

McGregor Senior Independent Living
2017 Low Income Housing Tax Credit Proposal

City: East Cleveland
County: Cuyahoga



Project Narrative

The McGregor Foundation and Cleveland Housing Network are proud to present the next phase of senior living at the McGregor Campus. Nestled among the historic Rockefeller estates of the Forest Hills neighborhood, The McGregor Foundation is a nationally recognized provider of senior care and its predecessor organizations have been providing care for seniors on the site for more than 125 years. The bucolic campus currently features 148 nursing beds, 30 assisted living units, and 39 independent living senior apartments. The proposed development is a three story independent senior multifamily structure with 55 residential units. The project structure would be joined with a 90-unit assisted living facility that would be constructed at the same time. Both projects will feature a mix of affordable and market rate units. This addition to the campus has been tastefully designed by HDS Architects to appropriately complement the historic Tudor style of the existing campus and surrounding neighborhood.

Beyond the physical beauty of its campus, the innovative and comprehensive senior services that McGregor delivers have made it a leading benefactor for vulnerable seniors throughout Northeast Ohio. All residents on the McGregor campus have access to its dedicated team of retirement living professionals and regular organized enrichment activities. Through McGregor's partnership with PACE (Program for All Inclusive Care for the Elderly), residents are also able to receive a wide array of services ranging from assistance with daily chores to acute medical care. The McGregor campus is a shining example of the continuing care model for senior retirement living. McGregor's mission is to foster an environment where seniors can age successfully in a place they are proud to call home.

| Project Information | |
|---------------------------|-------------------------------------|
| Pool: | New Unit Production - Senior |
| Construction Type: | New Construction |
| Population: | Senior |
| Building Type: | Multifamily |
| Address: | 14900 Private Drive (approximately) |
| City, State Zip: | East Cleveland, Ohio 44112 |
| Census Tract: | 1513 |

| Development Team | |
|----------------------------|---|
| Developer: | Cleveland Housing Network, Inc. |
| Phone: | (216) 672-3533 |
| Street Address: | 2999 Payne Ave, Suite 306 |
| City, State, Zip: | Cleveland, Ohio |
| General Contractor: | TBD |
| Management Co: | Cleveland Housing Network, Inc. / CHN RE Svcs LLC |
| Syndicator: | National Development Council |
| Architect: | HDS Architects |

| Ownership Information | |
|----------------------------|---|
| Ownership Entity: | McGregor Senior Independent Living L.P. |
| Majority Member: | McGregor Senior Independent Living Inc. |
| <i>Parent Organization</i> | The McGregor Foundation |

| Wage Rate Information | |
|---|----|
| Are Davis-Bacon Wage rates required? | No |
| Are State Prevailing Wage rates required? | No |
| Are other prevailing wage rates required? | No |



Parent Organization: 0

Syndicator/Investor: National Development Council

Non-Profit: The McGregor Foundation

| Units | Bedrooms | Bathrooms | Square Footage | Affordable to what AMGI? | Occupied by what AMGI? | Tenant-Paid Rent | Tenant Paid Utilities | Rental Subsidy | Rent to Project | Monthly Rental Income | Maximum Gross Rent |
|-------|----------|-----------|----------------|--------------------------|------------------------|------------------|-----------------------|----------------|-----------------|-----------------------|--------------------|
| 3 | 1 | 1 | 650 | 50% | 30% | \$ 365 | \$ - | \$ 260 | \$ 625 | \$ 1,875 | \$ 625 |
| 5 | 1 | 1 | 650 | 30% | 30% | \$ 365 | \$ - | \$ - | \$ 365 | \$ 1,825 | \$ 375 |
| 11 | 1 | 1 | 650 | 50% | 50% | \$ 600 | \$ - | \$ - | \$ 600 | \$ 6,600 | \$ 625 |
| 19 | 1 | 1 | 650 | 60% | 60% | \$ 660 | \$ - | \$ - | \$ 660 | \$ 12,540 | \$ 750 |
| 8 | 1 | 1 | 700 | MKT | MKT | \$ 1,250 | \$ - | \$ - | \$ 1,250 | \$ 10,000 | #VALUE! |
| 1 | 2 | 1 | 850 | 30% | 30% | \$ 400 | \$ - | \$ - | \$ 400 | \$ 400 | \$ 450 |
| 2 | 2 | 1 | 850 | 50% | 50% | \$ 700 | \$ - | \$ - | \$ 700 | \$ 1,400 | \$ 750 |
| 2 | 2 | 1 | 850 | 60% | 60% | \$ 775 | \$ - | \$ - | \$ 775 | \$ 1,550 | \$ 900 |
| 4 | 2 | 1 | 920 | MKT | MKT | \$ 1,750 | \$ - | \$ - | \$ 1,750 | \$ 7,000 | #VALUE! |
| 0 | 0 | 0 | 0 | | | | \$ - | \$ - | \$ - | \$ - | \$ - |
| 0 | 0 | 0 | 0 | | | | \$ - | \$ - | \$ - | \$ - | \$ - |
| 0 | 0 | 0 | 0 | | | | \$ - | \$ - | \$ - | \$ - | \$ - |
| 0 | 0 | 0 | 0 | | | | \$ - | \$ - | \$ - | \$ - | \$ - |
| 0 | 0 | 0 | 0 | | | | \$ - | \$ - | \$ - | \$ - | \$ - |
| 0 | 0 | 0 | 0 | | | | \$ - | \$ - | \$ - | \$ - | \$ - |
| 0 | 0 | 0 | 0 | | | | \$ - | \$ - | \$ - | \$ - | \$ - |
| 0 | 0 | 0 | 0 | | | | \$ - | \$ - | \$ - | \$ - | \$ - |
| 0 | 0 | 0 | 0 | | | | \$ - | \$ - | \$ - | \$ - | \$ - |
| 0 | 0 | 0 | 0 | | | | \$ - | \$ - | \$ - | \$ - | \$ - |
| 0 | 0 | 0 | 0 | | | | \$ - | \$ - | \$ - | \$ - | \$ - |
| 0 | 0 | 0 | 0 | | | | \$ - | \$ - | \$ - | \$ - | \$ - |
| 0 | 0 | 0 | 0 | | | | \$ - | \$ - | \$ - | \$ - | \$ - |
| 0 | 0 | 0 | 0 | | | | \$ - | \$ - | \$ - | \$ - | \$ - |
| 55 | | | | | | | | | | \$ 43,190 | |

| Financing Sources | | |
|--------------------------------|----|------------|
| Construction Financing | | |
| Construction Loan: | \$ | 6,000,000 |
| Tax Credit Equity: | \$ | 850,000 |
| Historic tax Credits: | \$ | - |
| Deferred Developer Fee: | \$ | - |
| HDAP: | \$ | - |
| Other Sources: | \$ | 2,353,129 |
| Total Const. Financing: | \$ | 9,203,129 |
| Permanent Financing | | |
| Permanent Mortgages: | \$ | 800,000 |
| Tax Credit Equity: | \$ | 7,905,410 |
| Historic tax Credits: | \$ | - |
| Deferred Developer Fee: | \$ | 250,000 |
| HDAP: | \$ | - |
| Other Soft Debt: | \$ | 450,000 |
| Other Financing: | \$ | 1,379,370 |
| Total Perm. Financing: | \$ | 10,784,780 |

| Housing Credit Request | | | |
|-----------------------------|----|-------------------|-------------------|
| Net Credit Request: | | 929,518 | |
| 10 YR Total: | | 9,295,180 | |
| Development Budget | | Total | Per Unit: |
| Acquisition: | \$ | 2,000 | \$ 36 |
| Predevelopment: | \$ | 429,500 | \$ 7,809 |
| Site Development: | \$ | 225,000 | \$ 4,091 |
| Hard Construction: | \$ | 7,778,538 | \$ 141,428 |
| Interim Costs/Finance: | \$ | 284,600 | \$ 5,175 |
| Professional Fees: | \$ | 1,714,500 | \$ 31,173 |
| Compliance Costs: | \$ | 121,590 | \$ 2,211 |
| Reserves: | \$ | 229,052 | \$ 4,165 |
| Total Project Costs: | \$ | 10,784,780 | \$ 196,087 |
| Operating Expenses | | Total | Per Unit |
| Annual Op. Expenses | \$ | 375,593 | \$ 6,829 |