

St. Vincent de Paul Senior Housing

2017 Low Income Housing Tax Credit Proposal

City: Cleveland
County: Cuyahoga



Project Narrative

St. Vincent de Paul Senior Housing is a 49,500 square foot new construction project located on the campus of St. Vincent de Paul Church at the intersection of W. 135th Street and Lorain Avenue in the heart of the Jefferson/West Park neighborhood in the City of Cleveland. The 2017 proposal has been significantly improved over the 2016 proposal. The proposed building is now a 4 story structure; the number of units has increased to 51 from 38 and the overall building footprint has been reduced. The proposal meets the Urban Form Overlay District requirements as well as meets the City of Cleveland's goal for supporting development that incorporates creative land re-use while supporting the continued long term growth of the Jefferson/West Park neighborhood. Amenities will include community room, free resident wi-fi, green space, community garden, social gathering spaces and exercise room. The development will support aging in place and offer affordable rents to seniors. The site will transform an underutilized surface parking lot and remove a vacated structure. Catholic Charities Corporation, the sister corporation to Catholic Charities Housing will provide service coordination. The goal of the building design is to blend within the context of the neighborhood along Lorain Avenue. The proposed building is immediately accessible to Downtown Cleveland, the airport and surrounding Cleveland neighborhoods via car, bus or rail.

Project Information

Pool: New Unit Production (Senior)
Construction Type: New Construction
Population: Senior
Building Type: Multifamily
Address: West 135th Street & Lorain Ave.
City, State Zip: Cleveland, Ohio 44111
Census Tract: 1235.01

Development Team

Developer: Catholic Charities Housing Corporation
Phone: (216) 696-6525
Street Address: 1404 E. 9th Street
City, State, Zip: Cleveland, OH 44094
General Contractor: Marous Brothers Construction
Management Co: Wallick-Hendy Properties
Syndicator: Ohio Capital Corporation for Housing
Architect: Berardi Partners

Ownership Information

Ownership Entity: St. Vincent de Paul Senior Housing LLC
Majority Member: TO BE FORMED
Parent Organization Catholic Charities Housing Corporation

Wage Rate Information

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



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Minority Member: N/A

If "Other", please describe:



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Total Perm. Financing: \$ 9,689,178