annual income less deductions, if any. Eligible individuals include: family, the elderly, a person with a disability, U.S. citizens or persons with eligible immigration status.

Source:

U.S. Department of Housing and Urban Development (n.d.). *HUD's Public Housing Program*. Retrieved from https://www.hud.gov/topics/rental_assistance/phprog.

Affordable Housing

Housing for which the resident is paying no more than 30% of his or her income for gross housing costs, including utilities.

Source:

U.S. Department of Housing and Urban Development (2019). *Affordable Housing*. Retrieved January 17, 2020 from https://www.hud.gov/program_offices/comm_planning/affordablehousing/.

Daniel, D. (2018, May 14). Affordable Housing Federal Programs and Legislation. *National Association of Counties, County News*. Retrieved from <https://www.naco.org/articles/affordable-housing-federal-programs-and-legislation#glossary>.

Programs contd.

Section 8 of the U.S. Housing Act of 1937: Housing Choice Voucher Program

HUD provides funding for Section 8 Housing Choice Voucher program (also known as "tenant-based" assistance). The program is administered by locally public housing agencies (PHAs) who receive the vouchers from HUD and gives it to the individual to pay rent. Families in the program are responsible for finding a suitable housing of their choosing, where the owner agrees to rent under the program. The PHA determines a payment standard which is the amount generally needed to rent a moderately-priced dwelling unit in the local housing market. This is then used to calculate the amount of housing assistance a family will receive. However, the payment standard does not limit or affect the amount of rent, a housing owner may charge or the family may pay. The family pays 30% of its monthly adjusted gross income for rent and utilities, and if the unit rent is greater than the payment standard the family pays the additional amount. Eligibility for a housing voucher is determined by the PHA based on the total annual gross income and family size. Eligible individuals are US citizens and specified categories of non-citizens who have eligible immigration status.

Source:

U.S. Department of Housing and Urban Development (n.d.). *Housing Choice Vouchers Fact Sheet*. Retrieved from https://www.hud.gov/topics/housing_choice_voucher_program_section_8.

Programs contd.

Section 42 of Internal Revenue Code (IRC) 1986: Section 42 Low Income Housing Tax Credit (LIHTC)

It is a federal program that helps finance the construction, rehabilitation, and preservation of housing by private owners, making it affordable to lower income households. It provides a tax credit to investors over the course of a 10 year period: a dollar-for-dollar reduction in federal taxes owed on other income. The program is administered by a state's housing finance or other agency (HFA), who allocate the federal housing tax credits to developers within a framework formed by the Internal Revenue Code. The owner agrees to rent a specific number of units to qualified low-income tenants at a specified rental rate, usually below market rate and receives money in the form of a tax credit. An owner has two tenant lower income occupancy rental restriction options to choose from, however, the owner can have higher percentages of rent-restricted units occupied by lower income individuals. The two options include: At least 20% of the units are occupied by households with income below 50% of the area median income (AMI). Or at least 40% of the units are occupied by households with income below 60% AMI. Individuals qualify based on their income. The maximum rent a tenant pays is based on 30% of the fixed AMI level, 50% or 60%, or average of the tenants' income of tenants. when determining whether the income restriction is satisfied.

Source:

Gramlich, Ed (2017). Section 42 LIHTC program. *National Low Income Housing Advocates' Guide*, (5), 30-36.

Retrieved from http://nlihc.org/sites/default/files/AG-2017/2017AG_Ch05-S09_Low-Income-Housing-Tax-Credits_LITEC.pdf.

Congressional Research Services (2019). *An Introduction to the Low-Income Housing Tax Credit*, RS22389.

Retrieved from <https://fas.org/sgp/crs/misc/RS22389.pdf>.

Programs contd.

Section 202 of Housing Act of 1959: Supportive Housing for the Elderly

A HUD program that provides affordable housing with supportive services such as cleaning, cooking, transportation, Service Coordinator, and Wellness Nurse, to very low-income elderly individuals, including the frail elderly. HUD provides interest-free capital advances to private, nonprofit sponsors to finance the construction, rehabilitation or acquisition with or without rehabilitation of structures that will serve as supportive housing for the elderly. In order for the housing to be affordable, project rental assistance funds are provided to cover the difference between the HUD approved operating costs and the amount the residents pay (residence pay 30% of their adjusted gross income). Eligibility is open to very low-income household comprising of at least one individual who is 62 years of age and older at the time of initial occupancy.

Source:

U.S. Department of Housing and Urban Development (n.d.). *Section 202 Supportive Housing for the Elderly Program*. Retrieved from https://www.hud.gov/program_offices/housing/mfh/proqdesc/eld202.

U.S. Department of Housing and Urban Development (2016). *Programs of HUD: Major Mortgage, Grant, Assistance, and Regulatory Programs*. Washington, DC: U.S. Government Printing Office. Retrieved from <https://www.hud.gov/sites/documents/HUDPROGRAMS2016.PDF>.

Programs contd.

Section 515 Multi Family Housing Rural Rental Housing Direct Loans Program

The United States Department of Agriculture (USDA) Rural Development (RD), offers direct loan financing to purchase, construct or rehabilitate affordable rental or cooperative housing, or to develop manufactured housing projects, for very low-, low- and moderate-income residents. Funding can be used to provide approved recreational and service amenities appropriate for use in connection with the housing, and to buy and improve the land on which the buildings are to be located.

Source:

U.S. Department of Agriculture, Rural Development (2017). *2017 Explanatory Notes Rural Housing Service*. Washington, DC: U.S. Government Printing Office. Retrieved from <https://www.obpa.usda.gov/29rhs2017notes.pdf>.

Section 521 of the Housing Act of 1949: Multi-Family Housing Rental Assistance Grant Program

These are grants used in conjunction with housing built or financed under USDA/RD's, Rural Rental Housing Program (Section 515) and the Farm Labor Housing Program (Section 514/516), to provide rental assistance to eligible tenants residing in assisted housing. USDA/RD, pays the project owner the difference between the monthly rental cost and the tenant's contribution. The tenant pays no more than 30% of his or her adjusted monthly rental income. Eligible tenants are individuals with very low and low incomes, elderly individuals, and individuals with disabilities.

Source:

U.S. Department of Agriculture, Rural Development (n.d.). *Multi-Family Housing Rental Assistance*. Retrieved from <https://www.rd.usda.gov/programs-services/multi-family-housing-rental-assistance>.

Definition

Uniform Federal Accessibility Standards (UFAS) & Hearing or Visual Disability (HVD)

All Federally assisted new construction housing developments with 5 or more units have to design and construct 5% of the dwelling units, or at least one unit, whichever is greater, to be accessible for individuals with mobility disabilities. These units must be constructed in accordance with the Uniform Federal Accessibility Standards (UFAS) or an equivalent or stricter standard. An additional 2% of the dwelling units, or at least one unit, whichever is greater, have to be accessible for individuals with hearing or visual disabilities (HVD).

Source:

U.S. Department of Housing and Urban Development. *Accessibility Requirements for Buildings*. Retrieved from https://www.hud.gov/program_offices/fair_housing_equal_opp/disabilities/accessibilityR.

Listings by Development

Name	Jurisdiction	Page
Bellefontaine Ridge	Huber Heights	12
Brook Court	Brookville	13
Brook Ridge	Brookville	14
Brookview Place	Harrison Township	15
Canterbury Court	West Carrollton	16
Cedarbrook Co-Op	Vandalia	17
Channingway Court	Huber Heights	18
Chevy Chase Apartments	Centerville	19
Cobblegate Square	Moraine	20
Conifers	Miami Township	21
Covenant Manor	Trotwood	22
Creekside Villas	Moraine	23
Eastway- Westbrook Apartments	Clayton	24
Englewood Square	Englewood	25
Englewood Village	Englewood	26
Fisher Drive	Huber Heights	27
Frederick	Northridge	28
Fox Run	Trotwood	29
Glenburn Green Co-Op	Huber Heights	30
Governor Square	Centerville	31
Greenwood Commons	New Lebanon	32
Hilgeford	Huber Heights	33
Imperial Court	Vandalia	34
Indian Trail Apartments	West Carrollton	35
Joseph Bernardin Residence: St. Leonard	Centerville	36
Lyons Gate Apartments	Miami Township	37
Madrid Estates	Washington Township	38
Mad River Manor	Riverside	39
Malden & Hollencamp	Trotwood	40
Martin Luther Community	Jefferson Township	41
Meadowlark Apartments	Trotwood	42
Meadows of Martindale	Union	43
Miamisburg Manor	Miamisburg	44
Misty Lane	Huber Heights	45
M.L. Gabriel Commons	Trotwood	46
Mountaingate Apartments	Miami Township	47
Northland Village Apartments	Harrison Township	48
Ohio Village	Miami Township	49
Olive Hills	Jefferson Township	50
Orchard at Shiloh I & II	Trotwood	51
Parkview Place	Washington Township	52
Pinewood Gardens Apartments	Trotwood	53
Quinby Lane Apartments	Riverside	54
Red Bluff	West Carrollton	55
Riverside Commons I & II	Riverside	56
Riverside Estates	Harrison Township	57
Riverside Senior Lofts	Riverside	58

Listings by Development contd.

Name	Jurisdiction	Page
Shiloh Villas	Trotwood	59
Siena Springs I & II	Harrison Township	60
Siena Village Senior Living	Harrison Township	61
Southland Village	Miamisburg	62
Spring Hill Apartments	Miami Township	63
Spring Valley Apartments	Miamisburg	64
Timberlake Apartments	Vandalia	65
Timber Ridge Apartments	Riverside	66
Union Terminal	Union	67
Valleyview Village	Moraine	68
Vandalia Village	Vandalia	69
Village Park	Huber Heights	70
Voyageur Apartments	West Carrollton	71
Washington Village	Centerville	72
Wayne Meadows	Huber Heights	73
Westerfield	Centerville	74
Windcliff Village	Germantown	75
Wingate at Belle Meadows	Trotwood	76
Winston Woods	Clayton	77
Wolf Creek	Clayton	78
Woodsview Place Co-Op	Huber Heights	79

Listings by Jurisdiction

Name	Jurisdiction	Page
Brook Court	Brookville	13
Brook Ridge	Brookville	14
Chevy Chase Apartments	Centerville	19
Governor Square	Centerville	31
Joseph Bernardin Residence: St. Leonard	Centerville	36
Washington Village	Centerville	72
Westerfield	Centerville	74
Eastway-Westbrook Apartments	Clayton	24
Winston Woods	Clayton	77
Wolf Creek	Clayton	78
Englewood Square	Englewood	25
Englewood Village	Englewood	26
Windcliff Village	Germantown	75
Brookview Place	Harrison Township	15
Northland Village	Harrison Township	48
Riverside Estates	Harrison Township	57
Siena Springs I & II	Harrison Township	60
Siena Village Senior Living	Harrison Township	61
Bellefontaine Ridge	Huber Heights	12
Channingway Court	Huber Heights	18
Fisher Drive	Huber Heights	27
Glenburn Green Co-Op	Huber Heights	30
Hilgeford	Huber Heights	33
Misty Lane	Huber Heights	45
Village Park	Huber Heights	70
Woodsview Place Co-Op	Huber Heights	79
Martin Luther Community	Jefferson Township	41
Olive Hills	Jefferson Township	50
Conifers	Miami Township	21
Lyons Gate Apartments	Miami Township	37
Mountaingate Apartments	Miami Township	47
Ohio Village	Miami Township	49
Spring Hill Apartments	Miami Township	63
Miamisburg Manor Apartments	Miamisburg	44
Southland Village	Miamisburg	62
Spring Valley Apartments	Miamisburg	64
Cobblegate Square	Moraine	20
Creekside Villas	Moraine	23
Valleyview Village	Moraine	68
Greenwood Commons	New Lebanon	32
Frederick	Northridge	28
Mad River Manor	Riverside	39
Quinby Lane Apartments	Riverside	54
Riverside Commons I & II	Riverside	56
Riverside Senior Lofts	Riverside	58
Timber Ridge Apartments	Riverside	66

Listings by Jurisdiction contd.

Name	Jurisdiction	Page
Covenant Manor	Trotwood	22
Fox Run	Trotwood	29
Malden & Hollencamp	Trotwood	40
Meadowlark Apartments	Trotwood	35
M.L. Gabriel Commons	Trotwood	46
Orchard at Shiloh I & II	Trotwood	51
Pinewood Gardens Apartments	Trotwood	53
Shiloh Villas	Trotwood	59
Wingate at Belle Meadows	Trotwood	76
Meadows of Martindale	Union	43
Union Terminal	Union	58
Cedarbrook Co-Op	Vandalia	17
Imperial Court	Vandalia	34
Timberlake Apartments	Vandalia	65
Vandalia Village	Vandalia	69
Madrid Estates	Washington Township	38
Parkview Place	Washington Township	52
Canterbury Court	West Carrollton	16
Indian Trail Apartments	West Carrollton	35
Red Bluff	West Carrollton	55
Voyageur Apartments	West Carrollton	71

Bellefontaine Ridge



Huber Heights

Location: 5151 Bellefontaine Rd.

Phone: (937) 910-7500

Fax: N/A

Website: www.gdpm.org

E-mail N/A

SCHOOL DISTRICT:

Huber Heights

CONSTRUCTION COMPLETED:

1988

OWNER:

Greater Dayton Premier Management

MANAGEMENT FIRM:

Greater Dayton Premier Management

TYPE OF PROGRAM:

Public Housing

TYPE OF UNITS:

Family Townhomes

NUMBER OF UNITS:

25: 3 Bdrm.

NUMBER OF HANDICAPPED

ACCESSIBLE / UFAS / HVD UNITS:

4: (2 UFAS) & (2 HVD)

TYPE OF STRUCTURE:

Brick & Siding

RENTAL RATES:

Based on Income

AMENITIES:

Community Room and Playground

Brook Court Apartments



Brookville

Location: 700 Pleasant Court

Phone: (937) 833-2419

Fax: (937) 833-2419

Website: www.premiermgtohio.com/property/1206/Brook-Court-Apartments

E-mail: brookcourt@pmiohio.com

SCHOOL DISTRICT:

CONSTRUCTION COMPLETED:

OWNER:

MANAGEMENT FIRM:

TYPE OF PROGRAM:

TYPE OF UNITS:

NUMBER OF UNITS:

NUMBER OF HANDICAPPED

ACCESSIBLE / UFAS / HVD UNITS:

TYPE OF STRUCTURE:

RENTAL RATES:

Brookville

1980

Premier Management LLC.

Premier Management LLC.

Section 8 & 515/521 Rural Rental Housing

Elderly (62 years +) & Disabled (18 years +)

40: (36) 1 Bdrm., (4) 2 Bdrm.

Some

Brick & Siding

Based on Income

AMENITIES:

Community Room and Laundry

Brook Ridge Apartments



Brookville

Location: 50 Ridge Road

Phone: (937) 833-0733

Fax: (937) 833-0733

Website: [www.premiermgtohio.com/
property/1207/Brook-Ridge-Apartments](http://www.premiermgtohio.com/property/1207/Brook-Ridge-Apartments)

E-mail: brookridge@pmiohio.com

SCHOOL DISTRICT:

CONSTRUCTION COMPLETED:

OWNER:

MANAGEMENT FIRM:

TYPE OF PROGRAM:

TYPE OF UNITS:

NUMBER OF UNITS:

NUMBER OF HANDICAPPED

ACCESSIBLE / UFAS / HVD UNITS:

TYPE OF STRUCTURE:

RENTAL RATES:

Brookville

1980

Premier Management LLC.

Premier Management LLC.

Section 515/521 Rural Rental Housing

Family Apartments & Townhomes

48: (16) 1 Bdrm., (32) 2 Bdrm.

4

Brick & Siding

Based on Income

AMENITIES:

Laundry and Playground

Brookview Place Apartments



Harrison Twp.

Location: 4032 N. Main Street

Phone: (937) 276-3972

Fax: (937) 276-2903

Website: [princetonmanagment.com/
communities/brookview-place-
apartments/](http://princetonmanagment.com/communities/brookview-place-apartments/)

E-mail: N/A

SCHOOL DISTRICT:

Dayton

CONSTRUCTION COMPLETED:

1973

OWNER:

Princeton Management

MANAGEMENT FIRM:

Princeton Management

TYPE OF PROGRAM:

Section 8 & Market Rate

TYPE OF UNITS:

Family Apartments

NUMBER OF UNITS:

232: (20) Efficiency, (212) 1 Bdrm.

NUMBER OF HANDICAPPED

ACCESSIBLE / UFAS / HVD UNITS:

All

TYPE OF STRUCTURE:

Pre-Cast Concrete

RENTAL RATES:

Efficiency - \$550

1 Bdrm. - \$650

AMENITIES:

Community Room, Laundry and Library

Canterbury Court



West Carrollton

Location: 450 N. Elm Street

Phone: (937) 859-1106

Fax: (937) 859-4174

Website: www.episcopalretirement.com/affordable-living/canterbury-court/home

E-mail: Jvelkoff@erslife.org

SCHOOL DISTRICT:	West Carrollton
CONSTRUCTION COMPLETED:	1981
OWNER:	Episcopal Retirement Homes, Inc.
MANAGEMENT FIRM:	Episcopal Retirement Homes, Inc.
TYPE OF PROGRAM:	Section 8 & 202
TYPE OF UNITS:	Elderly & Handicapped accessibility features
NUMBER OF UNITS:	150: (127) 1 Bdrm., (8) 2 Bdrm.
NUMBER OF HANDICAPPED ACCESSIBLE / UFAS / HVD UNITS:	(15) 1 Bedroom
TYPE OF STRUCTURE:	Brick
RENTAL RATES:	Based on Income

AMENITIES:

Beauty Salon, Bus Program, Chaplaincy Program, Community Room, Courtyard, Fitness Center, Garden Areas, Greenhouse, Health Care Services, Laundry and Library

Cedarbrook Co-Operative



Vandalia

Location: 1990 Cuyuse Court

Phone: (937) 890-7540

Fax: (937) 890-2722

Website: N/A

E-mail: cbcoop@biz.woh.rr.com

SCHOOL DISTRICT:	Vandalia
CONSTRUCTION COMPLETED:	1973
OWNER:	Michaels and Kohls, Inc.
MANAGEMENT FIRM:	Michaels and Kohls, Inc.
TYPE OF PROGRAM:	Market Rent
TYPE OF UNITS:	Family Townhomes
NUMBER OF UNITS:	108: (10) 1Bdrm., (76) 2 Bdrm., (22) 3 Bdrm.
NUMBER OF HANDICAPPED ACCESSIBLE / UFAS / HVD UNITS:	N/A
TYPE OF STRUCTURE:	Brick & Siding
RENTAL RATES:	1 Bdrm. - \$490 2 Bdrm. - \$630 3 Bdrm. - \$675

AMENITIES:

Basketball Court, Community Room and Playground

Channing Way Court



Huber Heights

Location: 6000 Channingway Court

Phone: (937) 910-7500

Fax: N/A

Website: www.gdpm.org

E-mail: N/A

SCHOOL DISTRICT:	Huber Heights
CONSTRUCTION COMPLETED:	1974
OWNER:	Greater Dayton Premier Management
MANAGEMENT FIRM:	Greater Dayton Premier Management
TYPE OF PROGRAM:	Public Housing
TYPE OF UNITS:	Family Ranch Apartments
NUMBER OF UNITS:	32: 2 Bdrm.
NUMBER OF HANDICAPPED ACCESSIBLE / UFAS / HVD UNITS:	10: (7 UFAS) & (3 HVD)
TYPE OF STRUCTURE:	Brick
RENTAL RATES:	Based on Income

AMENITIES:
Playground

Chevy Chase Park Apartments



Centerville

Location: 41 Loganwood Drive

Phone: (937) 433-8148

Fax: (937) 433-6858

Website: www.hrii.com

E-mail: chevychase2@hrii.com

SCHOOL DISTRICT:

Centerville

CONSTRUCTION COMPLETED:

1974

OWNER:

Heartland Reality Investors

MANAGEMENT FIRM:

Heartland Reality Investors

TYPE OF PROGRAM:

Affordable Housing

TYPE OF UNITS:

Family Townhomes with Basement

NUMBER OF UNITS:

232: (162) 2 Bdrm., (70) 3 Bdrm.

NUMBER OF HANDICAPPED

ACCESSIBLE / UFAS / HVD UNITS

N/A

TYPE OF STRUCTURE:

Brick & Siding

RENTAL RATES:

Based on Income

AMENITIES:

Community Building, Laundry, Playground and Swimming Pool

Cobblegate Square



Moraine

Location: 2686 Cobble Circle

Phone: (937) 299-7400

Fax: N/A

Website: cobblegatesquareapartments.com

E-mail: stonecreek.oh@pre-3.com

SCHOOL DISTRICT:	West Carrollton
CONSTRUCTION COMPLETED:	1996
OWNER:	Premier Real Estate Management LLC
MANAGEMENT FIRM:	Premier Real Estate Management LLC
TYPE OF PROGRAM:	Section 42 LIHTC
TYPE OF UNITS:	Family Apartments
NUMBER OF UNITS:	132: (110) 2 Bdrm., (22) 3 Bdrm.
NUMBER OF HANDICAPPED ACCESSIBLE / UFAS / HVD UNITS:	Some
TYPE OF STRUCTURE:	Brick & Siding
RENTAL RATES:	2 Bdrm. - \$629 3 Bdrm. - \$729

AMENITIES:
Laundry and Playground

The Conifers Apartments



Miami Twp.

Location: 2555 Lonesome Pine Dr.

Phone: (937) 436-4815

Fax: (937) 436-3569

Website: www.liveatconifers.com

E-mail: conifers@oberer.com

SCHOOL DISTRICT:

CONSTRUCTION COMPLETED:

OWNER:

MANAGEMENT FIRM:

TYPE OF PROGRAM:

TYPE OF UNITS:

NUMBER OF UNITS:

NUMBER OF HANDICAPPED

ACCESSIBLE / UFAS / HVD UNITS:

TYPE OF STRUCTURE:

RENTAL RATES:

Miamisburg

1998

Oberer Management Services

Oberer Management Services

Section 42 LIHTC

Family Apartments & Townhomes

168: (36) 1 Bdrm., (84) 2 Bdrm., (48) 3 Bdrm.
{ 28 of 48 Subsidized Units }

Some

Brick & Siding

\$800 - \$1200

AMENITIES:

Community Building, Garage, Laundry, Playground, Swimming Pool and Tennis Court

Covenant Manor Apartments



Trotwood

Location: 4951 Covenant House Dr.

Phone: (937) 854-4596

Fax: (937) 854-3855

Website: N/A

E-mail: N/A

SCHOOL DISTRICT:	Trotwood
CONSTRUCTION COMPLETED:	1983
OWNER:	Covenant Manor OH, LLC.
MANAGEMENT FIRM:	PF Holdings, LLC.
TYPE OF PROGRAM:	Section 8 & 202
TYPE OF UNITS:	Elderly
NUMBER OF UNITS:	50: (47) 1 Bdrm., (3) 2 Bdrm.
NUMBER OF HANDICAPPED ACCESSIBLE / UFAS / HVD UNITS:	6
TYPE OF STRUCTURE:	Brick
RENTAL RATES:	Based on Income

AMENITIES:
Community Room and Laundry

Creekside Villas



Moraine

Location: 5282 Cobblegate Dr.

Phone: (937) 298-8500

Fax: N/A

Website: creeksidevillasliving.com

E-mail: creeksidevillas@pre-3.com

SCHOOL DISTRICT:	West Carrollton
CONSTRUCTION COMPLETED:	2000
OWNER:	Premier Real Estate Management, LLC
MANAGEMENT FIRM:	Premier Real Estate Management, LLC
TYPE OF PROGRAM:	Section 8 & 42 LIHTC
TYPE OF UNITS:	Single Story Ranch Apartments for the Elderly
NUMBER OF UNITS:	156: (129) 2 Bdrm., (27) 3 Bdrm.
NUMBER OF HANDICAPPED ACCESSIBLE / UFAS / HVD UNITS:	156
TYPE OF STRUCTURE:	Siding
RENTAL RATES:	2 Bdrm. - \$692 3 Bdrm. - \$750

AMENITIES:

Club House, Gazebo with Grill, Laundry and Picnic area

Eastway-Westbrook Apartments



Clayton

Location: 5461 Westbrook Rd

Phone: (937) 837-4404

Fax: (937) 837-4510

Website: www.eastway.org

E-mail: N/A

SCHOOL DISTRICT:

CONSTRUCTION COMPLETED:

OWNER:

MANAGEMENT FIRM:

TYPE OF PROGRAM:

TYPE OF UNITS:

NUMBER OF UNITS:

NUMBER OF HANDICAPPED

ACCESSIBLE / UFAS / HVD UNITS:

TYPE OF STRUCTURE:

RENTAL RATES:

Northmont

1985

Eastway Corporation

Eastway Housing Department

Section 42 LIHTC & 202

Elderly and Mentally Disabled

13: (1 Bdrm.)

1-2

Brick

Based on Income & Half Subsidized

AMENITIES:

Laundry

Englewood Square



Englewood

Location: 150 Chris Drive

Phone: (937) 836-4117

Fax: (937) 836-9198

Website: www.fairfieldhomesohio.com

E-mail: englewoodsquare@fairfieldhomesohio.com

SCHOOL DISTRICT:	Northmont
CONSTRUCTION COMPLETED:	1979
OWNER:	Fairfield Homes, Inc.
MANAGEMENT FIRM:	Fairfield Homes, Inc.
TYPE OF PROGRAM:	Section 8 & 42 LIHTC
TYPE OF UNITS:	Elderly (62 years +) & Disabled
NUMBER OF UNITS:	41: 1 Bdrm.
NUMBER OF HANDICAPPED ACCESSIBLE / UFAS / HVD UNITS:	4
TYPE OF STRUCTURE:	Brick
RENTAL RATES:	Income Restrictions Apply

AMENITIES:
Community Room, Laundry and On-site Service Coordinator

Englewood Village



Englewood

Location: 1000 Taywood Road

Phone: (937) 836-0339

Fax: (937) 836-6396

Website: www.wallickcommunities.com

E-mail: wpi0385@wallickcos.com

SCHOOL DISTRICT:	Northmont
CONSTRUCTION COMPLETED:	1978
OWNER:	Wallick Communities
MANAGEMENT FIRM:	Wallick Communities
TYPE OF PROGRAM:	Section 8
TYPE OF UNITS:	Elderly
NUMBER OF UNITS:	40: 1 Bdrm.
NUMBER OF HANDICAPPED ACCESSIBLE / UFAS / HVD UNITS:	4
TYPE OF STRUCTURE:	Brick
RENTAL RATES:	Based on Income

AMENITIES:
Community Room and Laundry

Fisher Drive



Huber Heights

Location: 5531-5537 Fisher Drive

Phone: (937) 910-7500

Fax: N/A

Website: www.gdpm.org

E-mail: N/A

SCHOOL DISTRICT:

Huber Heights

CONSTRUCTION COMPLETED:

1973

OWNER:

Greater Dayton Premier Management

MANAGEMENT FIRM:

Greater Dayton Premier Management

TYPE OF PROGRAM:

Public Housing

TYPE OF UNITS:

Ranch Garden Apartments

NUMBER OF UNITS:

4: 2 Bdrm.

NUMBER OF HANDICAPPED

ACCESSIBLE / UFAS / HVD UNITS:

2 UFAS

TYPE OF STRUCTURE:

Brick

RENTAL RATES:

Based on Income

AMENITIES:

N/A

Frederick

Northridge



Location: 4806 Frederick Pike

Phone: (937) 910-7500

Fax: N/A

Website: www.gdpm.org

E-mail: N/A

SCHOOL DISTRICT:	Northridge
CONSTRUCTION COMPLETED:	1970
OWNER:	Greater Dayton Premier Management
MANAGEMENT FIRM:	Greater Dayton Premier Management
TYPE OF PROGRAM:	Public Housing
TYPE OF UNITS:	Family Apartments
NUMBER OF UNITS:	6: 2 Bdrm.
NUMBER OF HANDICAPPED ACCESSIBLE / UFAS / HVD UNITS:	1 HVD
TYPE OF STRUCTURE:	Brick
RENTAL RATES:	Based on Income

AMENITIES:

N/A

Fox Run



Trotwood

Location: 261 Fieldstone Drive

Phone: (937) 854-8484

Fax: (937) 854-4510

Website: www.foxrundayton.com

E-mail: foxrun@towneproperties.com

SCHOOL DISTRICT:	Trotwood
CONSTRUCTION COMPLETED:	1998
OWNER:	Towne Properties
MANAGEMENT FIRM:	Towne Properties
TYPE OF PROGRAM:	Section 42 LIHTC
TYPE OF UNITS:	Family Apartments & Age 18 years +
NUMBER OF UNITS:	144: (48) 2 Bdrm., (96) 3 Bdrm.
NUMBER OF HANDICAPPED ACCESSIBLE / UFAS / HVD UNITS:	48
TYPE OF STRUCTURE:	Brick & Siding
RENTAL RATES:	\$829-\$979 Based on Income

AMENITIES:
Laundry and Soccer Field

Glenburn Green Co-operative



Huber Heights

Location: 4561 Buford Blvd.

Phone: (937) 233-7888

Fax: (937) 233-8988

Website: www.glenburngreencoop.com

E-mail: gbg4561@att.net

SCHOOL DISTRICT:

CONSTRUCTION COMPLETED:

OWNER:

MANAGEMENT FIRM:

TYPE OF PROGRAM:

TYPE OF UNITS:

NUMBER OF UNITS:

NUMBER OF HANDICAPPED

ACCESSIBLE / UFAS / HVD UNITS:

TYPE OF STRUCTURE:

RENTAL RATES:

Wayne

1970

Kirkpatrick Management Company

Kirkpatrick Management Company

Section 8 & Any Housing Vouchers

Family Apartments & Townhomes (TH)

132: (16) 1 Bdrm., (78) 2 Bdrm., (36) 3 Bdrm.,
(2) 4 Bdrm.

N/A

Brick & Siding

1BR - \$506

2BR - \$541

2BR TH - \$589

3BR TH - \$621

4BR TH - \$656

AMENITIES:

N/A

Governor Square

Centerville



Location: 1250- 256 Governor Sq.

Phone: (937) 910-7500

Fax: N/A

Website: www.gdpm.org

E-mail: N/A

SCHOOL DISTRICT:	Centerville
CONSTRUCTION COMPLETED:	1979
OWNER:	Greater Dayton Premier Management
MANAGEMENT FIRM:	Greater Dayton Premier Management
TYPE OF PROGRAM:	Public Housing
TYPE OF UNITS:	Ranch Garden Apartments
NUMBER OF UNITS:	4: (1 & 2 Bdrm.)
NUMBER OF HANDICAPPED ACCESSIBLE / UFAS / HVD UNITS:	2: (1 UFAS), (1 HVD)
TYPE OF STRUCTURE:	Brick
RENTAL RATES:	Based on Income
AMENITIES:	N/A

Greenwood Commons



New Lebanon

Location: 500 Greenwood Crt.

Phone: (937) 687-2663

Fax: (937) 687-8033

Website: www.wallickcommunities.com

E-mail: wpi0344@wallickcos.com

SCHOOL DISTRICT:	Dixie
CONSTRUCTION COMPLETED:	1986
OWNER:	Wallick Communities
MANAGEMENT FIRM:	Wallick Communities
TYPE OF PROGRAM:	Section 515/521 Rural Rental Housing
TYPE OF UNITS:	Family Garden Apartments
NUMBER OF UNITS:	40: (28) 1 Bdrm., (12) 2 Bdrm.
NUMBER OF HANDICAPPED ACCESSIBLE / UFAS / HVD UNITS:	2 (1 Bdrm.)
TYPE OF STRUCTURE:	Brick & Siding
RENTAL RATES:	1 Bdrm. - \$410-\$420 2 Bdrm. - \$440-\$450 Based on Income

AMENITIES:

Basketball Court, Laundry and Playground

Hilgeford



Huber Heights

Location: 5330, 5332, 5334, 5336

Hilgeford Dr.

Phone: (937) 910-7500

Fax: N/A

Website: www.gdpm.org

E-mail N/A

SCHOOL DISTRICT:

CONSTRUCTION COMPLETED:

OWNER:

MANAGEMENT FIRM:

TYPE OF PROGRAM:

TYPE OF UNITS:

NUMBER OF UNITS:

NUMBER OF HANDICAPPED

ACCESSIBLE / UFAS / HVD UNITS:

TYPE OF STRUCTURE:

RENTAL RATES:

Huber Heights

1968

Greater Dayton Premier Management

Greater Dayton Premier Management

Public Housing

Ranch Garden Apartments

4 units: (1 & 2 Bdrm.)

1 UFAS

Brick & Siding

Based on Income

AMENITIES:

N/A

Imperial Court

Vandalia



Location: 137 & 149 Imperial Court

Phone: (937) 910-7500

Fax: N/A

Website: www.gdpm.org

E-mail N/A

SCHOOL DISTRICT:	Vandalia
CONSTRUCTION COMPLETED:	1969
OWNER:	Greater Dayton Premier Management
MANAGEMENT FIRM:	Greater Dayton Premier Management
TYPE OF PROGRAM:	Public Housing
TYPE OF UNITS:	Garden Apartments
NUMBER OF UNITS:	12 units: (1 & 2 Bdrm.)
NUMBER OF HANDICAPPED ACCESSIBLE / UFAS / HVD UNITS:	2: (1 UFAS), (1 HVD)
TYPE OF STRUCTURE:	Brick
RENTAL RATES:	Based on Income

AMENITIES:
Laundry

Indian Trail Apartments



West Carrollton

Location: 500 Indian Trail

Phone: (937) 910-7500

Fax: N/A

Website: www.gdpm.org

E-mail: N/A

SCHOOL DISTRICT:

West Carrollton

CONSTRUCTION COMPLETED:

1984

OWNER:

Greater Dayton Premier Management

MANAGEMENT FIRM:

Greater Dayton Premier Management

TYPE OF PROGRAM:

Public Housing

TYPE OF UNITS:

Family Townhomes

NUMBER OF UNITS:

35: (2 & 3 Bdrm.)

NUMBER OF HANDICAPPED

ACCESSIBLE / UFAS / HVD UNITS:

3: (2 UFAS), (1 HVD)

TYPE OF STRUCTURE:

Brick & Siding

RENTAL RATES:

Based on Income

AMENITIES:

Community Room and Playground

The Joseph Bernardin Residence: St. Leonard

Centerville



Location: 8100 Clyo Road

Phone: (937) 433-0480

Fax: (937) 439-7111/ 7165

Website: stleonard.net

E-mail: www.homeishere.org/st-leonard/the-joseph-bernardin-residence/

SCHOOL DISTRICT:	Centerville
CONSTRUCTION COMPLETED:	1997
OWNER:	Joseph Bernardin Residence, LLC
MANAGEMENT FIRM:	Joseph Bernardin Residence, LLC
TYPE OF PROGRAM:	Section 42 LIHTC
TYPE OF UNITS:	Elderly (62 years +)
NUMBER OF UNITS:	100: (76) 1 Bdrm., (24) 2 Bdrm.
NUMBER OF HANDICAPPED ACCESSIBLE / UFAS / HVD UNITS:	All
TYPE OF STRUCTURE:	Brick & Stucco
RENTAL RATES:	1 Bdrm. - \$500 2 Bdrm. - \$600

AMENITIES:

Barber Shop, Beauty Salon, Community Room, Health Clinic, Laundry, Licensed Care, Mini-Grocery Store, Social Services, Spiritual Care, Supportive Service, Transportation and Wellness Center (Swimming Pool, Fitness Center)

Lyons Gate Apartments



Miami Twp.

Location: 8310 Lyons Gate Way

Phone: (937) 866-0160

Fax: (937) 866-0176

Website: www.pedcormanagement.com/Apartments/Home/349

E-mail: lyonsgate@pedcor.net

SCHOOL DISTRICT:	Miamisburg
CONSTRUCTION COMPLETED:	1997
OWNER:	Pedcor Management Corp.
MANAGEMENT FIRM:	Pedcor Management Corp.
TYPE OF PROGRAM:	Section 42 LIHTC & Market Rate
TYPE OF UNITS:	Family Garden Apartments
NUMBER OF UNITS:	240: (128) 1 Bdrm., (80) 2 Bdrm., (32) 3 Bdrm.
NUMBER OF HANDICAPPED ACCESSIBLE / UFAS / HVD UNITS:	Reasonable Accommodations
TYPE OF STRUCTURE:	Brick & Siding
RENTAL RATES:	1 Bedroom - \$515-\$640 2 Bedroom - \$650-\$800 3 Bedroom - \$790-\$805 Income Restrictions Apply

AMENITIES:
Community Clubhouse, Laundry, Playground and Swimming Pool

Madrid Estates



Washington Twp.

Location: 221 Fox Grove Dr.

Phone: (937) 910-7500

Fax: N/A

Website: www.gdpm.org

E-mail: N/A

SCHOOL DISTRICT:	Centerville
CONSTRUCTION COMPLETED:	1975
OWNER:	Greater Dayton Premier Management
MANAGEMENT FIRM:	Greater Dayton Premier Management
TYPE OF PROGRAM:	Public Housing
TYPE OF UNITS:	Elderly
NUMBER OF UNITS:	100: (1 & 2 Bdrm.)
NUMBER OF HANDICAPPED ACCESSIBLE / UFAS / HVD UNITS:	6 UFAS
TYPE OF STRUCTURE:	Brick & Siding
RENTAL RATES:	Based on Income

AMENITIES:
Community Room and Laundry

Mad River Manor



Riverside

Location: 5580 Burkhardt Road

Phone: (937) 247-4517

Fax: (937) 254-7314

Website: www.liveaffordableapartments.com/apartments/oh/dayton/mad-river/

E-mail: madrivermanor.com@pkmanagement.com

SCHOOL DISTRICT:	Riverside
CONSTRUCTION COMPLETED:	1979
OWNER:	Mad Investors LLC
MANAGEMENT FIRM:	P. K. Management, LLC
TYPE OF PROGRAM:	Section 8
TYPE OF UNITS:	Elderly 62 years + & Disabled
NUMBER OF UNITS:	74: 1 Bdrm.
NUMBER OF HANDICAPPED ACCESSIBLE / UFAS / HVD UNITS:	8
TYPE OF STRUCTURE:	Brick & Concrete
RENTAL RATES:	Based on Income

AMENITIES:

Arts & Craft Room, Beauty Salon, Community Room, Computer Lab, Fitness Center, Laundry, Library, Patio/Picnic Area, Service Coordinator and Weekly Wellness Clinic

Malden & Hollencamp

Trotwood



**Location: 502-503, 508-509,
515, 521, 524 Malden Avenue
504-505, 510-511, 516-517, 520,
523, 528-529, 534-535, 540-541
Hollencamp Avenue**

Phone: (937) 910-7500

Fax: N/A

Website: www.gdpm.org

E-mail: N/A

SCHOOL DISTRICT:	Trotwood
CONSTRUCTION COMPLETED:	1972
OWNER:	Greater Dayton Premier Management
MANAGEMENT FIRM:	Greater Dayton Premier Management
TYPE OF PROGRAM:	Public Housing
TYPE OF UNITS:	Ranch Apartments
NUMBER OF UNITS:	21: (1, 2, 3, 4 & 5 Bdrm.)
NUMBER OF HANDICAPPED ACCESSIBLE / UFAS / HVD UNITS:	4: (3 UFAS), (1 HVD)
TYPE OF STRUCTURE:	Brick
RENTAL RATES:	Based on Income

AMENITIES:
N/A

Martin Luther Community



Jefferson Twp.

Location: 1453 Liscum Drive

Phone: (937) 263-1628

Fax: (937) 263-6173

Website: graceworksaffordablehousing.org/communities/martin-luther-community/

E-mail: martinluther@graceworks.org

SCHOOL DISTRICT:	Jefferson
CONSTRUCTION COMPLETED:	1987
OWNER:	Graceworks Housing Services
MANAGEMENT FIRM:	Graceworks Housing Services
TYPE OF PROGRAM:	Section 8 & 202
TYPE OF UNITS:	Elderly & Disabled
NUMBER OF UNITS:	50: (39) 1 Bdrm., (13) Efficiency, (1) 2 Bdrm.
NUMBER OF HANDICAPPED ACCESSIBLE / UFAS / HVD UNITS:	5
TYPE OF STRUCTURE:	Brick
RENTAL RATES:	Based on Income

AMENITIES:
Community Room, Laundry and Service Coordinator

Meadowlark Apartments



Trotwood

Location: 4900 Biddison Ave.

Phone: (937) 275-2131

/(937) 278-6068

Fax: (937) 275-7012

Website: liveaffordableapartments.com/apartments/oh/trotwood/meadowlark/

E-mail: aharris@pkmanagement.com

SCHOOL DISTRICT:	Trotwood
CONSTRUCTION COMPLETED:	1973
OWNER:	P. K. Management, LLC
MANAGEMENT FIRM:	P. K. Management, LLC
TYPE OF PROGRAM:	Section 8 & 42 LIHTC
TYPE OF UNITS:	Family Apartments & Townhomes
NUMBER OF UNITS:	112: 1 Bdrm. (10); 2 Bdrm. (54); 3 Bdrm. (28); 4 Bdrm. (10); 5 Bdrm. (10)
NUMBER OF HANDICAPPED ACCESSIBLE / UFAS / HVD UNITS:	N/A
TYPE OF STRUCTURE:	Brick & Siding
RENTAL RATES:	Based on Income

AMENITIES:

Basketball Court, Business Center, Community Room, Computer Lab, Library, Laundry and Playground

Meadows of Martindale

Union



Location: 226 W. Martindale Rd.

Phone: (937) 540-8095

Fax: (937) 540-8095

Website: N/A

E-mail: N/A

SCHOOL DISTRICT:

Northmont

CONSTRUCTION COMPLETED:

1988

OWNER:

Meadows of Martindale Union, LLC.

MANAGEMENT FIRM:

Homeland, Inc.

TYPE OF PROGRAM:

Section 42 LIHTC & 515/521 Rural Rental Housing

TYPE OF UNITS:

One Story Apartments

NUMBER OF UNITS:

30: (10) 1 Bdrm., (20) 2 Bdrm.

NUMBER OF HANDICAPPED

3

ACCESSIBLE / UFAS / HVD UNITS:

TYPE OF STRUCTURE:

Brick

RENTAL RATES:

1 Bdrm. -\$410 - \$445

2 Bdrm. -\$480 - \$515

AMENITIES:

Laundry

Miamisburg Manor



Miamisburg

Location: 15 West Ferry Street

Phone: (937) 859-1944

Fax: (937) 859-3478

Website: www.wallickcommunities.com

E-mail: wpi0305@wallickcos.com

SCHOOL DISTRICT:

CONSTRUCTION COMPLETED:

OWNER:

MANAGEMENT FIRM:

TYPE OF PROGRAM:

TYPE OF UNITS:

NUMBER OF UNITS:

NUMBER OF HANDICAPPED

ACCESSIBLE / UFAS / HVD UNITS:

TYPE OF STRUCTURE:

RENTAL RATES:

Miamisburg

1981

Wallick Communities

Wallick Communities

Affordable Housing

Elderly

50: (49) 1 Bdrm., (1) 2 Bdrm.

5

Brick & Siding

Based on Income

AMENITIES:

Community Room, , Educational Classes, Laundry and Service Coordinator

Misty Lane



Huber Heights

**Location: 5441-5447; 5455-5461;
5469-5473; 5483-5489; 5527-
5533; 5541-5547; 5556-5560**

Misty Lane

Phone: (937) 910-7500

Fax: N/A

Website: www.gdpm.org

E-mail: N/A

SCHOOL DISTRICT: Huber Heights
OWNER: Greater Dayton Premier Management
MANAGEMENT FIRM: Greater Dayton Premier Management
TYPE OF PROGRAM: Public Housing
TYPE OF UNITS: Ranch Garden Apartments

LOCATION	<u>5441-5447</u>	<u>5455-5461</u> <u>5483-5489</u> <u>5527-5533</u>	<u>5469-5473</u>	<u>5541-5547</u>	<u>5556-5560</u>
CONSTRUCTION COMPLETED:	1963	1963	2012	1963	2012
NUMBER OF UNITS:	4: (1&2 Bdrm.)	12: 2 Bdrm.	3: (1&3 Bdrm.)	4: 2 Bdrm.	3: (1&4 Bdrm.)
NUMBER OF HANDICAPPED ACCESSIBLE / UFAS / HVD UNITS:	2: (1 UFAS) (1 HVD)	N/A	3 UFAS	1 HVD	3 UFAS
TYPE OF STRUCTURE:	Brick & Siding				
RENTAL RATES:	Based on Income				

AMENITIES:
N/A

M.L. Gabriel Commons



Trotwood

Location: 3300 Shiloh Springs Rd

Phone: (937) 854-0982

Fax: (937) -854 8818

Website: N/A

E-mail: msnanatl@yahoo.com

SCHOOL DISTRICT:

CONSTRUCTION COMPLETED:

OWNER:

MANAGEMENT FIRM:

TYPE OF PROGRAM:

TYPE OF UNITS:

NUMBER OF UNITS:

NUMBER OF HANDICAPPED

ACCESSIBLE / UFAS / HVD UNITS:

TYPE OF STRUCTURE:

RENTAL RATES:

Trotwood

1989

National Baptist Greater Convention

Active Residential Management Service

Section 8

Elderly & Disabled

40: (30) 1 Bdrm., (10) Efficiency

4

Brick & Siding

Based on Income

AMENITIES:

Community Room and Laundry

Mountaingate Apartments



Miami Twp.

Location: 2940 Loffer Court

Phone: (937) 439-0243

Fax: (937) 429-6322

Website: wallickcommunities.com

E-mail: wpi0504@wallickcos.com

SCHOOL DISTRICT:	Miamisburg
CONSTRUCTION COMPLETED:	1981
OWNER:	Wallick Communities
MANAGEMENT FIRM:	Wallick Communities
TYPE OF PROGRAM:	Section 8
TYPE OF UNITS:	Family Apartments & Townhomes
NUMBER OF UNITS:	40: (4) 1 Bdrm., (26) 2 Bdrm., (8) 3 Bdrm., (2) 4 Bdrm.
NUMBER OF HANDICAPPED ACCESSIBLE / UFAS / HVD UNITS:	N/A
TYPE OF STRUCTURE:	Brick & Siding
RENTAL RATES:	Based on Income

AMENITIES:
Community Room, Laundry and Playground

Northland Village Apartments



Harrison Twp.

Location: 2021 Palisades Drive

Phone: (937) 890-7032

Fax: (937) 890-5777

Website: N/A

E-mail: N/A

SCHOOL DISTRICT:	Northridge
CONSTRUCTION COMPLETED:	1966
OWNER:	American Apartment Management Co. Inc.
MANAGEMENT FIRM:	American Apartment Management Co. Inc.
TYPE OF PROGRAM:	Section 8
TYPE OF UNITS:	Family Apartments & Townhomes
NUMBER OF UNITS:	500: (68) 1 Bdrm., (364) 2 Bdrm., (68) 3 Bdrm.
NUMBER OF HANDICAPPED ACCESSIBLE / UFAS / HVD UNITS:	8 (currently remodeling to include)
TYPE OF STRUCTURE:	Brick & Siding
RENTAL RATES:	Based on Income

AMENITIES:

Basketball Court, Community Room, Computer Learning Center, Laundry and Playground

Ohio Village



Miami Twp.

Location: 2535 Cross Village Dr.

Phone: (937) 435-0098

Fax: (937) 435-4394

Website: N/A

E-mail: ohiovillage@retireehousing.com

SCHOOL DISTRICT:

CONSTRUCTION COMPLETED:

OWNER:

MANAGEMENT FIRM:

TYPE OF PROGRAM:

TYPE OF UNITS:

NUMBER OF UNITS:

NUMBER OF HANDICAPPED

ACCESSIBLE / UFAS / HVD UNITS:

TYPE OF STRUCTURE:

RENTAL RATES:

Miamisburg

1983

Retiree Housing Management Real Estate

Retiree Housing Management Real Estate

Section 8 & 202

Disabled

48: (8) 1 Bdrm., (20) 2 Bdrm., (20) 3 Bdrm.

48

Siding

Based on Income (Head of household must be physically disabled and age 18-62)

AMENITIES:

Laundry

Olive Hills



Jefferson Twp.

Location: 7401 Bronson St.

Phone: (937) 910-7500

Fax: N/A

Website: www.gdpm.org

E-mail: N/A

SCHOOL DISTRICT:	Trotwood
CONSTRUCTION COMPLETED:	1971
OWNER:	Greater Dayton Premier Management
MANAGEMENT FIRM:	Greater Dayton Premier Management
TYPE OF PROGRAM:	Public Housing
TYPE OF UNITS:	Family Townhomes
NUMBER OF UNITS:	100: (52) 2 Bdrm., (36) 3 Bdrm., (12) 4 Bdrm.
NUMBER OF HANDICAPPED ACCESSIBLE UNITS:	N/A
TYPE OF STRUCTURE:	Brick & Siding
RENTAL RATES:	Based on Income

AMENITIES:

Community Room, Laundry and Playground

Orchard at Shiloh

I & II



Trotwood

Location: 2500 Orchard Drive

Phone: (937) 278-5494

/(937) 278- 4595

Fax: (937) 277-7913

Website: www.orchardatshiloh.com

E-mail: orchard@tp1.com

orchard@towneproperties.com

SCHOOL DISTRICT:
CONSTRUCTION COMPLETED:
OWNER:
MANAGEMENT FIRM:
TYPE OF PROGRAM:
TYPE OF UNITS:
NUMBER OF UNITS:
**NUMBER OF HANDICAPPED
 ACCESSIBLE / UFAS / HVD UNITS:**
TYPE OF STRUCTURE:
RENTAL RATES:

AMENITIES:
 Community Room, Gazebo and Laundry

<u>I</u>	<u>II</u>
Trotwood	Trotwood
2003	2007
Towne Properties	Towne Properties
Towne Properties	Towne Properties
Section 42 LIHTC	Section 42 LIHTC
Elderly	Elderly
72: (56) 2 Bdrm., (16) 3 Bdrm.	72: 2 Bdrm.
72	72
Siding	Siding
Based on Income	Based on Income

Parkview Place



Washington Twp.

Location: 1441 Parkbrook Dr.
Phone: (937) 433-8880
Fax: (937) 433-8928
Website: N/A
E-mail: info@parkviewplaceapts.com

SCHOOL DISTRICT:	Centerville
CONSTRUCTION COMPLETED:	1982
OWNER:	Colonial American Development
MANAGEMENT FIRM:	Colonial American Development
TYPE OF PROGRAM:	Section 8
TYPE OF UNITS:	Family Apartments & Townhomes
NUMBER OF UNITS:	50: (40) 2 Bdrm., (10) 3 Bdrm.
NUMBER OF HANDICAPPED ACCESSIBLE / UFAS / HVD UNITS:	4
TYPE OF STRUCTURE:	Brick & Siding
RENTAL RATES:	2 Bedroom - \$822 3 Bedroom - \$1066 Based on Income

AMENITIES:
Basketball Court, Laundry and Playgrounds

Pinewood Gardens Apartments



Trotwood

Location: 40 Pinewood Circle

Phone: (937) 835-4155

/(937) 837-0839

Fax: (937) 837-5718

Website: liveaffordableapartments.com

[/apartments/oh/trotwood/pinewood-gardens-apartments/](http://apartments/oh/trotwood/pinewood-gardens-apartments/)

E-mail: khenderson@pkmanagement.com

SCHOOL DISTRICT:	Trotwood
CONSTRUCTION COMPLETED:	1974
OWNER:	P. K. Management
MANAGEMENT FIRM:	P. K. Management
TYPE OF PROGRAM:	Section 8
TYPE OF UNITS:	Family Apartments & Townhomes
NUMBER OF UNITS:	80: (14) 1 Bdrm., (42) 2 Bdrm., (20) 3 Bdrm., (4) 4 Bdrm.
NUMBER OF HANDICAPPED ACCESSIBLE / UFAS / HVD UNITS:	N/A
TYPE OF STRUCTURE:	Brick & Siding
RENTAL RATES:	Based on Income

AMENITIES:
Community Room, Computer Lab, Laundry and Playground

Quinby Lane Apartments



Riverside

Location: 29 Quinby Lane

Phone: (937) 256-4038

Fax: (937) 256-4038

Website: www.eastway.org

E-mail: N/A

SCHOOL DISTRICT:	Mad River
CONSTRUCTION COMPLETED:	1982
OWNER:	Eastway Corporation
MANAGEMENT FIRM:	Eastway Housing Department
TYPE OF PROGRAM:	Section 8 & 202
TYPE OF UNITS:	Mentally Disabled
NUMBER OF UNITS:	13: 1 Bdrm.
NUMBER OF HANDICAPPED ACCESSIBLE / UFAS / HVD UNITS:	2
TYPE OF STRUCTURE:	Brick
RENTAL RATES:	Based on Income

AMENITIES:
Community Room and Laundry

Red Bluff



West Carrollton

Location: 1301 Red Bluff Dr,

Phone: (937) 910-7500

Fax: N/A

Website: www.gdpm.org

E-mail: N/A

SCHOOL DISTRICT:

West Carrollton

CONSTRUCTION COMPLETED:

1979

OWNER:

Greater Dayton Premier Management

MANAGEMENT FIRM:

Greater Dayton Premier Management

TYPE OF PROGRAM:

Public Housing

TYPE OF UNITS:

Family Townhomes

NUMBER OF UNITS:

4: 2 Bdrm.

NUMBER OF HANDICAPPED

ACCESSIBLE UNITS:

N/A

TYPE OF STRUCTURE:

Brick & Siding

RENTAL RATES:

Based on Income

AMENITIES:

N/A

Riverside Commons I & II



Riverside

Location: 2581 Tidewater Drive

Phone: (937) 236-0633

Fax: (937) 236-1928

Website: wallickcommunities.com

E-mail: wpi0439@wallickcos.com

SCHOOL DISTRICT:

CONSTRUCTION COMPLETED:

OWNER:

MANAGEMENT FIRM:

TYPE OF PROGRAM:

TYPE OF UNITS:

NUMBER OF UNITS:

NUMBER OF HANDICAPPED

ACCESSIBLE / UFAS / HVD UNITS:

TYPE OF STRUCTURE:

RENTAL RATES:

Mad River

Phase I-1998 Phase II-1999

Wallick Communities

Wallick Communities

Section 42 LIHTC

Family Apartments & Townhomes

120: (80) 2 Bdrm., (40) 3 Bdrm.

Few

Brick & Siding

2 Bedroom - \$610 - \$635

3 Bedroom - \$710 - \$735

Income Restrictions Apply

AMENITIES:

Community Room, Laundry and Playground

Riverside Estates

(Also known as Iddings)



Harrison Twp.

Location: 4011-4068

Iddings Court

Phone: (937) 910-7500

Fax: N/A

Website: www.gdpm.org

E-mail: N/A

SCHOOL DISTRICT:	Dayton
CONSTRUCTION COMPLETED:	1984
OWNER:	Greater Dayton Premier Management
MANAGEMENT FIRM:	Greater Dayton Premier Management
TYPE OF PROGRAM:	Public Housing
TYPE OF UNITS:	Family Townhomes
NUMBER OF UNITS:	40: (2 & 3 Bdrm.)
NUMBER OF HANDICAPPED ACCESSIBLE / UFAS / HVD UNITS:	N/A
TYPE OF STRUCTURE:	Brick
RENTAL RATES:	Based on Income

AMENITIES:
Playground

Riverside Senior Lofts



Riverside

Location: 2333 Harshman Rd.

Phone: (937) 813-3090

Fax: (937) 913-5394

Website: www.mvahpartners.com/properties/riverside-senior-lofts/

E-mail: riverside.lofts@mvahpartners.com

SCHOOL DISTRICT:	Mad River
CONSTRUCTION COMPLETED:	2018
OWNER:	MVAH Partners
MANAGEMENT FIRM:	MVAH Partners
TYPE OF PROGRAM:	Section 42 LIHTC and Market Rate
TYPE OF UNITS:	Elderly (55 years +)
NUMBER OF UNITS:	48: 12 (1 Bdrm.), 36 (2 Bdrm.)
NUMBER OF HANDICAPPED ACCESSIBLE / UFAS / HVD UNITS:	3
TYPE OF STRUCTURE:	Brick & Siding
RENTAL RATES:	1 Bedroom -\$654- \$746 2 Bedroom - \$812-893 Income Restrictions Apply

AMENITIES:

Business Center, Community Garden, Community Room, Computer Workstation, Fitness Center, Laundry Room and Media Room

Shiloh Villas

Trotwood



Location: 4000 Hickory Dr.

Phone: (937) 278-5494
/(937) 278-4595

Fax: (937) 277-7913

Website: www.shilohvillas.com

E-mail: shiloh@tp1.com
/shiloh@towneproperties.com

SCHOOL DISTRICT:	Trotwood
CONSTRUCTION COMPLETED:	1997
OWNER:	Towne Properties
MANAGEMENT FIRM:	Towne Properties
TYPE OF PROGRAM:	Section 42 LIHTC
TYPE OF UNITS:	Elderly
NUMBER OF UNITS:	120: (102) 2 Bdrm., (18) 3 Bdrm.
NUMBER OF HANDICAPPED ACCESSIBLE / UFAS / HVD UNITS:	120
TYPE OF STRUCTURE:	Siding
RENTAL RATES:	Based on Income

AMENITIES:

Arts & Crafts Room, Clubhouse, Community Room, Exercise Programs, Gardening Area, Laundry, Library and Picnic Area

Siena Springs I & II



Harrison Twp.

Location: 6215 (I) & 6217 (II)

North Main

Phone: (937) 985-9878

Fax: (937) 723-9539

Website: www.mercyhousing.org

E-mail: N/A

Location	<u>SSI</u>	<u>SSII</u>
SCHOOL DISTRICT: Dayton	Dayton	
CONSTRUCTION COMPLETED:	1983	2000
OWNER:	Mercy Housing Inc.	Mercy Housing Inc.
MANAGEMENT FIRM:	Mercy Housing Management Group	Mercy Housing Management Group
TYPE OF PROGRAM:	Section 8 & 202	Section 202
TYPE OF UNITS:	Elderly & Disabled	Over 62 years Only
NUMBER OF UNITS:	45: (33) 1 Bdrm., (12) Efficiency	35: 1 Bdrm.
NUMBER OF HANDICAPPED ACCESSIBLE / UFAS / HVD UNITS:	5	3
TYPE OF STRUCTURE:	Brick	Brick
RENTAL RATES:	Based on Income	Based on Income
AMENITIES: Arts & Craft Room, Business Center, Community Room, Fitness Center and Laundry		

Siena Village Senior Living



Harrison Twp.

Location: 6045 North Main Street

Phone: (937) 278-5580

Fax: (937) 278-4465

Website: yournextplacetolive.com/senior-living/siena-village-senior-living/

E-mail: mercy.siena.village@mvg.com

SCHOOL DISTRICT:

Dayton

CONSTRUCTION COMPLETED:

1997

OWNER:

Miller Valentine Group

MANAGEMENT FIRM:

Miller Valentine Group

TYPE OF PROGRAM:

Section 42 LIHTC

TYPE OF UNITS:

Elderly (55 years +)

NUMBER OF UNITS:

108: (11) 1 Bdrm., (97) 2 Bdrm.

NUMBER OF HANDICAPPED

ACCESSIBLE / UFAS / HVD UNITS:

108

TYPE OF STRUCTURE:

Brick & Siding

RENTAL RATES:

1 Bedroom - \$598 - \$612

2 Bedroom - \$702 - \$810

Income Restrictions Apply

AMENITIES:

Beauty Salon, Bus Service, Chapel, Clothes Care Center, Community Room and Library

Southland Village



Miamisburg

Location: 1019 Orchard Hill Rd.

Phone: (937) 859-5569

Fax: (937) 859-1358

Website: wallickcommunities.com

E-mail: wpi0505@wallickcos.com

SCHOOL DISTRICT:

CONSTRUCTION COMPLETED:

OWNER:

MANAGEMENT FIRM:

TYPE OF PROGRAM:

TYPE OF UNITS:

NUMBER OF UNITS:

NUMBER OF HANDICAPPED

ACCESSIBLE / UFAS / HVD UNITS:

TYPE OF STRUCTURE:

RENTAL RATES:

AMENITIES:

Basketball Court, Laundry and Playground

Miamisburg

1982

Wallick Communities

Wallick Communities

Section 8 & 42 LIHTC

Family Garden Apartments & Townhomes

**50: (27) 2 Bdrm. Townhomes, (3) 2 Bdrm.,
(18) 3 Bdrm., (2) 4 Bdrm.**

3

Brick & Siding

Based on Income

Spring Hill Apartments



Miami Twp.

Location: 2851 Spring Falls Dr.

Phone: (937) 291-9967

Fax: (937) 433-1097

Website: www.sundancemanagment.com/community/spring-hill-apartments/

E-mail: springhill@sdpmi.com

SCHOOL DISTRICT:	West Carrollton
CONSTRUCTION COMPLETED:	1995
OWNER:	Sundance Property Management, LLC.
MANAGEMENT FIRM:	Sundance Property Management, LLC.
TYPE OF PROGRAM:	Section 42 LIHTC
TYPE OF UNITS:	Family Townhomes
NUMBER OF UNITS:	80: 3 Bdrm.
NUMBER OF HANDICAPPED ACCESSIBLE / UFAS / HVD UNITS:	Some
TYPE OF STRUCTURE:	Brick & Siding
RENTAL RATES:	\$845

AMENITIES:
Club House and Playground

Spring Valley Apartments



Miamisburg

Location: 2614 Spring Valley Pike

Phone: (937) 837-4404

Fax: (937) 837 4510

Website: www.eastway.org

E-mail: N/A

SCHOOL DISTRICT:	Miamisburg
CONSTRUCTION COMPLETED:	1984
OWNER:	Eastway Corporation
MANAGEMENT FIRM:	Eastway Housing Department
TYPE OF PROGRAM:	Section 8, 42 LIHTC & 202
TYPE OF UNITS:	Elderly & Mentally Disabled
NUMBER OF UNITS:	15: 1 Bdrm.
NUMBER OF HANDICAPPED ACCESSIBLE / UFAS / HVD UNITS:	2
TYPE OF STRUCTURE:	Brick
RENTAL RATES:	Based on Income

AMENITIES:
Community Room and Laundry

Timberlake Apartments



Vandalia

Location: 465 Timberlake Dr.

Phone: (937) 918-6152

Fax: (937) 918-6153

Website: N/A

**E-mail: Eva@camdenmanagment
.com**

SCHOOL DISTRICT:	Vandalia
CONSTRUCTION COMPLETED:	2000
OWNER:	Timberlake Apartments, LLC.
MANAGEMENT FIRM:	Timberlake Apartments, LLC.
TYPE OF PROGRAM:	Section 42 LIHTC & Market Rate
TYPE OF UNITS:	Family Apartments
NUMBER OF UNITS:	144: 120 (2 Bdrm.), 24 (3 Bdrm.)
NUMBER OF HANDICAPPED ACCESSIBLE / UFAS / HVD UNITS:	All First Floor Apartments
TYPE OF STRUCTURE:	Brick & Siding
RENTAL RATES:	2 Bdrm. - \$593 - \$669 3 Bdrm. - \$682 - \$769 Income Restrictions Apply

AMENITIES:
Barbeque Grill, Laundry and Playground

Timber Ridge Apartments



Riverside

Location: 2156 Harshman Road

Phone: (937) 233-4433

Fax: (937) 233-9010

Website: timberridgeapartmentliving.com

E-mail: timber.ridge@pre-3.com

SCHOOL DISTRICT:

CONSTRUCTION COMPLETED:

OWNER:

MANAGEMENT FIRM:

TYPE OF PROGRAM:

TYPE OF UNITS:

NUMBER OF UNITS:

NUMBER OF HANDICAPPED

ACCESSIBLE / UFAS / HVD UNITS:

TYPE OF STRUCTURE:

RENTAL RATES:

Mad River

1997

Premier Real Estate Management, LLC.

Premier Real Estate Management, LLC.

Section 8 & 42 LIHTC

Family Apartments

72: (60) 2 Bdrm., (12) 3 Bdrm.

N/A

Brick & Siding

2 Bdrm. - \$599

3 Bdrm. - \$678

Income Restrictions Apply

AMENITIES:

Laundry

Union Terminal



Union

Location: 118 S. Old Mill Rd.
Suite #400

Phone: (937) 836-8239

Fax: (937) 836-2569

Website: oberermanagementservices.com/property/union-terminal/

E-mail: unionmanager@oberer.com

SCHOOL DISTRICT:	Northmont
CONSTRUCTION COMPLETED:	1983
OWNER:	Oberer Management Services
MANAGEMENT FIRM:	Oberer Management Services
TYPE OF PROGRAM:	Section 515/521 Rural Rental Housing
TYPE OF UNITS:	Ranch Apartments
NUMBER OF UNITS:	48: (16) 1 Bdrm., (32) 2 Bdrm.
NUMBER OF HANDICAPPED ACCESSIBLE / UFAS / HVD UNITS:	(1) 1 Bdrm., (2) 2 Bdrm.
TYPE OF STRUCTURE:	Brick & Siding
RENTAL RATES:	Based on Income

AMENITIES:
Laundry

Valleyview Village



Moraine

Location: 3680 Pinnacle Road

Phone: (937) 262-8155

Fax: (937) 262-5718

Website: wallickcommunities.com

E-mail: wpi0510@wallickcos.com

SCHOOL DISTRICT:

West Carrollton

CONSTRUCTION COMPLETED:

1982

OWNER:

Wallick Communities

MANAGEMENT FIRM:

Wallick Communities

TYPE OF PROGRAM:

Section 8 & 42 LIHTC

TYPE OF UNITS:

Garden Apartments & Townhomes

NUMBER OF UNITS:

50: (4) 1 Bdrm., (36) 2 Bdrm., (8) 3 Bdrm., (2) 4 Bdrm.

NUMBER OF HANDICAPPED

ACCESSIBLE / UFAS / HVD UNITS:

2

TYPE OF STRUCTURE:

Brick & Siding

RENTAL RATES:

Based on Income

AMENITIES:

Basketball Court, Laundry and Playground

Vandalia Village



Harrison Twp.

Phone: (937) 853-2304

Fax: (937) 890-6081

Website: wallickcommunities.com

E-mail: wpi0512@wallickcos.com

Location: 860 South Dixie 38 E. Alkaline Springs

SCHOOL DISTRICT:	Vandalia-Butler	Vandalia-Butler
CONSTRUCTION COMPLETED:	1979	1982
OWNER:	Wallick Communities	Wallick Communities
MANAGEMENT FIRM:	Wallick Communities	Wallick Communities
TYPE OF PROGRAM:	Section 8	Section 8
TYPE OF UNITS:	Elderly Apartments	Garden Apartments & Townhomes
NUMBER OF UNITS:	76: 1 Bdrm. (4) 3 Bdrm., (2) 4 Bdrm.	35: (26) 2 Bdrm.,
NUMBER OF HANDICAPPED ACCESSIBLE / UFAS / HVD UNITS:	All	Some
TYPE OF STRUCTURE:	Brick & Siding	Brick & Siding
RENTAL RATES:	Based on Income	Based on Income

AMENITIES:
Community Building, Laundry and Playground

Village Park



Huber Heights

Location: 6747 Brandt Pike

Phone: (937) 236-3819

Fax: (937) 236-0751

Website: www.fairfieldhomesohio.com

[/residents/property-listings/village-park](http://www.fairfieldhomesohio.com/residents/property-listings/village-park)

E-mail: villagepark@fairfieldhomesohio.com

SCHOOL DISTRICT:

Huber Heights

CONSTRUCTION COMPLETED:

1980

OWNER:

Fairfield Homes Inc.

MANAGEMENT FIRM:

Fairfield Homes Inc.

TYPE OF PROGRAM:

Section 8 & 42 LIHTC

TYPE OF UNITS:

Elderly (62 years +) & Disabled

NUMBER OF UNITS:

41: 1 Bdrm.

NUMBER OF HANDICAPPED

ACCESSIBLE / UFAS / HVD UNITS:

4

TYPE OF STRUCTURE:

Brick

RENTAL RATES:

Based on Income

AMENITIES:

Community Patio, Community Room, Laundry and Service Coordinator

The Voyageur Apartments

(Formerly Cambridge Commons)



West Carrollton

Location: 841 Gawain Circle

Phone: (937) 866-2479

Fax: (937) 866-7637

Website: thevoyageurapts.com

E-mail: voyageur@dominiumin.com

SCHOOL DISTRICT:	West Carrollton
CONSTRUCTION COMPLETED:	1972
OWNER:	Dominium Management
MANAGEMENT FIRM:	Dominium Management
TYPE OF PROGRAM:	Section 8, 42 LIHTC & Market Rate
TYPE OF UNITS:	Garden Apartments & Townhomes
NUMBER OF UNITS:	192: (1, 2, & 3 Bdrm.)
NUMBER OF HANDICAPPED ACCESSIBLE / UFAS / HVD UNITS:	172
TYPE OF STRUCTURE:	Brick & Siding
RENTAL RATES:	1 Bdrm. - \$720 2 Bdrm. - \$851 3 Bdrm. - \$972 Income Restrictions Apply

AMENITIES:
Laundry, Playground, Fitness Center, and Community Clubhouse

Washington Village



Centerville

Location: 8325-8331, 8335-8341 Washington Village Dr.

Phone: (937) 910-7500

Fax: N/A

Website: www.gdpm.org

E-mail: N/A

SCHOOL DISTRICT:	Centerville
CONSTRUCTION COMPLETED:	2000
OWNER:	Greater Dayton Premier Management
MANAGEMENT FIRM:	Greater Dayton Premier Management
TYPE OF PROGRAM:	Public Housing
TYPE OF UNITS:	Ranch Apartments
NUMBER OF UNITS:	8: (1 & 2 Bdrm.)
NUMBER OF HANDICAPPED ACCESSIBLE / UFAS / HVD UNITS:	2: (1 UFAS), (1 HVD)
TYPE OF STRUCTURE:	Brick & Stucco
RENTAL RATES:	Based on Income

AMENITIES:
N/A

Wayne Meadows



Huber Heights

Location: 4511, 4513, 4515,
4517, 4519, 4521,
4523, 4525 Wayne
Meadows Cir.

Phone: (937) 910-7500

Fax: N/A

Website: www.gdpm.org

E-mail: N/A

SCHOOL DISTRICT:	Huber Heights
CONSTRUCTION COMPLETED:	1974
OWNER:	Greater Dayton Premier Management
MANAGEMENT FIRM:	Greater Dayton Premier Management
TYPE OF PROGRAM:	Public Housing
TYPE OF UNITS:	Ranch Apartments
NUMBER OF UNITS:	8: 2 Bdrm.
NUMBER OF HANDICAPPED ACCESSIBLE / UFAS / HVD UNITS:	N/A
TYPE OF STRUCTURE:	Brick & Siding
RENTAL RATES:	Based on Income

AMENITIES:

N/A

Westerfield



Centerville

Location: 10, 14, 18, 22, 26, 30,
34, 38, 42, 46, 50, 54,
58, 62, 66, 70, 74, 78,
80, 86 Westerfield Dr.

Phone: (937) 910-7500

Fax: N/A

Website: www.gdpm.org

E-mail: N/A

SCHOOL DISTRICT:
CONSTRUCTION COMPLETED:
OWNER:
MANAGEMENT FIRM:
TYPE OF PROGRAM:
TYPE OF UNITS:
NUMBER OF UNITS:
**NUMBER OF HANDICAPPED
ACCESSIBLE / UFAS / HVD UNITS:**
TYPE OF STRUCTURE:
RENTAL RATES:

Centerville
1970
Greater Dayton Premier Management
Greater Dayton Premier Management
Public Housing
Family Townhomes
20: 2 Bdrm.

2: (1 UFAS), (1 HVD)
Brick & Siding
Based on Income

AMENITIES:
N/A

Windcliff Village

1 & II



Germantown

Location: 155 Windcliff Drive

Phone: (937) 910-7500

Fax: N/A

Website: www.gdpm.org

E-mail: N/A

SCHOOL DISTRICT:	Valley View
CONSTRUCTION COMPLETED:	Phase I in 1992 & Phase II in 2013
OWNER:	Greater Dayton Premier Management
MANAGEMENT FIRM:	Greater Dayton Premier Management
TYPE OF PROGRAM:	Public Housing & Section 42 LIHTC
TYPE OF UNITS:	Family Apartments
NUMBER OF UNITS:	60: (1, 2, & 3 Bdrm.)
NUMBER OF HANDICAPPED ACCESSIBLE / UFAS / HVD UNITS:	16: (13 UFAS), (3 HVD)
TYPE OF STRUCTURE:	Brick & Siding
RENTAL RATES:	Based on Income

AMENITIES:
Community Room, Laundry and Playground

Wingate at Belle Meadows



Trotwood

Location: 5 Belle Meadows Dr

Phone: (937) 854-1415/

(844) 792-2680

Fax: (937) 854-1323

Website: trotwood-apartments.com/

E-mail: wingate@hermankittle.com

SCHOOL DISTRICT:

Trotwood

CONSTRUCTION COMPLETED:

1972

OWNER:

Herman & Kittle Properties, Inc.

MANAGEMENT FIRM:

Herman & Kittle Properties, Inc.

TYPE OF PROGRAM:

Section 8 & 42 LIHTC

TYPE OF UNITS:

Family Apartments & Townhomes

NUMBER OF UNITS:

240: (1, 2 & 3 Bdrm.)

NUMBER OF HANDICAPPED

ACCESSIBLE / UFAS / HVD UNITS:

1st Floor Apartments

TYPE OF STRUCTURE:

Brick

RENTAL RATES:

\$550-\$856

Based on Income

AMENITIES:

Business Center, Club House, Laundry and Picnic Area

Winston Woods



Clayton

Location: 1820 Winston Woods Dr.

Phone: (937) 910-7500

Fax: N/A

Website: www.gdpm.org

E-mail: N/A

SCHOOL DISTRICT:

CONSTRUCTION COMPLETED:

OWNER:

MANAGEMENT FIRM:

TYPE OF PROGRAM:

TYPE OF UNITS:

NUMBER OF UNITS:

NUMBER OF HANDICAPPED

ACCESSIBLE / UFAS / HVD UNITS:

TYPE OF STRUCTURE:

RENTAL RATES:

AMENITIES:

Community Room

Trotwood

1982

Greater Dayton Premier Management

Greater Dayton Premier Management

Public Housing

Family Apartments & Townhomes

30: (13) 2 Bdrm., (17) 3 Bdrm.

4: (2 UFAS), (2 HVD)

Brick & Siding

Based on Income

Wolf Creek



Clayton

Location: 6055 Cotillion Court

Phone: (937) 910-7500

Fax: N/A

Website: www.gdpm.org

E-mail: N/A

SCHOOL DISTRICT:	Trotwood
CONSTRUCTION COMPLETED:	1995
OWNER:	Greater Dayton Premier Management
MANAGEMENT FIRM:	Greater Dayton Premier Management
TYPE OF PROGRAM:	Public Housing
TYPE OF UNITS:	Family Townhomes
NUMBER OF UNITS:	35: 3 Bdrm.
NUMBER OF HANDICAPPED ACCESSIBLE / UFAS / HVD UNITS:	4: (2 UFAS), (2 HVD)
TYPE OF STRUCTURE:	Brick & Siding
RENTAL RATES:	Based on Income

AMENITIES:
Community Room and Playground

Woodsvew Place Co-Op



Huber Heights

Location: 5764 Fisher Drive

Phone: (937) 236-2602

Fax: (937) 236-5393

Website: N/A

E-mail: wvpcoop@biz.woh.rr.com

SCHOOL DISTRICT:	Huber Heights
CONSTRUCTION COMPLETED:	1971
OWNER:	Member Owned
MANAGEMENT FIRM:	Michaels and Kohl, Inc.
TYPE OF PROGRAM:	Sec 8 & Market Rent
TYPE OF UNITS:	Family Apartments & Townhomes
NUMBER OF UNITS:	76: (8) 1 Bdrm., (32) 2 Bdrm., (2) 4 Bdrm. Townhomes (16) 2 Bdrm., (18) 3 Bdrm.,
NUMBER OF HANDICAPPED ACCESSIBLE / UFAS / HVD UNITS:	N/A
TYPE OF STRUCTURE:	Brick & Siding
RENTAL RATES:	\$430-\$875

AMENITIES:

Laundry