

There's ordinary housing. There's accessible housing.
Then there's **maximum accessible housing.**



New Circle Vistas

University Circle
Cleveland, Ohio



Maximum Accessible Housing of Ohio • 11607 Euclid Avenue, Cleveland, OH 44106 • 216.231.7221

Maximum Accessible Housing of Ohio

Maximum Accessible Housing of Ohio (MAHO) was formed in 1981 to address the need for accessible, affordable housing for people with physical mobility disabilities. Until 2007, the organization was known as Maximum Independent Living (MIL). The name was changed to reflect the focus on accessibility and housing. The mission of MAHO is to develop and/or facilitate options in housing for people with physical disabilities.

From 1981 to 1998, MAHO focused its efforts on developing apartment projects in Northeast Ohio specifically designed to give people with mobility disabilities the opportunity to live on their own. The results were five fully accessible apartment communities in Cuyahoga, Lake, and Lorain Counties that enable more than 150 people with mobility disabilities to live life to the fullest. Without MAHO's Vistas Apartments, many of the tenants would likely be living in an institution or in housing that is neither accessible nor affordable. MAHO continues to own and operate these communities.

In 1998, MAHO shifted focus to a leadership role in advocacy and education around accessible housing. MAHO decided to call this initiative the Accessible Housing Resource Center (AHRC). There have been multiple successes. MAHO has provided training on accessible housing to hundreds of people and organizations; a number of them have started to regularly use accessibility features. Collaboratively, MAHO was instrumental in starting the successful on-line searchable affordable housing database known as housingcleveland.org. MAHO serves on numerous advisory committees on local, state, and federal levels.

Although MAHO works successfully with many other agencies both in the disability and housing fields, MAHO is the only agency that focuses on accessible housing. This enables MAHO to get the disability agencies to think about housing and the housing agencies to think about people with disabilities. Twenty-seven years of focusing on accessible housing have made MAHO the leader in this area in the state of Ohio. The New Circle Vistas project is a way to take full advantage of this expertise.



MAHO tenant entering her accessible apartment building.

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New Circle Vistas Development and Financing

MAHO has developed a top-notch development team for New Circle Vistas. Enterprise Community Partners has extensive experience in housing development and will be the tax credit syndicator. Forest City Capital is providing consulting services and will also be the mortgage lender for New Circle Vistas. City Architecture, the leader in the Cleveland area in affordable housing, is the architect and Levine Architecture and Design is working as the accessibility consultant. The General Contractor, Testa Builders, has worked with MAHO on previous projects and has a history of dealing with HUD and affordable housing. The process is being managed by MAHO's own accessibility expert and Executive Director, Steve Hansler. The development team is working collaboratively and effectively.

The project is now at a place where we need to complete the design details and finalize the numbers. We have sources for \$5.5 million of the \$6 million needed for construction costs. As with most housing development these days, the financing is complicated and layered. Primary sources include the net proceeds of refinancing the existing mortgage, payment by Case for the existing building, housing tax credits through the State of Ohio as well as additional Housing Development Assistance Program dollars, and funds from the City of Cleveland Housing Trust Fund. Once the project is open, contract rent payments will fund the building operations.

Capital Costs:

Land	\$150,000
Architect	\$197,000
Construction Interest	\$165,508
Taxes and Insurance	\$78,000
Professional Fees	\$167,500
Personal Property and Contingency	\$225,000
<i>Accessibility and Green Improvements</i>	<i>\$500,000</i>
Contractor Costs	\$4,482,379
Total	\$5,965,387

Sources:

Case Western Reserve University	\$1,250,000
Cleveland Housing Trust Fund 2007	\$450,000
Mortgage Refinancing Net	\$1,723,185
Ohio HDAP	\$250,000
Tax Credit Equity Net	\$1,642,202
Cleveland Housing Trust Fund 2008	\$150,000
Total	\$5,465,387

Capital Campaign Funds Needed	\$500,000
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Accessibility improvements and green upgrades are the additional costs related to making the building a model of accessibility and meeting green building requirements. These upgrades will improve the daily lives of Circle Vistas tenants. They also include the costs associated with having the demonstration unit/ conference area to do training.

Sample unit costs of selected kitchen improvements vs. standard features

Community Support for New Circle Vistas

The support of the community and, even more so, the support of the current tenants of Circle Vistas has been an essential part of the process of developing New Circle Vistas. The comments below are examples of the wide-ranging support we have received from all parts of the community.

The tenants have also been involved since early in the process in the design of the new building. After all, they are the ones who will live there. There have been regular tenant meetings with the architects. When HUD requested that the current tenants submit comments, 20 residents sent letters—all enthusiastically supportive of the project. Tenants will continue to be involved as the design is finalized.

“Living at Circle Vistas has been a blessing for me, but knowing I will be living in a new, fully accessible building is a dream come true and long overdue. It is a wonderful feeling knowing tenants, myself included, had input in designing a state-of-the-art, fully accessible building.”
Circle Vistas tenant Trustee Donna

“The New Circle Vistas project will have significant benefits for the City of Cleveland and all parties involved. **Your tenants will have a new, more liveable residence that will fully meet current accessibility standards.** Your agency will achieve significant operating cost savings by incorporating energy efficiency and sustainability into the new building’s design and materials. **We welcome this new effort** to better serve your residents through the construction of the New Circle Vistas project.”
Cleveland Mayor Frank G. Jackson

“I’ve been proud to call Circle Vistas my home. By proceeding with this project, not only do you better our lives, but give us all a new beginning.”
Circle Vistas tenant Greg

“Although the present building has basic accessibility, I know the new building will be fully accessible. The best accessible housing is necessary and desirable in order for disabled persons to live independently. The new building will be a significant improvement over the current one.” *Circle Vistas tenant Annette*

“It is clear the existing Circle Vistas is an aging property that does not adequately provide contemporary accessibility features that are so critically necessary. The replacement site is immediately adjacent to the existing site and will **continue to enable current and future tenants to benefit from the high quality of life** and access to world class health care that the University Circle area offers.” *United State Senator Sherrod Brown*

“As my disability gets worse, I am going to need more accessibility and a better building.”
Circle Vistas tenant Erik

“I am writing to give my support for the proposed New Circle Vistas project that Maximum Accessible Housing of Ohio is developing in my ward. **This project is one of those that will benefit everyone involved.**” *Kevin Conwell, Cleveland Councilman*

“Case Western Reserve University is extremely supportive of the proposed New Circle Vistas effort to construct a new, accessible and efficient building as **an important part** of the University Arts and Retail District.” *Russell Berusch, Vice President, Case Western Reserve University*

New Circle Vistas: A Golden Opportunity

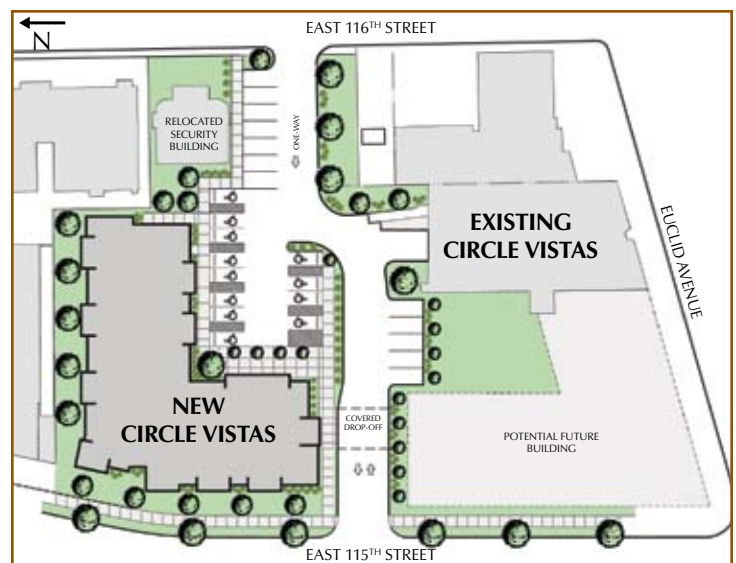
The New Circle Vistas project is an opportunity to take advantage of a rare set of circumstances. The end results will be the preservation of accessible, affordable housing for people with physical mobility disabilities, the creation of a new building that is a model of accessible housing with an accessible housing training suite, and a step toward the revitalization of eastern University Circle. This project is a win-win-win proposition.

In 1984, when MAHO renovated an old furniture warehouse into Circle Vistas Apartments, it was the first apartment community in Northeast Ohio specifically designed to allow people with mobility disabilities to live independently. A quarter century later, the building and the accessibility features are becoming obsolete.

The existing building is relatively expensive to operate and would require ongoing major costs to sustain it for the years to come. All units are heated by costly electric baseboard heating. Masonry work, the roof, and hot water tanks will need ongoing repair and replacement. There are also accessibility problems, including a short incline at the entrance to the small shower stalls, no central air conditioning, and support beams in some units that create barriers to residents who use wheelchairs.

MAHO is committed to making this project a model of accessible housing which means that accessibility improvements will be included in all of the units and in common areas. The tenants of Circle Vistas are excited about and supportive of New Circle Vistas, embracing the opportunity to live in a new, modern, sustainable, green building with outstanding accessibility. New Circle Vistas will be a 36-unit, four-story apartment building (same number of units as the existing building).

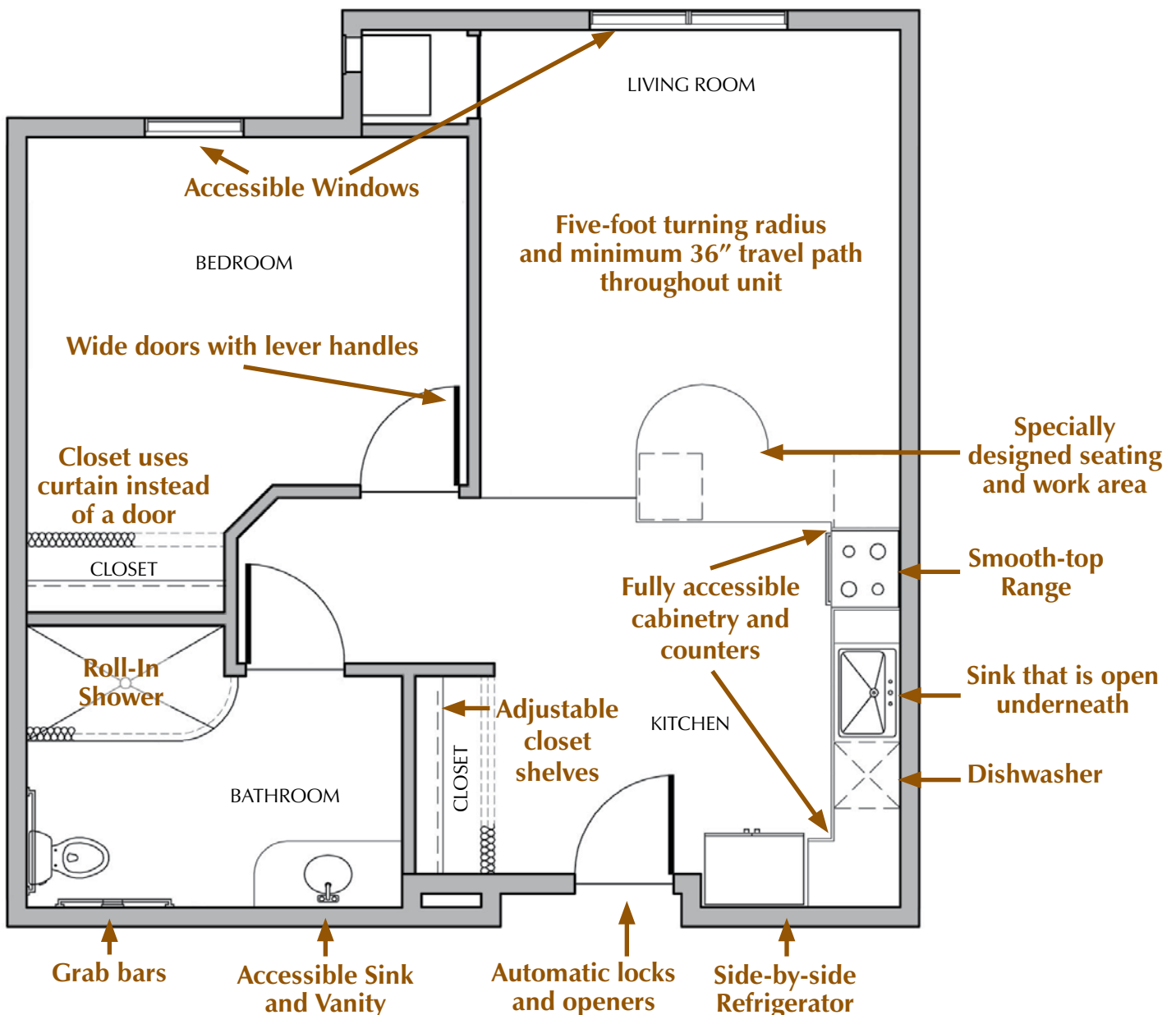
Moving to New Circle Vistas is also a key component of the development of the University Arts and Retail District, which is bringing new housing, retail, and cultural institutions to Euclid Avenue on the eastern half of University Circle. As shown above, Case Western Reserve University will sell MAHO land just north of the existing building on which to build the new project. Case will purchase the existing Circle Vistas and land when the new building is complete and the tenants have moved in. Not only will the Circle Vistas tenants have a new building to live in, they will also be able to enjoy living in a revitalized community.



New Circle Vistas will occupy land fronting on East 115th Street immediately north of the current Circle Vistas site.

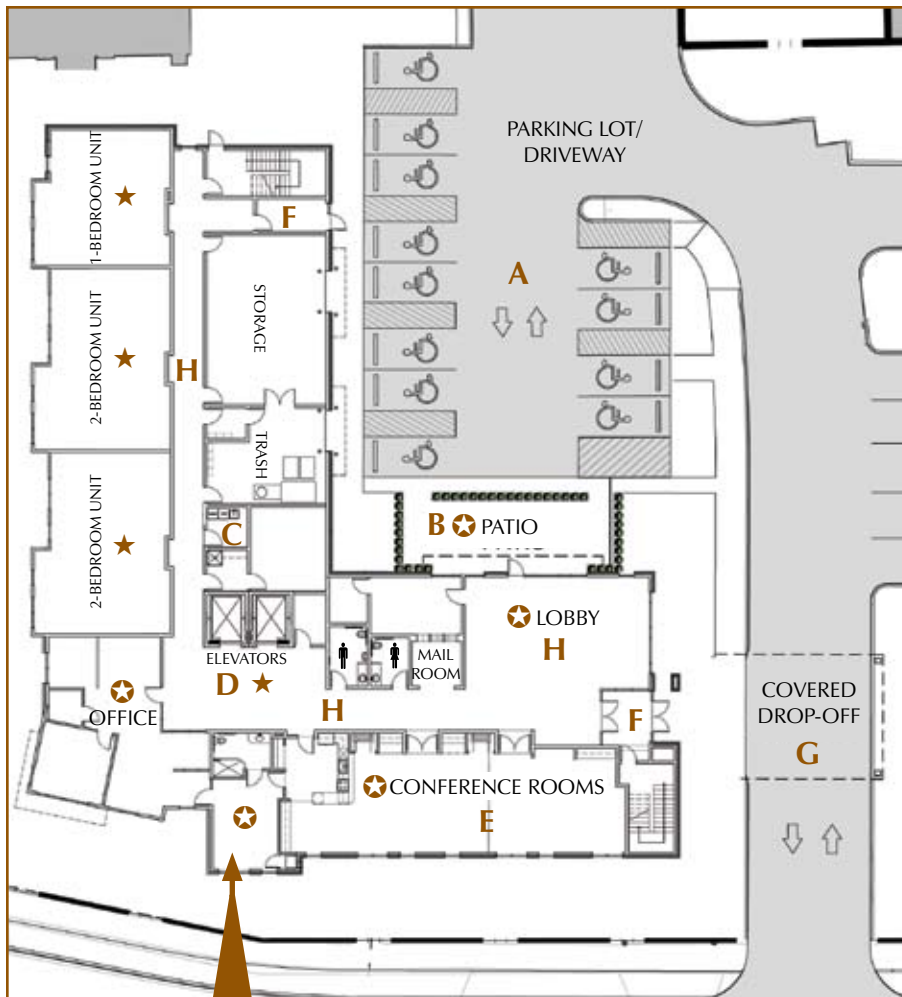
Accessibility Improvements at New Circle Vistas

New Circle Vistas will offer its tenants state-of-the-art accessibility features that will enable them to function as well as they can given their disabilities. The drawing below of a typical one-bedroom unit illustrates some of the accessibility improvements planned for New Circle Vistas. This illustration is not a comprehensive list of accessibility improvements. Other features planned include: flooring that is easy to roll on; lower light switches and controls; raised electrical outlets; easy-to-use cabinet pulls; pull-out cabinet shelving; and all of the other means on achieving accessibility that MAHO has learned.



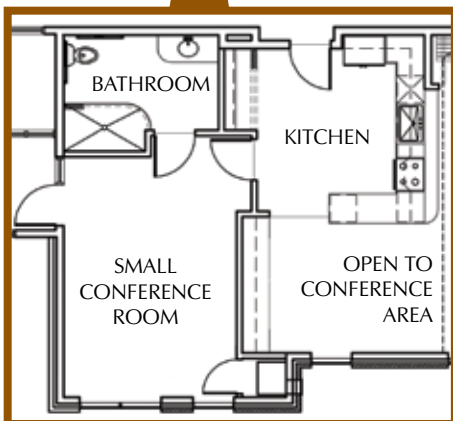
A Model of Accessible Housing: Site and Building

Accessibility improvements are important in the design of the site and the common areas of the building. The plans below illustrate a number of these important features, as well as highlight one of the features that make this building unique, the Accessible Housing Training Suite.



- A** Wheelchair accessible parking spaces close to entrances
- B** Landscaped patio featuring a covered porch and an accessible picnic and barbecue area
- C** Laundry room on each floor with front-loading washers and dryers
- D** Centrally-located elevators with easy access to all units, mail room, offices, etc.
- E** Conference Rooms will be used in conjunction with the Training Suite as well as for community events, meetings, and tenant gatherings
- F** Automatic door openers, including special card readers, give tenants easy access to the building
- G** Covered drop-off which enables tenants to stay dry during the time it takes to transfer in or out of accessible transportation
- H** Wide hallways and lobbies make it easy for tenants using wheelchairs to move around and to gather
- ⊛ Naming opportunities available
- ★ Sponsorship opportunities available

Information about Naming and Sponsorship Opportunities are available elsewhere in this packet, or at www.mahohio.org, or by calling Steve or Beth at 216.231.0990.



Accessible Housing Resource Center & Training Suite

Another exciting part of New Circle Vistas is the Training Suite, part of an actual home for our Accessible Housing Resource Center. The suite will adjoin the conference space and be a place to provide training on accessible housing, universal design, and visitability. MAHO will have—for the first time—a place in which to provide the much-needed training that will help people with disabilities, including aging baby boomers, access the information they need to stay in their homes. The Accessible Housing Training Suite will feature the same accessibility as in the apartments and will have other examples of accessibility features.

New Circle Vistas Needs Your Support

The dictionary defines maximum as meaning “the best possible.” Maximum has always been the first word in our name from when we started 27 years ago as Maximum Independent Living and now that we have changed it to Maximum Accessible Housing of Ohio. Simply put, the New Circle Vistas project will be “the best possible accessible housing.”

Due to a fortunate set of circumstances, ones that are unlikely to ever happen again, MAHO is in a position to make this project happen. With a willing buyer for the existing building because of the development of the University Arts and Retail District, changes in HUD regulations, renewed interest in accessible housing, etc., the stars have aligned for us. The last star we need to align is the final \$500,000 in a \$6 million project. Most Capital Campaigns start at or near zero. This project has over 90% of the funds needed.

With your help, in 2010, Cleveland will have something no place else in the country has: an apartment building that is a model of accessible housing, meets green building standards, and also has an accessible housing training suite. The University Circle area has a number of institutions that are jewels in their field. Maximum Accessible Housing of Ohio is much smaller than most of them yet New Circle Vistas will be a crown jewel in the field of accessible housing.

We hope that you will consider a maximum donation to this effort.

Naming rights for the entire New Circle Vistas building are available for \$500,000.

Naming Opportunities

Accessible Housing Training Suite \$125,000

A model of accessible housing that will be used to educate the community for years to come.

Conference Rooms \$75,000 per room

These two rooms will be used with the Training Suite and for community events, meetings, and tenant gatherings.

Patio \$50,000

This landscaped area features a covered porch and an accessible picnic and barbecue space.

Lobby \$50,000

The large lobby is the focal point of the main building entry and a comfortable place for tenants to socialize.

Office Suite \$50,000

The main offices of Maximum Accessible Housing of Ohio will be located at New Circle Vistas.

Sponsorship Opportunities

The sponsor will be permanently honored adjacent to the sponsored location.

Elevator \$25,000

Two wheelchair accessible elevators are a necessity in a four-story building for people with mobility disabilities.

Elevator lobby \$25,000

Open space in front of the elevators on floors 2–4 will provide a safe, convenient place to wait for the elevators.

Two-bedroom unit \$10,000

The 14 two-bedroom units are for tenants with families or live-in aides. They will have the same accessibility features as the one-bedroom units.

One-bedroom unit \$5,000

All 22 one-bedroom units will have state-of-the-art accessibility features.

Donors who give \$1,000 or more will be recognized on a plaque to be dedicated at the grand opening of New Circle Vistas. All donors will be recognized on the MAHO Web site and newsletter.

Pledges for naming and sponsorship opportunities are payable over a period of up to three years. MAHO is pleased to discuss other ways to structure your gift to best meet the needs of you or your company. Please contact Steve Hansler, Executive Director.