

Eaton Senior Lofts – Fact Sheet

June 2, 2025

Project Overview

- Location: 100 Eaton Path, Eaton, Ohio 45320 (Adjacent to the Preble County Council on Aging)
- Anticipated Financial Closing: June/July 2026
- Anticipated Pre-Leasing: August/September 2027
- Anticipated Opening: December 2027
- Total Units: 43 one-bedroom/one-bathroom units
- Target Population: Seniors aged 62 and older
- Building Type: 3-story elevator-serviced building
- Gross Building Size: Approximately 41,703 square feet
- Parking: 45 total spaces, including accessible parking
- Projected Certifications: National Green Building Standard 2020: Silver + Net Zero Energy and Resilience Badge

Who Qualifies to Live Here?

Eaton Senior Lofts is for individuals aged 62 and older who meet income qualifications under the HUD Section 202 program. Applicants must pass a standard background and credit check.

How Do I Get on the List for an Apartment?

We are not yet accepting applications. To be added to the interest list and notified when leasing begins, please contact:

St. Mary Development Corporation
(937) 277-8149
Website: www.StMaryDevelopment.org
Email: smdceaton@smdcd.org

Amenities & Features

- Community Room, Activity Room, and Fitness Room
- Resident Services Office
- In-unit Washer/Dryer
- Free Wi-Fi throughout the building
- Amazon Echo devices with training and tech support
- Accessible design features including elevator access
- Enhanced Universal Design for aging in place
- Raised garden beds and shaded picnic pavilion
- Walking paths connected to the adjacent Preble County Council on Aging
- EV Charging Stations, Solar Array Backup
- Secure building with surveillance cameras
- Pet-friendly with lease addendum

Frequently Asked Questions (FAQ)

- Q: What is the rent?

A: Rent is based on HUD Section 202 PRAC subsidy, ensuring affordability for low-income seniors.

- Q: Is public transportation available?

A: Residents have access to free transportation services provided by the Preble County Council on Aging.

- Q: Is the building accessible?

A: Yes, it features accessible routes, elevators, and ADA-compliant units.

- Q: Can I bring my pet?

A: Yes, pets are allowed with a lease addendum.

- Q: Will there be staff on-site?

A: Yes, property management and a resident service coordinator will be available during typical business hours.

- Q: What services will be provided?

A: Resident Services helps connect residents to case management, personal assistance, meal programs, transportation assistance, healthcare services, preventative screenings and work with service providers to conduct educational programming.

- Q: What is included in the utilities?

A: Many utilities are included; specific details will be outlined at lease-up. We pay for water, sewer, and electric. Residents pay for cable/internet if desired

Contact Information

St. Mary Development Corporation

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