

Knickerbocker Apartments
2017 Low Income Housing Tax Credit Proposal

City: Bay Village
County: Cuyahoga



Project Narrative

Bay Inter-Faith Housing, LSC Service Corporation and PIRHL Developers have partnered to rehabilitate and recapitalize Knickerbocker Apartments. This 8-story, former HUD 236 building is located at the heart of Bay Village in western Cuyahoga County. It was originally developed and is still owned by Bay Inter-Faith Housing, which is a consortium of 4 Bay Village churches that organized in the late 1960's to address the growing need for senior housing and services in the area. Constructed in 1974, the property is restricted to seniors over age 62. The property has a 20 year HAP contract providing operating subsidy for 67 of the apartments.

While the building has been well maintained and benefitted from high continual occupancy, there are several objectives to be achieved through the proposed rehabilitation. Currently the building contains 169 units, of which 98 are 341 SF studios, 70 are one-bedroom, and the remaining unit is a two-bedroom employee apartment. The building will be reconfigured from 169 to 148 units. In the process the number of studios will be reduced to 56, while the one-bedroom apartments will be increased to 91. Currently there are no accessible units in the building. This reconfiguration will create 8 fully accessible apartments. Step-in showers will improve compliance with universal design in remaining apartments. Major building systems will be upgraded to increase energy efficiency and improve service to tenants including HVAC system upgrades to eliminate through-window AC units and a new roof. The building's open air court is being enclosed to create a usable naturally lit common area. This space creates more area for tenant activities without adding on to the building.

Tenant activities and services are plentiful at Knickerbocker. Residents enjoy an offering of differing activities every day of the week coordinated by the onsite Service Coordinator and Activities Coordinator. Eliza Jennings staffs an onsite Wellness Clinic five days a week providing tenants with access to home-based health care services.

Project Information

Pool: Preservation (HUD Rental Subsidy)
Construction Type: Acquisition and Substantial Rehal
Population: Senior
Building Type: Multifamily
Address: 27100 Knickerbocker Road
City, State Zip: Bay Village, Ohio 44140
Census Tract: 1301.05

Development Team

Developer: PIRHL Developers, LLC
Phone: (216) 453-5775
Street Address: 800 West St. Clair Avenue, 4th Floor
City, State, Zip: Cleveland , Ohio 44113
General Contractor: PIRHL Contractors, LLC
Management Co: LSC Service Corporation
Syndicator: TBD
Architect: RDL Architects

Ownership Information

Ownership Entity: Knickerbocker Apartments, LP
Majority Member: Knickerbocker Bay, Inc.
Parent Organization Bay Inter-Faith Housing
Minority Member: Not Applicable
Parent Organization 0
Syndicator/Investor: 0
Non-Profit: Bay Inter-Faith Housing

Wage Rate Information

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

