

Profile: AHEPA Affordable Housing Management Company, Inc

Project Name: AHEPA 100-II Apartments

Project Location: South Bend, IN

MF Regional Center: Midwest

Project Information:

- **Total Units:** 80 (80 PRAC, 0 Other)
- **Total Development Cost:** \$21,984,546
- **Capital Advance:** \$7,300,000
- **One-year PRAC Assistance:** \$627,360
- **Other Source Types:** 4% Federal LIHTC Equity; Permanent Loan; Owner Equity; Deferred Developer Fees



Project Description and Highlights:

The AHEPA 100-II Apartments are a newly-constructed, three-story, 80-unit building located on the northside of South Bend, Indiana. All 80 units of this elevator building would be PRAC-assisted, one-bedroom apartments. The proposed new property would be built adjacent, to the north of, the existing Section 202-funded AHEPA 100 Apartments, a 50-unit building completed in 2004 in a nice, quiet location that is also conveniently located to many amenities in the area. This second phase will continue the goal of meeting the needs for quality, affordable housing for low-income seniors in South Bend, IN.



Profile: AHEPA Affordable Housing Management Company, Inc

Project Name: AHEPA 192-IV Apartments

Project Location: Des Moines, IA

MF Regional Center: Southwest

Project Information:

- **Total Units:** 100 (100 PRAC, 0 Other)
- **Total Development Cost:** \$25,934,331
- **Capital Advance:** \$8,313,200
- **One-year PRAC Assistance:** \$732,900
- **Other Source Types:** 4% Federal LIHTC Equity; Permanent Loan; Owner Equity



Project Description and Highlights:

AHEPA 192-IV Apartments is a single, three-story, 100-unit building located on the Southridge Mall property on the southside of the city in Des Moines, IA. All 100 units of this newly-constructed, elevator building will be PRAC assisted, one-bedroom apartments. The property is well-lit with landscaped grounds that offer green space, an accessible, paved walking path, a gazebo, a patio area, elevated resident gardens and ample parking. Residents will be able to watch children play on an adjacent, fenced-in playground on the eastern edge of the property. The full-time on-site service coordinator will provide supportive services to the residents at AHEPA 192-IV, enabling the residents to live independently in a welcoming environment.



Profile: Benjamin Rose Institute on Aging

Project Name: Margaret Wagner Apartments III

Project Location: Cleveland Heights, OH

MF Regional Center: Midwest

Project Information:

- **Total Units:** 20 (20 PRAC, 0 Other)
- **Total Development Cost:** \$5,238,735
- **Capital Advance:** \$1,125,000
- **One-year PRAC Assistance:** \$213,965
- **Other Source Types:** HOME Funds; CDBG Funds; Deferred Developer Fees; Owner Equity



Project Description and Highlights:

Margaret Wagner Apartments III, is located at 2373 Euclid Heights Blvd. in Cleveland Heights, Ohio. The building is an existing five-story elevator apartment built in 1959 and operated as a nursing home facility until 1997. Floors four and five were rehabilitated into 24 new, one-bedroom and studio HUD Section 202 PRAC Supportive Housing for the Elderly units in 2001-02. Floors two and three were rehabilitated into 36 new, one-bedroom HUD Section 202 PRAC Supportive Housing for the Elderly units in 2009-10. Margaret Wagner III is new construction consisting of the substantial (gut) rehabilitation of the first floor to include 20 new, one-bedroom Section 202 PRAC units plus amenities. The remodeling will also restore the original main entrance which faces south toward Euclid Heights Boulevard. This entrance was previously used by an adult day care that occupied the first floor of the building for several years. Margaret Wagner III combines leading edge design, innovative support services, and efficient use of federal resources to enrich the lives of vulnerable older adults with low incomes.



Profile: CHN Housing Partners

Project Name: The Arch at Saint Michael

Project Location: Cleveland, OH

MF Regional Center: Midwest

Project Information:

- **Total Units:** 46 (46 PRAC, 0 Other)
- **Total Development Cost:** \$17,925,133
- **Capital Advance:** \$3,027,161
- **One-year PRAC Assistance:** \$503,838
- **Other Source Types:** Federal Historic TC Equity; State LIHTC Equity; State/Local Historic TC Equity ; HOME Funds; Owner Equity; Cleveland Housing Trust Fund



Project Description and Highlights:

The Arch at Saint Michael (“Project”) is located at 3146 Scranton Road and 2202 Prame Avenue in Cleveland, Ohio in the Clark-Fulton Neighborhood. Both the five (5) story school and three (3) story convent will have an elevator and are considered substantial rehabilitation. The project consists of forty-six (46) one-bedroom units of which thirty-four (34) are in the former St. Michael Central Catholic school and twelve (12) are in the former convent. Two (2) units in the school will be ADA accessible with features for persons with hearing or vision impairments. The Arch at Saint Michael represents the preservation and revitalization of a community icon that has been decaying and at risk of being lost. The creation of forty-six (46) affordable senior apartments in this project will help provide long-time residents in the area an opportunity to age-in-place within their own community, while preserving affordability and promoting a walkable and engaged neighborhood.



Profile: Columbia Non-Profit Housing

Project Name: Laurel Manor

Project Location: Vancouver, WA

MF Regional Center: West

Project Information:

- **Total Units:** 82 (82 PRAC, 0 Other)
- **Total Development Cost:** \$27,405,464
- **Capital Advance:** \$3,250,000
- **One-year PRAC Assistance:** \$719,140
- **Other Source Types:** 9% Federal LIHTC Equity; Owner Equity; City of Vancouver Affordable Housing Funds; Washington State Department of Commerce Housing Trust Fund

Project Description and Highlights:

This project is the first of two phases of a multi-generational housing community located in the Bagley Downs neighborhood of Vancouver, Washington. The site is located near a bus rapid transit line and a commercial corridor, which provide access to groceries, health care services, and shops. On site, the property offers ample outdoor spaces, such as a patio and enough garden space for every tenant to have their own plot. The sponsor took feedback from residents in their other 202 properties into the design, including an exercise room, computer lab, puzzle space, and library.



Profile: Cornerstone Community Development Corp.

Project Name: The Prichard
Project Location: Huntington, WV
MF Regional Center: Northeast



Project Information:

- **Total Units:** 98 (98 PRAC, 0 Other)
- **Total Development Cost:** \$35,317,190
- **Capital Advance:** \$3,000,000
- **One-year PRAC Assistance:** \$591,332
- **Other Source Types:** 4% Federal LIHTC Equity; State LIHTC Equity; CDBG; FHLB Grant; Permanent Loan; Owner Equity; Deferred Developer Fees

Project Description and Highlights:

The project entails the adaptive reuse of a former 13 story hotel constructed in the mid-nineteen twenties located within the Huntington, West Virginia central business district and within one block of the government center for federal, county and city offices. The site is situated at the intersection of two major streets, Sixth Avenue and 9th Street. The project involves the construction of 98 one-bedroom Section 202 units in an elevator building that will be part of a proposed renovation of a mixed-use building known as The Prichard using various sources. The uppermost floors will contain the building's 98 one-bedroom Section 202 elderly designated units. The planned commercial space will be on the first two floors of the building which will add to the overall comfort, healthcare and supportive services of all persons living in the building as well as supporting the surrounding community. The project is located at 605 9th Street, Huntington WV 25701.



Profile: CSI Support & Development Services

Project Name: Dunn Family Senior Co-op Apartments

Project Location: Center Line, MI

MF Regional Center: Midwest

Project Information:

- **Total Units:** 157 (103 PRAC, 54 Other)
- **Total Development Cost:** \$22,685,514
- **Capital Advance:** \$1,250,000
- **One-year PRAC Assistance:** \$855,312
- **Other Source Types:** 4% Federal LIHTC Equity; Permanent Loan; Owner Equity; Seller Note, Deferred Developer Fees



Project Description and Highlights:

Dunn Family Senior Co-op Apartments is an existing 108-unit, two-story, elevator building serving low-income seniors under 80% AMI at 8400 Engleman Ave., Center Line, MI. The project was developed in 1971 using a HUD Section 236 mortgage, which has since matured. This innovative project will preserve the affordability of 100 units and create 57 new units of affordable, accessible, and energy efficient low-income senior housing. Furthermore, our financing structure will allow for a full-time service coordinator to be paid out of the operating budget. These interventions—and more—will allow generations of Michigan’s seniors to safely and independently age in place.



Profile: Diocesan Housing Services Corp of the Diocese of Camden

Project Name: The Mews at St Mary

Project Location: Williamstown (Monroe Twp.), NJ

MF Regional Center: Northeast



Project Information:

- **Total Units:** 75 (42 PRAC, 33 Other)
- **Total Development Cost:** \$18,477,610
- **Capital Advance:** \$8,294,000
- **One-year PRAC Assistance:** \$375,522
- **Other Source Types:** Permanent Loan; 4% Federal LIHTC Equity; Deferred Developer Fees; Owner Equity

Project Description and Highlights:

The Mews at St. Mary is a proposed 75-unit senior housing project that will be developed by The Diocesan Housing Services Corporation of the Diocese of Camden, Incorporated (DHSC), who operates seven (7) affordable senior communities in the Williamstown section of Monroe Township (Gloucester County), NJ. The Mews at St. Mary will consist of 75 one-bedroom units in one elevator building. Future residents of The Mews at St. Mary will have the support they need to live as independently as possible in a nurturing environment that adapts to the ever-changing requirement of an aging residential population.



Profile: DreamKey Partners

Project Name: Dillard School Apartments

Project Location: Yanceyville, NC

MF Regional Center: Southeast

Project Information:

- **Total Units:** 53 (53 PRAC, 0 Other)
- **Total Development Cost:** \$17,921,025
- **Capital Advance:** \$7,797,283
- **One-year PRAC Assistance:** \$338,723
- **Other Source Types:** 4% Federal LIHTC Equity; Federal Historic Tax Credit Equity; State/Local Historic Tax Credit Equity; Owner Equity



Project Description and Highlights:

The proposed Dillard School Apartments located at 403 Dillard School Dr in Yanceyville, NC will comprise 53 units in an adaptive reuse of two historic school buildings. The building will provide ample space for resident activities and socialization as well as for service providers and the community at large. As an African American school from the 1960s that witnessed and participated in desegregation, this school is highly valued by the community at large. This project will preserve this valuable, historic property for decades to come and thus become a monument to its own role in history. The Dillard School Apartments are designed to allow one to gracefully age in place while promoting health, wellness, and community with safety and comfort.



Profile: EAH Inc.

Project Name: Mission Paradise Senior Affordable Housing De

Project Location: Imperial, CA

MF Regional Center: West

Project Information:

- **Total Units:** 69 (54 PRAC, 15 Other)
- **Total Development Cost:** \$3,391,190
- **Capital Advance:** \$2,000,000
- **One-year PRAC Assistance:** \$363,326
- **Other Source Types:** 4% Federal LIHTC Equity, Federal Home Loan Bank AHP Grant, Owner Equity, Deferred Developer Fee, City of Imperial Loan, CA Department of Housing and Community Development Funds: Infrastructure Infill Grant, CA Department of Housing and Community Development Funding: Multifamily Housing Program



Project Description and Highlights: Mission Paradise Senior Affordable Housing Development, located in the Southern California border region, will offer 69 new units, of which 54 will be PRAC-supported. The building will be centrally located in downtown Imperial, which offers parks, markets, restaurants, and more within walking distance, and bus stops to access amenities further afield. EAH notes that existing affordable stock in the market area is all 100% occupied with low turnover and long waiting lists, which supports the demand for this project. All apartments are equipped with attractive features such as ample storage and 50 square foot patios. Amenities will include a community garden and courtyard, fitness center, and card game room.



Profile: Eastern West Virginia Community Action Agency, Inc.

Project Name: Moorefield Place Senior Apartments

Project Location: Moorefield, WV

MF Regional Center: Northeast

Project Information:

- **Total Units:** 20 (20 PRAC, 0 Other)
- **Total Development Cost:** \$5,214,364
- **Capital Advance:** \$3,476,000
- **One-year PRAC Assistance:** \$130,620
- **Other Source Types:** 4% Federal LIHTC Equity; Owner Equity; Deferred Developer Fee



Project Description and Highlights:

Moorefield Place Senior Apartments, a new two-story building, brings 20 PRAC units to the small town of Moorefield, West Virginia, under a sponsor with 54 years of experience at 32 housing projects. Unit design includes features allowing seniors to age in place, and the sponsor has also included a backup generator for emergencies. Supportive services will range from meal delivery and health screenings to finance counseling and on-site transportation. Outdoor features include a walking trail, garden plots, nature preserve, patio, and ample seating.



Profile: Enterprise Community Development

Project Name: Greens at Irvington Mews Phase II

Project Location: Baltimore, MD

MF Regional Center: Northeast

Project Information:

- **Total Units:** 59 (19 PRAC, 40 Other)
- **Total Development Cost:** \$19,492,548
- **Capital Advance:** \$3,454,944
- **One-year PRAC Assistance:** \$161,919
- **Other Source Types:** 4% Federal LIHTC Equity, seller note, deferred developer fee, Maryland Rental Housing Works, Harry and Jeanette Weinberg Foundation grant, owner equity



Project Description and Highlights: This project is the second phase of an existing community in the Irvington neighborhood of Baltimore, MD. Multiple amenities are in the immediate area, including shopping centers, bus lines, a library, and parks. Reviewers were impressed by Enterprise Community Development's robust supportive services plan, which focuses on the social determinants of health and leverages multiple community partnerships to help residents age in place.



Profile: Enterprise Community Development

Project Name: Park Heights Place Elderly Housing

Project Location: Baltimore, MD

MF Regional Center: Northeast

Project Information:

- **Total Units:** 84 (76 PRAC, 8 Other)
- **Total Development Cost:** \$11,802,054
- **Capital Advance:** \$500,000
- **One-year PRAC Assistance:** \$703,517.52
- **Other Source Types:** 4% Federal LIHTC Equity; HOME Funds; MD EMPOWER Funds; Permanent Loan; Owner Equity; Seller Note, Deferred Developer Fees



Project Description and Highlights:

Park Heights Place is an existing 84-unit low-income elderly housing building owned by Park Heights Senior Housing Limited Partnership, a partnership jointly controlled by affiliates of Enterprise Community Development (non-profit) and A&R Development (For-Profit). The building is located at 5430 Park Heights Avenue, in the Northwestern portion of Baltimore city. It is a 4-story elevator building which was originally built in 1998. Park Heights Place has 8 studio apartments, 73 one-bedroom apartments and 3 two-bedroom units. The budget includes funding for a supportive service coordinator and supportive services. New spaces include a renovated community room, and a new fitness room. A variety of improvements to age in place are part of the scope of work, including fall prevention, universal design elements, technology upgrades, and health and wellness enhancements.



Profile: Enterprise Community Development, Inc.

Project Name: Edgewood V

Project Location: Washington, DC

MF Regional Center: Northeast

Project Information:

- **Total Units:** 151 (50 PRAC, 101 Other)
- **Total Development Cost:** \$78,368,549
- **Capital Advance:** \$4,100,000
- **One-year PRAC Assistance:** \$533,800
- **Other Source Types:** 4% Federal LIHTC Equity; Permanent Loan; Owner Equity; Deferred Developer Fees; Seller Note; DC Housing Production Trust Fund



Project Description and Highlights:

Edgewood V is part of the larger Edgewood Commons campus, a mixed-income, intergenerational community consisting of nearly 800 affordable homes in the Edgewood neighborhood in Northeast DC, about ½ mile from the Rhode Island Avenue Metro Station. Originally developed in the 1970's with financing and operating assistance through HUD's Federal Housing Administration (FHA) and the public housing "turnkey" program, the Edgewood neighborhood has undergone major physical and demographic changes. The neighborhood is seeing rapid growth in private sector investment, significantly increased housing costs, and increasing household incomes. This rapid revitalization makes it tremendously important to preserve the existing affordability at Edgewood and create new opportunities for seniors – many of which have been living at Edgewood for decades – to age in place. The senior population in the District of Columbia is seeing continued growth and the demands for affordable housing connected to services exceeds the existing supply. Edgewood V incorporates features that will prolong the period that elderly residents with varying levels of health needs can live independently.



Profile: GEM Housing Solutions

Project Name: Heritage Senior Apartments

Project Location: Surprise, AZ

MF Regional Center: West

Project Information:

- **Total Units:** 99 (99 PRAC, 0 Other)
- **Total Development Cost:** \$23,153,657
- **Capital Advance:** \$8,500,000
- **One-year PRAC Assistance:** \$795,963.96
- **Other Source Types:** 4% Federal LIHTC Equity; Permanent Loan; Owner Equity; Deferred Developer Fees



Project Description and Highlights:

Heritage Surprise Apartments will be located at 15627 North Nash Street in Surprise, Arizona, just northwest of Phoenix. The property is an abandoned mobile home park, and the proposed development will be a three story, elevator apartment building that follows the street to create a walkable environment along the building edge. The newly constructed building will be comprised of 99 one-bedroom units, all of which will serve very low-income (at or below 50% of Area Median Income) elderly - 62 years and older. Created to assist people aging in place, Heritage Surprise is designed to enable senior residents to live independently by providing voluntary support services including nutrition, transportation, continuing education, and health-related programs to promote an active lifestyle and maintain their long-term health and well-being. The Sponsor intends to convert the PRAC, once executed, to a project-based Section 8 contract via the Rental Assistance Demonstration.



Profile: Hispanic Housing Development Corporation

Project Name: 1535 N. Pulaski Road Elderly

Project Location: Chicago, IL

MF Regional Center: Midwest

Project Information:

- **Total Units:** 61 (58 PRAC, 3 Other)
- **Total Development Cost:** \$26,563,468
- **Capital Advance:** \$6,000,000
- **One-year PRAC Assistance:** \$616,722
- **Other Source Types:** 9% Federal LIHTC Equity; Owner Equity; Sponsor Loan for Carrying Costs



Project Description and Highlights:

1535 N. Pulaski Rd. is located in the diverse Humboldt Park neighborhood on Chicago's West Side. The walkable area boasts retail, parks, community centers, a library, and more. On site, the development offers a full-time service coordinator and a variety of activities, from computer skills courses to birthday celebrations. In addition to internal features designed to allow seniors to age in place, the exterior preserves the 1920s Spanish Colonial Revival façade of the previous building. The sponsor leveraged an impressive \$3.26 of other funding per \$1 of Capital Advance, bringing in tax credits, TIF, and a sponsor loan.



Profile: Housing Development Corporation MidAtlantic

Project Name: Flats Phase V

Project Location: Wilmington, DE

MF Regional Center: Northeast

Project Information:

- **Total Units:** 53 (41 PRAC, 12 Other)
- **Total Development Cost:** \$16,572,578
- **Capital Advance:** \$1,400,000
- **One-year PRAC Assistance:** \$312,051
- **Other Source Types:** 9% Federal LIHTC Equity; Owner Equity; Federal Home Loan Bank AHP Grant; HOME Funds; Deferred Developer Fee; DSHA HDF Funds



Project Description and Highlights:

Flats Phase V Place is a senior living community designed for the West Side of Wilmington, Delaware. It's the fifth phase of a redevelopment of the historic Flats neighborhood, a century-old community originally built for workforce housing. Amenities in Phase V include a Service Coordinator, multi-purpose community room, wellness room for healthcare appointments, gardens, and a patio, which were included based on community input into the design. Although the neighborhood is walkable, there is also access to multiple bus lines to bring residents to other areas of Wilmington. Supportive services on-site will help residents retain their independence and engage in their community.



Profile: The Housing Partnership, Inc.

Project Name: Garden Place Apartments

Project Location: Irvine, KY

MF Regional Center: Southeast

Project Information:

- **Total Units:** 30 (30 PRAC, 0 Other)
- **Total Development Cost:** \$5,380,102
- **Capital Advance:** \$1,447,490
- **One-year PRAC Assistance:** \$181,230
- **Other Source Types:** 4% Federal LIHTC Equity; Federal Historic Tax Credit Equity; Seller Note



Project Description and Highlights:

Garden Place is a senior living community designed for the quiet, rolling Appalachian foothills of Estill County, Kentucky. The goal for the project is to provide a safe, affordable, and beautiful home for local Kentuckians entering their retirement years. The facility will boast 30 individual residences, with the heart of the building as home to shared gathering spaces and resident and community amenities. Garden Place Apartments will include two floors of housing with ample communal space including: shared gathering spaces and resident and community amenities such as a large, community “flex” space, resident-managed gardens, resident lounges for various activities, health and wellness spaces, and resident support offices. The property is designed to support senior residents at Garden Place no matter where they are in their age, and promote independent, quality life.



Profile: Korean Women's Association

Project Name: KWA 15th & Tacoma

Project Location: Tacoma, WA

MF Regional Center: West

Project Information:

- **Total Units:** 87 (20 PRAC, 67 Other)
- **Total Development Cost:** \$30,508,724
- **Capital Advance:** \$3,150,000
- **One-year PRAC Assistance:** \$147,058
- **Other Source Types:** 4% Federal LIHTC Equity; Permanent Loan; Federal Home Loan Bank AHP Grant; HOME Funds; Deferred Developer Fee; City of Tacoma; Owner Equity



Project Description and Highlights: KWA 15th & Tacoma is located at 1347 Tacoma Avenue, in the downtown district of Tacoma, Washington. The site is near a full range of commercial, retail, medical, social service, entertainment, and residential uses. The building is a seven-story structure consisting of five floors of Type VA wood-frame construction over a first-floor level and basement parking, which includes a total of 86 affordable senior units with 47 efficiency and 39 one-bedroom units and one 2-bedroom unrestricted manager's unit, for a total of 87 units. KWA 15th & Tacoma Project is established to allow residents to age in place and live independently in their community.



Profile: Lutheran Senior Services

Project Name: Crossroads Senior Living at Bevo Mill

Project Location: St. Louis, MO

MF Regional Center: Southwest

Project Information:

- **Total Units:** 80 (30 PRAC, 50 Other)
- **Total Development Cost:** \$19,510,000
- **Capital Advance:** \$5,108,800
- **One-year PRAC Assistance:** \$232,920
- **Other Source Types:** First mortgage loan, Community Development Administration loan, property donation, deferred developer fee, investor equity



Project Description and Highlights: Crossroads Senior Living at Bevo Mill will include 80 units of supportive housing for seniors 62 years and older (68 one-bedroom units (30 PRAC) and 12 two-bedroom units). The building will include a large community room holding a serving kitchen, game room, fitness room, and activity room, as well as ample offices for use by management staff and a 40-hour-per-week Service Coordinator. They will link residents to services provided in the building and in the neighborhood community that will allow them to remain independent for as long as possible.

The project is a vital piece of the Bevo Great Streets Plan, a 30-year renewal and redevelopment plan. It will be the first visible sign of revitalization in Bevo in many decades, strengthening interest and involvement in the long-term renewal effort.



Profile: Merchants Affordable Housing Corp.

Project Name: A.C.T.S. Community Apartments

Project Location: Abbeville, SC

MF Regional Center: Southeast



Project Information:

- **Total Units:** 40 (40 PRAC, 0 Other)
- **Total Development Cost:** \$11,758,680
- **Capital Advance:** \$3,105,091
- **One-year PRAC Assistance:** \$274,640
- **Other Source Types:** 4% Federal LIHTC Equity; State LIHTC Equity; Federal Historic TC Equity; State/Local Historic TC Equity; Abandoned Building Tax Credit; Owner Equity; City Funds, Community Funds

Project Description and Highlights:

The A.C.T.S. Community Apartments is located at 410 Branch Street in Abbeville, SC and incorporates the historic adaptive reuse of the former Abbeville County Training School into forty units of housing for those aged 62 and older. All forty units are one-bedroom one-bath units. The school was constructed in 1925 of red brick, rebuilt after a fire in 1935, with additions made in 1949; and in 2002 the National Trust for Historic Preservation named the school to its 11 Most Endangered Historic Places list as it is one of five Rosenwald Schools built in Abbeville County, and the only one still standing today. The physical design of the A.C.T.S. Community Apartments will modernize and enhance all spaces for accessibility, safety, and independence for the residents, while offering superior setting and place for supportive services and community.



Profile: Ministry of Caring Inc.

Project Name: Villa Maria

Project Location: Wilmington, DE

MF Regional Center: Northeast

Project Information:

- **Total Units:** 24 (24 PRAC, 0 Other)
- **Total Development Cost:** \$6,985,521
- **Capital Advance:** \$3,221,521
- **One-year PRAC Assistance:** \$197,064
- **Other Source Types:** Federal Home Loan Bank AHP Grant, DSHA Housing Development Fund, State of Delaware Bond, Corp/Foundation Grants



Project Description and Highlights:

Villa Maria is a multi-family three-story new construction development at 2006 N. Market Street in the Brandywine Village neighborhood of Wilmington, Delaware, also known as the Baynard Boulevard area. The site consists of multiple consolidated parcels owned by Sacred Heart Housing, Inc., under agreement with the sponsor, Ministry of Caring, who has developed two other senior affordable housing projects near Villa Maria. The site is currently occupied by six vacant buildings that will be demolished as they are in poor condition and have not been deemed historically significant by the City of Wilmington. Villa Maria will create 24 affordable one-bedroom apartments for seniors, age 62 and above. Villa Maria fits well into the Wilmington 2028 Comprehensive Plan for the City and Communities which prioritizes preventing nuisance properties, stabilizing vacant properties and making neighborhood commercial corridors on North Market Street clean, safe, and attractive. This facility will allow elderly residents with varying levels of health needs maintain an independent lifestyle.



Profile: National Church Residences

Project Name: Alexandra Apartments

Project Location: Cincinnati, OH

MF Regional Center: Midwest

Project Information:

- **Total Units:** 83 (52 PRAC, 31 Other)
- **Total Development Cost:** \$16,815,132
- **Capital Advance:** \$5,480,000
- **One-year PRAC Assistance:** \$410,748
- **Other Source Types:** Permanent Loan; 4% Federal LIHTC Equity; Federal Historic Tax Credit Equity; Seller Note

Project Description and Highlights:

The Alexandra Apartments are located at 921 William Howard Taft in Cincinnati, Hamilton County, Ohio. Located in the central neighborhood of Walnut Hills, the building is listed on the National Register of Historic Places and is adjacent to the Central Business District and the Hospital and University Districts. The 83-unit project was selected for renovation and application due to its excellent access to public transportation and proximity to everyday retail, healthcare, surrounding community, and neighborhood services critical to elderly residents. The Alexandra was recently saved from being converted into market rate apartments. Through this renovation The Alexandra will be restored to its former glory while providing the senior residents with services that will help them age in place.



Profile: National Church Residences

Project Name: Collingwood Phase V

Project Location: Toledo, OH

MF Regional Center: Midwest

Project Information:

- **Total Units:** 75 (30 PRAC, 45 Other)
- **Total Development Cost:** \$17,609,917
- **Capital Advance:** \$5,711,668
- **One-year PRAC Assistance:** \$249,121
- **Other Source Types:** Owner equity, permanent loan, 4% federal LIHTC equity, deferred developer fee, Federal Home Loan Bank capital contribution



Project Description and Highlights: National Church Residences has more than 50 years of experience in affordable senior housing. The 74-unit building (30 PRAC) will be constructed in partnership with Lucas Metropolitan Housing Authority's non-profit affiliate, Lucas Housing Services Corporation. Four units will be fully accessible ANSI Type A, and the rest will be ANSI Type B adaptable. For common space, residents will enjoy small gathering areas throughout the building, a fitness center, and picnic space. The applicant also placed a focus on energy and water conservation, committing to installing water-conserving fixtures, energy-efficient windows, Energy Star appliances, and LED lighting. Several parks and stores are within walking distance, and a bus stop adjacent to the site provides connection to further amenities and downtown Toledo.



Profile: National Church Residences

Project Name: Eden Place

Project Location: Seguin, TX

MF Regional Center: Southwest

Project Information:

- **Total Units:** 60 (14 PRAC, 46 Other)
- **Total Development Cost:** \$9,488,695
- **Capital Advance:** \$2,200,000
- **One-year PRAC Assistance:** \$98,784
- **Other Source Types:** Permanent Loan; 4% Federal LIHTC Equity; Seller Note; Existing Reserves; Deferred Developer Fees



Project Description and Highlights:

Eden Place Apartments is an existing 60-unit senior affordable housing property located at 1220 Jefferson in Seguin, Texas. Eden Place has excellent access to public transportation and proximity to everyday retail, healthcare, and surrounding community and neighborhood services critical to elderly residents. The existing project consists of 10 one-story residential buildings and a community building, and currently consists of 60 units including 42 two-bedroom units and 18 one-bedroom units. Of the 60 units, 14 one-bedroom units will be converted to HUD PRAC units. This proposed substantial rehabilitation maximizes tenant socialization by fostering natural resident interactions in pedestrian pathways and thoughtfully crafted community spaces.



Profile: New Directions Housing Corporation

Project Name: Roosevelt Senior Housing

Project Location: Louisville, KY

MF Regional Center: Southeast

Project Information:

- **Total Units:** 36 (36 PRAC, 0 Other)
- **Total Development Cost:** \$8,816,251
- **Capital Advance:** \$5,007,528
- **One-year PRAC Assistance:** \$267,840
- **Other Source Types:** Permanent Loan; HOME Funds; Deferred Developer Fees; Owner Equity



Project Description and Highlights:

Roosevelt Senior Housing, located at 226 N 17th Street, Louisville, KY 40203, is a new construction, three-story, one-elevator building with 36 one-bedroom assisted units. The design provides a robust level of common use area in the new building with 12 units per story. Each floor will have its own community room with kitchen, workspace, and a projector and screen for group educational and entertainment opportunities. The area surrounding the site of this proposed development is optimal for this use in terms of access to community amenities, services, public transportation and wide of host of medical, retail, goods and recreational opportunities. The new building will reactivate a presently unimproved and under-utilized portion of a historic block that includes the Louisville Historic Landmark, 47-unit Roosevelt Apartments, originally built in 1865, rehabbed in 1996, and listed on the National Register of Historic Places.



Profile: Osceola County Council on Aging, Inc.

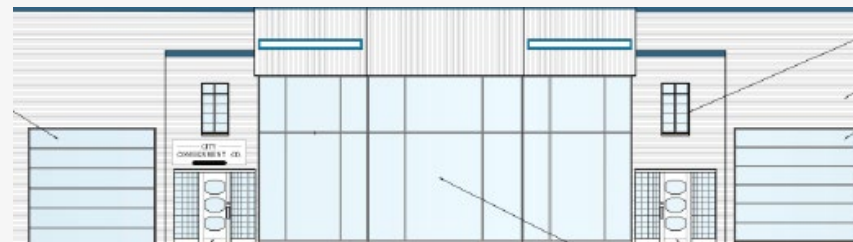
Project Name: Ford City Motor Lofts

Project Location: Salisbury, NC

MF Regional Center: Southeast

Project Information:

- **Total Units:** 64 (36 PRAC, 28 Other)
- **Total Development Cost:** \$14,831,098
- **Capital Advance:** \$6,000,000
- **One-year PRAC Assistance:** \$234,036
- **Other Source Types:** 4% Federal LIHTC Equity; Permanent Loan; Federal Historic TC Equity; State/Local Historic TC Equity



Project Description and Highlights: The Ford City Motor Lofts is the adaptive reuse and historic preservation of five existing buildings of the former Ford City Motor Company on its 2.07-acre lot in Salisbury, NC coupled with a single new construction building to form 64 units of multigenerational affordable housing. The Ford City Motor Company Building was designed by Salisbury architect, John Hartledge who was recognized for using modern architectural design elements in his work and built in 1950. As a long-standing Ford sales and service business in central, downtown Salisbury, this property is already a landmark and its rehabilitation will preserve its place in citizen's memories for decades to come. In total, the development will contain sixty-four units in a mix of two-studios, thirty-eight one-bedroom PRAC units, and twenty-four two-bedroom units. Complete with a diversity of unit sizes and styles, a safe, beautiful, and easily traversable campus layout, and thorough and complete application of accessibility and universal design elements, the built environment of the Ford City Motor Lofts is capable of furthering residents' abilities to independently age in place.



Profile: Planning Office for Urban Affairs, Inc.

Project Name: 150 River Street

Project Location: Boston, MA

MF Regional Center: Northeast



Project Information:

- **Total Units:** 30 (11 PRAC, 19 Other)
- **Total Development Cost:** \$13,816,332
- **Capital Advance:** \$2,200,000
- **One-year PRAC Assistance:** \$120,457
- **Other Source Types:** 4% Federal LIHTC Equity; State LIHTC Equity; City of Boston, Owner Equity

Project Description and Highlights:

The 150 River Street apartments is a mixed-income, mixed-finance development located at 150 River Street, Mattapan, MA, involving the new construction of a 30-unit, 3-story, elevator building consisting of 27 one-bedroom and 3 studio independent living apartments. The building is constructed to LEED Silver certifiable standards and situated in a residential neighborhood with easy access to a range of amenities and frequent public transportation to downtown Boston. Physical design is centered around the core principle of prolonging the period that elderly residents are to live independent, healthy, and full lives.



Profile: Presbyterian Villages of Michigan

Project Name: 800 E Court Street Village

Project Location: Flint, MI

MF Regional Center: Midwest

Project Information:

- **Total Units:** 149 (149 PRAC, 0 Other)
- **Total Development Cost:** \$22,623,385
- **Capital Advance:** \$7,450,000
- **One-year PRAC Assistance:** \$1,027,057
- **Other Source Types:** 4% Federal LIHTC Equity; Permanent Loan; Owner Equity; Deferred Developer Fees; Seller Note; Existing Reserves



Project Description and Highlights:

The 800 E. Court Street Modernization Project consists of the rehabilitation of an existing, operating three-story, 149-unit, affordable housing project. All units will be improved using Capital Advance Funds. The project contains three elevators and combined with expanded supportive service such as PACE (Program of All-Inclusive Care for the Elderly) located in the neighborhood, wellness care, and the full benefits of internet and wireless resident enabling devices, the residents will have access to an active high-quality life and independence. The project, after rehabilitation, will be converted through RAD from PRAC financing to Project Based Vouchers.



Profile: Region 9 UAW Housing Corporation

Project Name: Silver Creek School Senior Apartments

Project Location: Silver Creek, NY

MF Regional Center: Northeast

Project Information:

- **Total Units:** 47 (24 PRAC, 23 Other)
- **Total Development Cost:** \$24,308,003
- **Capital Advance:** \$4,430,000
- **One-year PRAC Assistance:** \$172,294.08
- **Other Source Types:** 9% Federal LIHTC Equity; Federal Historic Tax Credit Equity; State/Local Historic Tax Credit Equity; Housing Trust Fund; HHAP; Owner Equity



Project Description and Highlights:

Silver Creek School Senior Apartments is an affordable supportive housing project for seniors aged 62 and up. The building has been vacant since 1978 and is currently in deplorable condition. The nonprofit applicant and developer, Region 9 UAW Housing Corporation, proposes to preserve and convert the abandoned school into safe, quality, affordable apartments for low and very low-income seniors. Located at 58-62 Main Street in the Village of Silver Creek, NY, the project involves the acquisition, gut rehabilitation and conversion of a vacant, nearly 100-year-old former school into 47 apartments. The three-story building has an elevator and stairs, and the physical design is intended to facilitate residents' safety, mobility, daily functionality and access to appropriate services so that they may remain independently housed in the community for as long as possible.



Profile: Retirement Housing Foundation

Project Name: Central Ave Senior Apartments

Project Location: Baldwin Park, CA

MF Regional Center: West



Project Information:

- **Total Units:** 55 (17 PRAC, 38 Other)
- **Total Development Cost:**
- **Capital Advance:** 3650000
- **One-year PRAC Assistance:** 141933
- **Other Source Types:**

Project Description and Highlights:

Central Metro Place, a 4 story 55-unit mixed-financed and mixed-use senior housing community located at 14513 and 14519 Central Avenue, Baldwin Park, CA. Central Metro Place consists of 54 one-bedroom/one-bath apartments for elderly residents and one manager's unit with two-bedrooms. The building has an interior double loaded corridor that is served by 2 elevators. The building concept facilitates the delivery of services and accommodates the changing needs of the residents as they age in place to be able to continue to live independently for as long as possible.



Profile: Southeastern Housing Foundation II

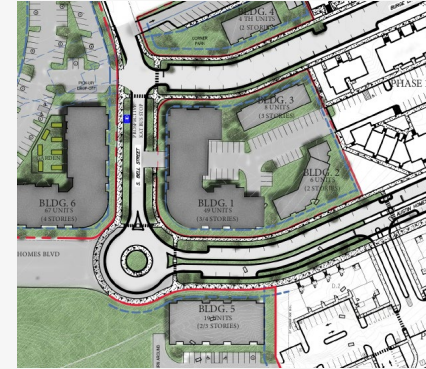
Project Name: Austin Homes 2A

Project Location: Knoxville, TN

MF Regional Center: Southeast

Project Information:

- **Total Units:** 153 (50 PRAC, 103 Other)
- **Total Development Cost:** \$39,125,678
- **Capital Advance:** \$7,500,000
- **One-year PRAC Assistance:** \$326,750
- **Other Source Types:** Permanent Loan; 4% Federal LIHTC Equity; Deferred Developer Fees; City of Knoxville Grant; Owner Equity



Project Description and Highlights:

Austin Homes 2A is a 153-unit multifamily and elderly development in Knoxville, TN. The 153 units will be split across six buildings, 50 of which will be single bedroom elderly units housed in Building 6. The intergenerational and mixed income community will provide housing for very low-income seniors, and housing for families and individuals of all ages and various income brackets. Austin Homes 2A offer residents a generationally and socio-economically diverse environment with individuals from younger age brackets. This generational mixing will better assist the elderly residents to avoid isolation and maintain the types of healthy social relationships that are critical for individuals to possess as they age in place and find themselves no longer fully self-sufficient.



Profile: Volunteers of America Delaware Valley, Inc.

Project Name: Gibbstown II

Project Location: Gibbstown, Greenwich Twp., NJ

MF Regional Center: Northeast



Project Information:

- **Total Units:** 55 (55 PRAC, 0 Other)
- **Total Development Cost:** \$14,746,175
- **Capital Advance:** \$6,885,740
- **One-year PRAC Assistance:** \$498,465
- **Other Source Types:** Permanent Loan; 4% Federal LIHTC Equity; Deferred Developer Fees; Owner Equity

Project Description and Highlights:

Gibbstown Phase II (also referred to as Homestead at Harmony, Phase II), is the construction of 55 affordable senior apartments on Harmony Road in Greenwich Township, New Jersey. The new building will be adjacent to an existing affordable 60-unit senior development that was built in 2002 with Section 202 funding from HUD. The wood-framed three-story building will contain one over-sized elevator and stairwells for access to ground level services and building egress. The building design incorporates many enhanced livability design standards to help senior residents with varying levels of health needs to live independently and age in place.



Profile: Washington County Association for Retarded Citizens

Project Name: St. Croix Apartments

Project Location: Calais, ME

MF Regional Center: Northeast

Project Information:

- **Total Units:** 26 (26 PRAC, 0 Other)
- **Total Development Cost:** \$3,806,596
- **Capital Advance:** \$2,983,010
- **One-year PRAC Assistance:** \$255,138
- **Other Source Types:** Federal Home Loan Bank AHP Grant, deferred developer fee, owner equity and cash contribution



Project Description and Highlights: St. Croix Apartments was closed in 2016, but the sponsor has maintained the building, and the return of 26 units to this town of under 3,000 people will have a major impact on affordable housing availability. The proposed rehabilitation includes updated design to support residents' aging in place, expenditures for previously deferred maintenance, and changes to reduce operating expenses and extend project longevity. For example, a grid-tied solar electric system is expected to reduce energy costs by 30% or greater. Residents will enjoy river views from their units, a walking trail, free wi-fi access, and Apple Watches that serve as an emergency call system and automatically detect falls.

