

Legacy at Saint Luke's
2017 Low Income Housing Tax Credit Proposal

City: Cleveland
County: Cuyahoga



Project Narrative

The Legacy at Saint Luke's is a proposed new construction development, part of a larger mixed income development with both homeownership and rental opportunities. The project will be developed on vacant lots immediately north of the revitalized Saint Luke's Pointe, an award-winning \$63 million adaptive reuse of the historic Saint Luke's Hospital into a mixed use project in the Buckeye Neighborhood of Cleveland, Ohio.

Cleveland Housing Network (CHN), in partnership with Zaremba Company (Zaremba) envisions a total of 68 homes, consisting of 27 townhomes and 41 single family homes. CHN will offer 34 homes under a rental model and Zaremba will offer 34 homes for-purchase. Legacy will contain 30 3-bedroom homes and 4 1-bedroom homes. CHN will build new construction homes to the Department of Energy "Net Zero Ready" advanced standards and best practices, exceeding Energy Star 3.0. CHN expects the average family's electric bill to be cut by 25% or greater over a 12 month period.

Under CHN ownership and management, residents of Legacy will have access to CHN's Family Stability Platform. As part of CHN's innovative partnership with the United Way of Greater Cleveland and the national Siemer Institute on Family Stability, this platform calls for a two-generation approach to service that works intensely with families to create and track a plan to meet each family's needs, provide case management, financial assistance and coaching, and implement strategic partnerships with school districts and other proven local service providers. This new initiative is a more consumer-driven model uniquely focused on enhancing resident autonomy, self-determination, and independence. Its success is based on continual monitoring to adapt to changing family needs, starting at move-in orientation, and persisting for the duration of the families' relationship with CHN.

Project Information

Pool: New Unit Family
Construction Type: New Construction
Population: Family
Building Type: Single Family/Townhomes
Address: Various, see list below for addresses
City, State Zip: Cleveland, Ohio 44104
Census Tract: 1193

Development Team

Developer: Cleveland Housing Network, Inc.
Phone: (216) 574-7100
Street Address: 2999 Payne Avenue, Suite 306
City, State, Zip: Cleveland, Ohio 44114
General Contractor: Cleveland Housing Network, Inc.
Management Co: Cleveland Housing Network, Inc.
Syndicator: To Be Determined
Architect: City Architecture

Ownership Information

Ownership Entity: Legacy at Saint Luke's L.P.
Majority Member: Legacy at Saint Luke's, Inc.
Parent Organization Cleveland Housing Network, Inc.
Minority Member: Not Applicable

Wage Rate Information

Are Davis-Bacon Wage rates required?	No
Are State Prevailing Wage rates required?	No
Are other prevailing wage rates required?	No
If "Other", please describe:	

