

# **Fenway Manor Apartments**

2016 Low Income Housing Tax Credit Proposal



City: CLEVELAND
County: CUYAHOGA

### **Project Narrative**

Fenway Manor Apartments ("Fenway" or, the "Property") is a 144-unit (143 Section 8, plus 1 employee unit), elderly housing property located at 1986 Stokes Boulevard on University Circle in Cleveland, Ohio. The Property is a 13-story building constructed as a residence hotel in 1922 23.

Fenway was converted to affordable housing in 1976 and was initially regulated under a LMSA Housing Assistance Payment Contract and a FHA-insured Section 221d3 mortgage. The Property subsequently went through the HUD Portfolio Reengineering Demonstration program in 1998. The property is at-risk of losing its affordability restrictions; the HAP contract term is one year and has been renewed annually by its current owner. The Use Agreement expires in August, 2018.

The Sponsors are proposing to complete a \$39MM+ transaction, which includes investing more than \$20MM in the historic renovation of the Property. Key components of the renovation include:

- New mechanical, electrical and plumbing systems, including high efficiency HVAC systems for building heating and cooling
- Installation of fire suppression systems to meet current buildings codes
- Full compliance with UFAS and ADA requirements
- New energy star rated appliances and low flow plumbing fixtures
- Updated unit finishes

The proposed development will also result in the property securing a new 20-year HAP contract and extending the affordable housing use restrictions for an additional 30 years.

## **Project Information**

Pool: Non-Competitive 4% LIHTCs

Construction Type: Rehabilitation Population: Seniors Building Type: High Rise

Address: 1986 Stokes Blvd

City, State Zip: Cleveland, Ohio 41106-2270

Census Tract: #1187

## Ownership Information

Ownership Entity: Fenway Manor Preservation Associates LLC

Majority Member: Orlean-Renewal Fenway Manor LLC

Minority Member: NA
Syndicator or Investor: TBD
Non-Profit: NA

### **Development Team**

**Developer:** Renewal Development Associates, LLC

Phone: 207-774-5341

Street Address: Three Canal Plaza, Suite 501

City, State, Zip: Portland, ME 04101
General Contractor: Drake Construction Co.
Management Co: ABC Management

Syndicator: TBD

Architect: City Architecture



Affordable Monthly Square to what Occupied by Tenant Paid Rental Maximum UNITS Bathrooms AMGI? what AMGI? **Gross Rents** Utilities Rental Subsidy Net Rent **Gross Rent** Bedrooms Footage Income 35% \$ 1,100 \$ 13,200 \$ 434 12 1 1 583 35% \$200 \$59 \$959 1 1 583 50% 50% \$200 \$59 \$959 1,100 \$ 50,600 \$ 620 46 60% 60% \$59 \$ 1,100 67,100 \$ 744 61 1 1 583 \$200 \$959 \$ \$ 520 3 2 1 868 35% 35% \$200 \$76 \$1,401 1,525 4,575 \$ 7 2 1 868 50% 50% \$200 \$76 \$1,401 \$ 1,525 \$ 10,675 \$ 743 14 2 868 60% 60% \$200 \$76 \$1,401 \$ 1,525 \$ 21,350 \$ 891 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% \$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

Financing Sources		
Construction Financing	•	
Construction Loan:	\$	14,000,000
Tax Credit Equity:	\$	11,561,708
Historic tax Credits:	\$	8,784,950
Deferred Developer Fee:	\$	2,000,000
HDAP:	\$	1,000,000
Other Sources:	\$	2,565,000
Total Const. Financing:	\$	39,911,658
Permanent Financing		
Permanent Mortgages:	\$	14,000,000
Tax Credit Equity:	\$	11,614,000
Historic tax Credits:	\$	6,680,000
Deferred Developer Fee:	\$	3,271,408
HDAP:	\$	1,000,000
Other Soft Debt:	\$	2,575,000
Other Financing:	\$	771,250
Total Perm. Financing:	\$	39,911,658

0

0

0

0

143

0

0

0

0

0

0

0

0

0

0

0

0

0%

0%

0%

0%

Housing Credit Request					
Net Credit Request: 1,185,23					
10 YR Total:			11,852,357		
Development Budget		Total	Per Unit:		
Acquisition:	\$	3,180,000	\$	22,238	
Predevelopment:	\$	930,000	\$	6,503	
Site Development:	\$	360,000	\$	2,517	
Hard Construction:	\$	24,719,059	\$	172,861	
Interim Costs/Finance:	\$	2,043,685	\$	14,292	
Professional Fees:	\$	7,420,000	\$	51,888	
Compliance Costs:	\$	213,914	\$	1,496	
Reserves:	\$	1,045,000	\$	7,308	
Total Project Costs:	\$	39,911,658	\$	279,103	
Operating Expenses		Total	Per Unit		
Annual Op. Expenses	\$	1,052,052	\$	7,357	

\$0

\$0

\$0

\$0

\$

\$

\$

\$

\$

\$

\$

\$

\$ 167,500

- \$

- \$

- \$

- \$