



The Sanctuary at Brooklyn Center

Brooklyn Center, Minnesota

An NDC Affordable Housing Investment

Housing Development Type: New Construction of Assisted Living

Number of Housing Units: 158

NDC Equity Investment: \$7.6 Million

Total Development Cost: \$36.6 Million

Partners: SCA Properties

The Sanctuary at Brooklyn Center is a new construction of a 158-unit assisted living project on a 5-acre site in Brooklyn Center, MN. The development site is about 4 miles northwest of downtown Minneapolis. Of the 158 units, 130 are 1-bedroom, and the other 28 are studios set aside for residents requiring memory care. All units have access to convenient, on-site amenities to help residents live as fully and independently as possible. These amenities include: beauty salon and barber, community room with demonstration kitchen, fitness gym, library and technology center, movie theater, wellness suite and a fully equipped laundry room with complimentary washers and dryers. All Units are set aside for tenants whose income does not exceed 60% AMI.

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Cambridge House Apartments

Dayton, Ohio

An NDC Affordable Housing Investment

Housing Development Type: New Construction of Family Housing

Number of Housing Units: 45

NDC Equity Investment: \$3.6 Million

Total Development Cost: \$9.8 Million

Partners: Dublin Capital Group

Cambridge House Apartments is a 45 unit rehabilitation of an existing Section 8 development comprised of studio, one, and two-bedroom residences. The development, comprised of three buildings, were originally constructed in 1925 and previously rehabbed in 1974 under the HUD 236 program. The renovations were substantial and included upgrades of the apartment interiors as well as much needed exterior and system repairs including a new roof membrane, much needed tuckpointing, a new fire monitoring system and replacement of exterior doors.

Cambridge House Apartments serves the family population and all of the units qualify under the LIHTC program and are rented to households whose income does not exceed 30%, 50% 60% of the area median income. Additionally, the development operates under a new long term Section 8 contract so residents only pay up to 30% of their adjusted gross income toward their monthly rent. Construction and permanent financing was provided by Cedar Rapids Bank. In addition the development benefited from an OHFA equity bridge loan, an OHFA HDAP loan, and a soft note from County Corp.

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Center Village

Glastonbury, Connecticut

An NDC Affordable Housing Investment

Housing Development Type: Redevelopment of Senior Housing

Number of Housing Units: 72

NDC Equity Investment: \$5.2 Million

Total Development Cost: \$17.8 Million

Partners: The Housing Authority of Glastonbury

Center Village turned an existing 50 unit affordable elderly project consisting of efficiency and 1-bedroom units spread across nine buildings plus a community hall building into a 72 unit senior housing development. The expansion was achieved by a combination of renovation of six existing single-story, cottage-style buildings, demolition of 16 units and the community hall and new construction of 38 units in a three-story building. All units are one bedroom and serve seniors at 25%, 50% and 60% AMI with rents ranging from \$436 - \$1,025. The development is supported by 15 project based housing vouchers.

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Christopher Heights of Belchertown

Belchertown, Massachusetts

An NDC Affordable Housing Investment

Housing Development Type: New Construction of Assisted Living

Number of Housing Units: 83

NDC Equity Investment: \$4.5 Million

Total Development Cost: \$14.6 Million

Partners: The Grantham Group

Christopher Heights of Belchertown is an 83 unit, newly constructed assisted living rental project located on the campus of the former Belchertown State School. The three-story building offers single occupancy studio and one-bedroom units. 43 units target seniors earning up to 30% and 60% AMI. The remaining 40 units are set aside for private pay tenants. Community amenities include activity room, emergency call center, beauty salon, laundry facility, commercial kitchen with meals and dining service. Located in the Carriage Grove neighborhood, a mixed-use community that features walking paths, a common green, and is adjacent to the senior center. Residents of Christopher Heights of Belchertown also enjoy a nearby downtown with a town common along with many parks and scenic venues to explore.

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PROPOSED COURT STREET EXTERIOR ELEVATION
1/4"=1'-0"

Courtland Arms

An NDC Affordable Housing Project

New Britain, Connecticut

Housing Development Type: Historic Rehabilitation

Number of Housing Units: 24

NDC Equity Investment: \$3.1 Million

Total Development Cost: \$7.5 Million

Partners: Chrysalis Center, Inc.

Courtland Arms was an existing vacant historic 4-story building that has been rehabbed into 24 residential units, laundry room, management office and community spaces. The units serve 25%-60% AMI residents in addition to three 80% AMI units under the new income averaging rules. Built in 1925 as a multifamily apartment building, Courtland had been vacant since the mid-90's. Four of the units are set aside for Veterans and will receive rental assistance through The Shelter Plus Care Program.

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Florence Fay School Senior Apartments

Indianapolis, Indiana

An NDC Affordable Housing Investment

Housing Development Type: Rehabilitation/New Construction of Senior Housing

Number of Housing Units: 73

NDC Equity Investment: \$12.3 Million

Total Development Cost: \$13.5 Million

Partners: TWG Development, LLC

Florence Fay School Senior Apartments is the renovation of an iconic school building to fill an unmet need for senior housing in an aging neighborhood. Located in the Twin Aire neighborhood in Indianapolis, the development serves area seniors through the creation of 73 units of quality affordable housing in a centralized location. The rehabilitation converted the vacant Florence Fay School into housing through the creative reuse of the 65,203 square foot school along with 24,557 square feet of new construction. One hundred percent of the 73 units will be low income, handicapped accessible or adaptable, and serve seniors aged 62 and older. The completed community also features a reading room, community room, and the existing gym will serve as a recreational space for large gatherings. Less than a 2 block walk/bike ride to the Pleasant Run Greenway, perhaps no other affordable housing site in Indianapolis will be better connected to parks, recreation and fitness opportunities for tenants

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HKBBE Apartments

An NDC Affordable Housing Investment

Watertown, New York

Housing Development Type: Rehabilitation of Family and Senior Housing

Number of Housing Units: 262

NDC Equity Investment: \$16.3 Million

Total Development Cost: \$36.2 Million

Partners: Neighbors of Watertown

HKBBE Apartments was the acquisition and rehabilitation of 262 units of rental housing for families and seniors in Watertown, NY. The project consists of 5 separate historical buildings, 4 of which currently offer affordable housing units, and 1 that is vacant/abandoned which features a mix of affordable and market rate units as well as commercial space. The combined buildings contain 262 total apartments (15 newly constructed and 247 renovated), including twelve studio units, two hundred and forty-four 1-bedroom units, and six 2-bedroom units. The property includes 44 units set aside for families, while 218 units will serve seniors.

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Inn at City Hall and Kennebec Plaza

An NDC Affordable Housing Investment

Augusta, Maine

Housing Development Type: Redevelopment of Senior Housing

Number of Housing Units: 101

NDC Equity Investment: \$4.1 Million

Total Development Cost: \$14.6 Million

Partners: Housing Initiatives of New England (HINEC)

The purpose of this transaction is to combine 2 existing properties – Kennebec Plaza and Inn at City Hall into one partnership, and help leverage and preserve 101 senior housing units. Kennebec Plaza serves tenants 62 years and over with incomes 50% of AMI, 7 units are set aside for people of any age with disabilities. The Inn at City Hall provides 31 assisted living units for low income elderly individuals. Services provided to the seniors at this property are paid for through an annual subsidy funded through the State of Maine Department of Human Services.

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Judkins Junction

Seattle, Washington

An NDC Affordable Housing Investment

Housing Development Type: New Construction of Family Housing

Number of Housing Units: 74

NDC Equity Investment: \$10.4 Million

Total Development Cost: \$27.6 Million

Partners: Community House Mental Health Agency

Judkins Junction is the new construction of 74-unit multifamily housing located one mile east of downtown Seattle, WA. Its prime location in a walkable, mixed-use central city neighborhood puts it in close proximity to several transit lines and job centers, and it sits within a half mile of libraries, shops, schools, and city parks. The development contains 25 studio units, 31 one-bedrooms, and 18 two-bedrooms, which are outfitted with energy-star appliances and high-efficiency bathroom fixtures. All units are set aside for residents making 60% AMI, with some targeted at those making 50% AMI. The building's amenities include bike storage, a laundry facility, a sub-surface parking garage, and a rooftop deck with a community garden. Retail space will be available for lease on the ground floor, integrating this project perfectly into the mixed-use neighborhood sprouting up around it.

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Keystone Landing

An NDC Affordable Housing Investment

Memphis, Tennessee

Housing Development Type: Rehabilitation of Family Housing

Number of Housing Units: 150

NDC Equity Investment: \$5.3 Million

Total Development Cost: \$16.5 Million

Partners: Steele Properties

Keystone Landing is an affordable housing community in Northeast Memphis, TN, originally built in 1973. The property consists of twelve 2-story buildings as well as a 1-story community building. NDC partnered with Steele Properties to rehabilitate and update the development. The apartments continue to be available to renters making 60% AMI or less. The rehabilitation has upgraded both the interior and exterior of each of the community's 150 affordable apartments. Kitchens and bathrooms were refurbished, exterior catwalks removed, exterior lighting was added, and new HVAC equipment and water heaters were installed. In addition, eight of the apartments are now ADA accessible.

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Kimbark Apartments

An NDC Affordable Housing Investment

Longmont, Colorado

Housing Development Type: Rehabilitation of Family Housing

Number of Housing Units: 48

NDC Equity Investment: \$2.5 Million

Total Development Cost: \$7.8 Million

Partners: Thistle Communities

The Kimbark Apartment community was built in 1995, the housing development consists of 4 three-story apartment buildings containing six 2-bedroom and forty two 3-bedroom units. The rehabilitation increased resident satisfaction and included the replacement of roofs, all the siding, repairs to the parking lots and sidewalks, installation of new windows and sliding patio doors, updates to the kitchens and baths and replacing appliances. All plumbing through out the development has been upgraded and exterior lights were added for tenant safety. All units are set aside for families earning 50% of AMI.

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Kingsborough Apartments

An NDC Affordable Housing Investment

Gloversville, New York

Housing Development Type: Rehabilitation of Family Housing

Number of Housing Units: 40

NDC Equity Investment: \$6.9 Million

Total Development Cost: \$7.5 Million

Partners: Gloversville Housing Authority and Beacon Communities Development

Kingsborough Apartments was completed in partnership with The Gloversville Housing Authority. There is a great demand for affordable family housing in Fulton County, NY. The project consists of 1 five-story building, the building contains twelve 1-bedroom and twenty-eight 2-bedroom apartments. Eight units are targeted towards residents at 30% AMI, 30 units are set aside for residents with incomes up to 50% AMHI and 2 units are priced at market rate. The development receives some rental assistance through a HAP Contract directed to the 30% AMI units.

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Lawson Green

Scituate, Massachusetts

An NDC Affordable Housing Investment

Housing Development Type: New Construction of Senior Housing

Number of Housing Units: 30

NDC Equity Investment: \$5.4 Million

Total Development Cost: \$10.1 Million

Partners: The Grantham Group

Lawson Green Apartments is the new construction of 30 affordable housing apartments for seniors in which a minimum of 8 units are affordable to extremely low-income seniors (those earning less than 30% AMI). The remaining 22 units are affordable to seniors earning less than 60% of AMI. The Grantham Group, LLC lead this development in partnership with the Scituate Housing Authority who made surplus land available to The Grantham Group under a competitive RFP process to develop senior housing in their community. The building consist of approximately 28,800 square feet of living space and common areas including a first-floor community living room that opens to an outdoor patio area and adjoining walking paths. A second-floor multipurpose community room is specially designed to allow a local area supportive service provider to offer a broad array of elder care services to the residents. The building contains all one-bedroom units each equipped with a full kitchen, breakfast bar, dining/living room, walk-in closets and laundry.

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Liberty Place

An NDC Affordable Housing Investment

Clinton, Connecticut

Housing Development Type: New Construction of Family Housing

Number of Housing Units: 21

NDC Equity Investment: \$2.0 Million

Total Development Cost: \$7.3 Million

Partners: NeighborWorks New Horizons

Liberty Place is the new construction of affordable family housing serving individuals and families earning below 50% AMI. The housing development consists of nine 1-bedroom units and twelve 2-bedroom units. These apartments have energy efficient appliances, windows, doors, and insulation and includes sought-after amenities including oversized closets, large windows with abundant sunlight, resident controlled heating & central air conditioning, natural wood cabinets, and granite counter tops. The building itself features a fitness center, community center, off-street parking, laundry, elevator service, and on-site management.

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Lincoln Senior

An NDC Affordable Housing Investment

Lincoln County, Nevada

Housing Development Type: Rehabilitation of Senior Housing

Number of Housing Units: 52

NDC Equity Investment: \$2.3 Million

Total Development Cost: \$5.5 Million

Partners: Carefree Living Caliente and American Covenant Senior Housing Foundation Inc

Lincoln Senior is the rehabilitation of three senior housing communities in Lincoln County. Built in the late 1970s and early 1980s utilizing Rural Development financing, the one-story duplexes, though fully occupied with a waiting list, were in need of rehabilitation. Apartments were upgraded with new flooring, lighting and cabinetry, energy star appliances and restricted flow bathroom fixtures. State of the art heat pumps replaced baseboard heat and rooftop swamp coolers. Open parking lots were covered with structures serving as racking for solar panels and water saving xeriscaping replaced turf surrounding the units. All of the tenants in the property receive rental assistance through the USRDA.

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Line Lofts

Indianapolis, Indiana

An NDC Affordable Housing Investment

Housing Development Type: New Construction of Family Housing

Number of Housing Units: 63

NDC Equity Investment: \$9.3 Million

Total Development Cost: \$11.4 Million

Partners: TWG Development

Line Lofts is a new construction project located at the former Home Elevator building at 1142 Washington Street in Indianapolis Indiana. The project includes sixty-three two-bedroom, one-bathroom units of senior, affordable housing. The first floor also includes approximately 6,100 square feet for the new Visually Impaired Preschool Services (VIPS) - Family Resource Center along with space on the site for the VIPS Center playground. The project features thirteen units designed with visually impaired residents in mind. Thoughtful design features and amenities make this development one of a kind and include built-in Amazon Alexa, tactile markings, oversized elevator buttons, dog park, and dog washing stations for guide dogs.

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Mack Ashland II

An NDC Affordable Housing Investment

Detroit, Michigan

Housing Development Type: New Construction of Family Housing

Number of Housing Units: 28

NDC Equity Investment: \$7 Million

Total Development Cost: \$7.6 Million

Partners: Southwest Housing Corporation

Mack-Ashland II provides 28- units of affordable housing, in 14 townhome buildings. Residents of Mack-Ashland II have the benefit of living in a neighborhood central to retail, public transportation and public schools. The Mack-Ashland II homes are located within 50 to 500 feet from several public transit routes, from neighborhood retail centers, coffee shops, restaurants, grocery stores, banks, churches and parks. Each building has a full basement, landscaped yard and parking available on a side driveway. 8 of the units are set aside as permanent supportive housing, these units are available to residents who are chronically homeless, mentally ill, victims of domestic abuse, veterans and youth aging out of foster care. 5 units are set aside for families earning 40% AMI, 15 units are set aside for families earning 60% AMI. The supportive housing units benefit from housing vouchers provided by MSHDA.

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Market Street Lofts

An NDC Affordable Housing Investment

East Liverpool, Ohio

Housing Development Type: New Construction of Family Housing

Number of Housing Units: 45

NDC Equity Investment: \$8.4 Million

Total Development Cost: \$9.5 Million

Partners: Community Action Agency of Columbiana County & Miller Valentine

Market Street Lofts is located in the heart of downtown East Liverpool, OH, which is currently undergoing a massive economic revitalization effort. The development consists of a four-story, elevator serviced apartment community. The development was partially financed with LIHTC, all units are set aside for tenants earning up to 60% of AMI. This investment was the first family-oriented tax credit development in East Liverpool in over 15 years. The property contains one and two bedroom units with laundry located in the units.

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McGregor Senior Housing

An NDC Affordable Housing Investment

Cleveland, Ohio

Housing Development Type: New Construction of Assisted Living

Number of Housing Units: 90

NDC Equity Investment: \$3.4 Million

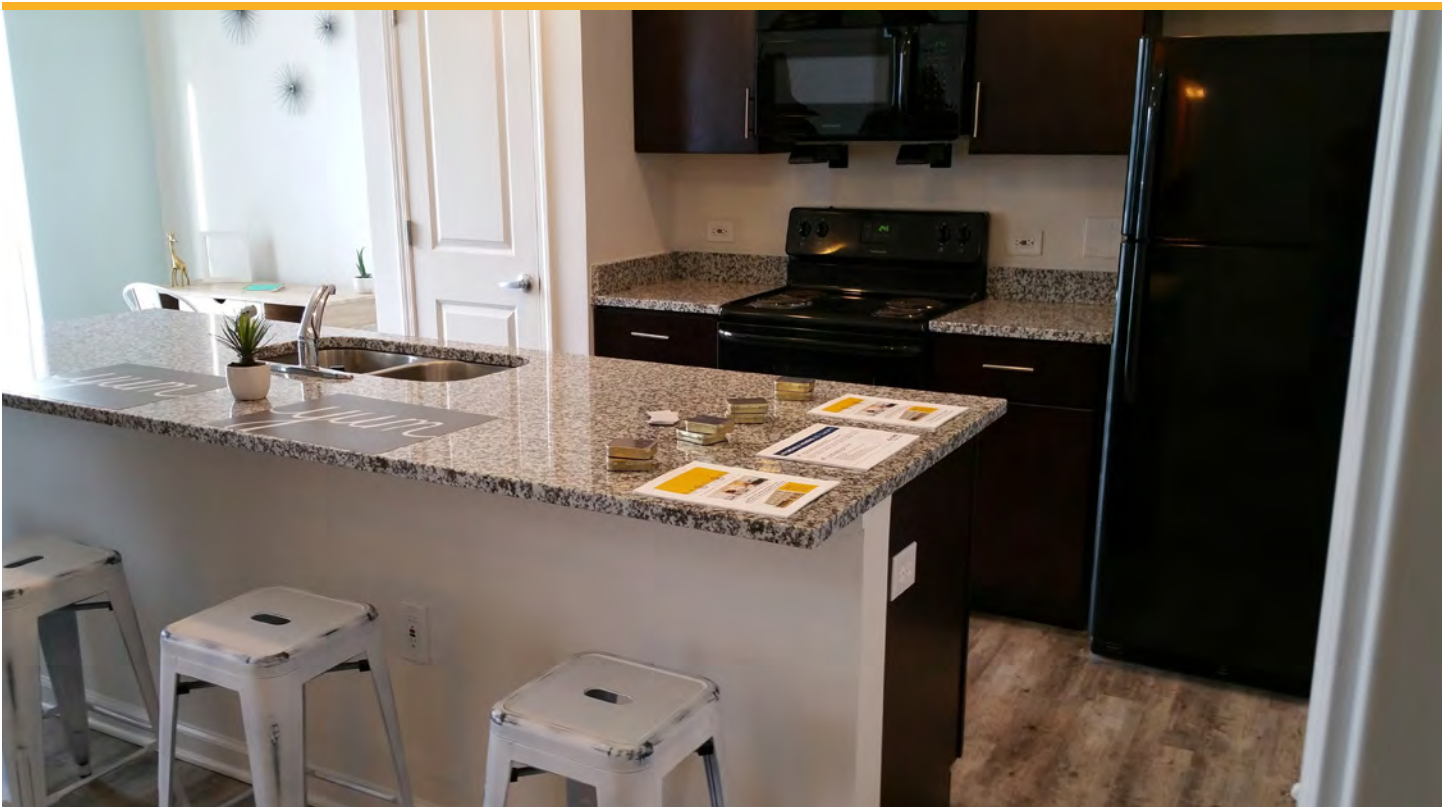
Total Development Cost: \$20.0 Million

Partners: McGregor Foundation & CHN Housing Partners

The McGregor Foundation has a long history of serving seniors on its current senior campus. Since its beginning over a century ago, the McGregor campus has evolved to offer services including assisted and independent living, rehabilitation, long term care, hospice services and respite for seniors. When completed, the new construction project will consist of 90 studio and 1-bedroom assisted living units. Fifty 50 units will be set aside for individuals whose income does not exceed 60% of Area Median Income.

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Monon Lofts

An NDC Affordable Housing Investment

Indianapolis, Indiana

Housing Development Type: New Construction of Family Housing

Number of Housing Units: 142

NDC Equity Investment: \$4.3 Million

Total Development Cost: \$18.3 Million

Partners: TWG Development, LLC

Monon Lofts is a 142 unit mixed income development and includes one and two bedroom units. The property offers tenants a direct link to the Monon Trail, with permanent bike racks to safely store bicycles and encourage green transit. While Indianapolis is seeing a surge of market rate housing in the luxury class, there remains a need for affordable and market rate apartments that are priced on the lower end of the market. While the affordable rents are in line with 50% and 60% AMIs, the market rate rents are offered at a 30% discount to market rate properties in the downtown core. Located along several bus routes and directly along the Monon Trail, this project is an opportunity to live on the downtown edge with real and easy access to downtown. The development targets workforce, seniors, and millennials with an option to live in quality housing near downtown that offers great transportation options and accessibility.

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Mulberry Street

Harrisburg, Pennsylvania

An NDC Affordable Housing Investment

Housing Development Type: New Construction of Family Housing

Number of Housing Units: 50

NDC Equity Investment: \$12.4 Million

Total Development Cost: \$13.4 Million

Partners: Miller Valentine & Harrisburg Housing Authority

Mulberry Street Properties involves the new construction of 50 units of affordable rental housing in Harrisburg, Pennsylvania. The 1-bedroom, 2-bedroom and 3-bedroom apartments are available to households with incomes that do not exceed 20%, 50% and 60% of the AMI. Notably, the units were developed at scattered infill sites within 500 feet of each other in a neighborhood targeted as a priority by the Harrisburg Redevelopment Authority. Dilapidated and abandoned buildings that occupy the sites were demolished prior to construction. Project amenities include on-site management, a 2,400 square foot community room, bike storage, elevator-serviced buildings (2), secure entry gate, and an on-site service coordination office. Parking is located below the residential units of two of the buildings, and covered parking secured by an entry gate is available at the third building.

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Patricia K

Seattle, Washington

An NDC Affordable Housing Investment

Housing Development Type: New Construction of Supportive Housing

Number of Housing Units: 52

NDC Equity Investment: \$11.4 Million

Total Development Cost: \$15.2 Million

Partners: Community House Mental Health Agency

Patricia K is the new construction of 52-unit housing one mile east of downtown Seattle, WA. It was developed in conjunction with Judkins Junction, another NDC project right next door, and in partnership with Seattle's Community House Mental Health Agency. The agency's headquarters is housed in the Patricia K building. The 300-square foot studio apartments are set aside for homeless Seattleites making 30-50% AMI. Because the project is home to Community House's headquarters, residents have access to a full array of services on site, including common meals, medication management and medical advice, and casual common space. Apartments are specially outfitted with furnishings suiting the needs of a population living with mental illness. The project sits in a walkable, transit-rich neighborhood with many community amenities. Parks, libraries, social services and shops are all within walking distance.

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Pendleton Place

An NDC Affordable Housing Investment

Memphis, Tennessee

Housing Development Type: Rehabilitation of Family Housing

Number of Housing Units: 120

NDC Equity Investment: \$5.1 Million

Total Development Cost: \$16.3 Million

Partners: Steele Properties

Pendleton Place was originally built in 1950 and the developer has upgraded both the interior and exterior of each of the community's 120 affordable apartments. Kitchens and bathrooms were renovated, new water heaters and new lighting were installed, and the buildings were re-wired to replace old copper wiring. Windows and doors were replaced, and a new playground was built. All units in the property will be affordable to those earning 60% of AMI or lower. A HUD Section 8 contract will cover all property units.

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Pomeroy Gardens

An NDC Affordable Housing Investment

Washington, D.C

Housing Development Type: Rehabilitation of Family Housing

Number of Housing Units: 60

NDC Equity Investment: \$3.5 Million

Total Development Cost: \$11.2 Million

Partners: Non-profit Community Development Corporation of Washington D.C (NPCDC)

Pomeroy Gardens is a 60- unit, family rental project located in Southeast Washington, D.C. The housing development originally opened in 1964 and consists of 5 buildings with 12 units in each building. The property contains two and three bedroom units affordable to families earning up to 60% of AMI. The buildings are 3-story, walk-up garden style apartments. The rehabilitation of this existing apartment complex includes upgraded unit amenities and significant upgrades to the security of the complex. The new security system is controlled by an internet-based intercom system, exterior lights were upgraded, and 20 surveillance cameras were installed throughout the property.

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Ponemah Mills (Phase I & II)

An NDC Affordable Housing Investment

Taftville, Connecticut

Housing Development Type: Historic Rehabilitation of Mixed Income Housing

Number of Housing Units: 237

NDC Equity Investment: \$20.3 Million

Total Development Cost: \$64.3 Million

Partners: OneKey, LLC

One of the largest cotton mills in the country is being transformed into a mixed income project, driven by affordable housing. The development will be completed in three phases. When complete, the entire 7.4-acre campus—consisting of 5 buildings for a total of 650,000sf—will include 314 residential units, a museum, a multi-media event space, community gathering space with a kitchen, a waterfront park, and fitness center. Phase I opened in 2018 with 116 residential units, including 60% affordable and 40% market rate in the first phase. The phase 2 is scheduled to be completed in 2019 and will include 121 residential units with a similar mix of affordable and market rate units.

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Pythian Manor

An NDC Affordable Housing Investment

Dallas, Texas

Housing Development Type: Rehabilitation of Senior Housing

Number of Housing Units: 76

NDC Equity Investment: \$3.7 Million

Total Development Cost: \$12.4 Million

Partners: Steele Properties & Multi-family Mission Ministries

Pythian Manor is a 76-unit rehabilitation of an existing senior rental project located in the southern part of Dallas, TX. The project was originally constructed in 1968 and consists of one, two story building. All of the units will be rented to households whose income does not exceed 60% AMI and 75 of the units are covered by a Section 8 HAP contract. The rehabilitation of the building will allow for the updates to be made to the interiors of the apartments including kitchen and bath renovations (new appliances, cabinets, countertops), new flooring in the units, ceiling fans, and new HVAC equipment. Additionally, five units will be converted to comply with ADA requirements. Exterior work will include a new roof, new exterior doors, painting, replacement of the boiler system, and repairs to the parking lot.

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Raleigh North and Millbank Court

Raleigh, North Carolina

An NDC Affordable Housing Investment

Housing Development Type: Rehabilitation of Family Housing

Number of Housing Units: 230

NDC Equity Investment: \$12.5 Million

Total Development Cost: \$33.7 Million

Partners: Steele Properties

Raleigh North and Milbank is a family rental community in Northeast Raleigh, NC, originally built in 1971. NDC is partnered with Steele Properties to rehabilitate and update the development. The development is well situated, less than 3 miles from Raleigh's city center, and has had strong occupancy rates historically, signaling its continued viability and marketability. The \$34 million development included comprehensive rehabilitation of both the interior and exterior of each of the community's 230 affordable apartments. Water damage was repaired, flooring replaced, new siding and trim was installed, and the community's parking lots and sidewalks were refurbished. A new laundry facility was constructed for residents, and the existing community space was renovated as well. The apartments continue to be available to renters making 60% AMI or less. A HUD Section 8 contract will be in place for 208 of the units at the property.

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Ravenswood Senior Living

An NDC Affordable Housing Investment

Chicago, Illinois

Housing Development Type: Adaptive Reuse for Senior Living

Number of Housing Units: 119

NDC Equity Investment: \$16.6 Million

Total Development Cost: \$81.6 Million

Partners: Evergreen Real Estate Group

The Ravenswood Senior Living development consisted of the adaptive reuse and substantial rehabilitation of the former 10-story Ravenswood Hospital. The property was also expanded thru the new construction of a 4-story wing attached to the existing building. Located on a 1-acre site north of downtown Chicago near Wrigley Field, Ravenswood Senior includes two separate senior facilities consisting of a 74 unit independent living component and a 119 unit supportive/assisted living component. The entire property includes studio and one-bedroom units serving seniors at 50% - 60% of AMI. Additionally, the project benefits from Project Based Vouchers on the 74 independent units provided by the Chicago Housing Authority. Ravenswood utilized the 4% LIHTC program, and project financing was made possible thru tax-exempt bonds issued by the Illinois Housing Development Authority (IHDA), subordinated debt from the Chicago Housing Authority, and an equity bridge loan from KeyBank.

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Rolling Hills

An NDC Affordable Housing Investment

Winston-Salem, North Carolina

Housing Development Type: Rehabilitation of Family Housing

Number of Housing Units: 110

NDC Equity Investment: \$4.3 Million

Total Development Cost: \$12.3 Million

Partners: Steele Properties

Rolling Hills has completed extensive exterior and interior renovations. This family community consists of six, 2-story brick buildings and located in close proximity to downtown Winston-Salem and in close proximity to shopping, dining and public transportation originally constructed in 1971. The newly renovated 1-, 2-, 3- and 4-bedroom apartments include new exterior siding, upgraded amenities including new community center with kitchen, playground and new laundry facilities. Security features were upgraded to include LED lighting, and security cameras. The units at the property will continue to be affordable to families earning 60% of AMI or less.

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Sand Point

Seattle, Washington

An NDC Affordable Housing Investment

Housing Development Type: Rehabilitation of Family Housing

Number of Housing Units: 77

NDC Equity Investment: \$6.4 Million

Total Development Cost: \$12.0 Million

Partners: Solid Ground Washington

Sand Point Family Housing consists of 77 total rental units for families at risk of homelessness. The first phase of the project included the renovation and re-syndication of 42 units in Santos Place, an existing 3-story transitional housing development. The other phase was the renovation of Sand Point Family Housing, 2 identical two-story buildings containing 27 units located immediately adjacent to Santos Place. Both Santos Place and Sand Point Housing have served the homeless community since 1999. All units are set aside for families- at risk of homelessness at 30% and 60% AMI.

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Shadyway Plaza Tower

Wichita, Kansas

An NDC Affordable Housing Investment

Housing Development Type: Rehabilitation of Senior Housing

Number of Housing Units: 100

NDC Equity Investment: \$4.2 Million

Total Development Cost: \$15.4 Million

Partners: Steele Properties

Shadyway Plaza Tower is an existing 100 unit senior rental property that underwent rehabilitation and continues to serve low income seniors in the community. The building was originally constructed in 1978 and was in need of general updating. The renovations included overall upgrades of the apartment interiors, including kitchen and bath renovations with new appliances, cabinets and countertops. There were also upgrades made to the common spaces and the community kitchen to make them ADA compliant. Exterior upgrades included new landscaping, improvements to the parking lot to accommodate ADA requirements, exterior painting and a new roof coating.

The development serves the elderly demographic population (62+) and all of the units qualify under the LIHTC program and are rented to households whose income does not exceed 60% of the area median income. Additionally, Shadyway Plaza Towers operates under a new HUD Section 8 HAP contract, so residents only pay up to 30% of their adjusted gross income for their monthly rent.

Steele Properties was the developer and managed the property through their affiliate company the Monroe Group. Steele takes great pride in transforming a project through the development process and not only works to improve the project, but the neighborhood. Construction and Permanent financing for Shadyway Plaza was provided by Keybank. The rehabilitation is scheduled to be completed in March 2021.

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Shiprock South

An NDC Affordable Housing Investment

Shiprock , New Mexico

Housing Development Type: Rehabilitation of Family Housing

Number of Housing Units: 255

NDC Equity Investment: \$7.1 Million

Total Development Cost: \$22.8 Million

Partners: Nonprofit Housing Corporation

Shiprock South is the new construction/rehabilitation of South Shiprock Houses and South Shiprock Apartments. The development is situated on land leased from the Navajo Nation and consists of 255 total units made up of 20 duplex apartments and 215 single family homes. In the early 2000's a water tower near the property developed an underground leak that went unnoticed for some years. The water seeped under the property, undermining the foundations of 9 of the project's apartments. The leak has long-since been repaired and the damaged units, which have been demolished, were rebuilt as part of this renovation. The new construction also included a new community building that houses the management office and laundry facility. Individual unit renovations included installation of energy efficient windows, lighting and heating and evaporative cooling units. Common area improvements included new asphalt and concrete, painting and landscaping and drainage system upgrades.

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South Haven Woods

Bedford, Ohio

An NDC Affordable Housing Investment

Housing Development Type: Rehabilitation of Senior Housing

Number of Housing Units: 60

NDC Equity Investment: \$2.3 Million

Total Development Cost: \$6.5 Million

Partners: United Church Homes, Inc.

South Haven Woods is a 60-unit senior rental project located in Bedford, OH (18 miles outside Cleveland) that originally opened in 1989. It has numerous amenities such as laundry facilities, an activity room, and a picnic area. Additionally, it has an on-site Service Coordinator who helps residents arrange meals, transportation, case management counseling, exercise therapy, and more. This \$6 million rehabilitation project updated the building's facilities and amenities. Almost all of the building's studio units were converted into one-bedrooms, increasing their desirability and decreasing turnover rates. Kitchen cabinets and countertops were replaced, and the parking lot and sidewalks were repaired. All the units are set aside for households whose income does not exceed 60% of the AMI. All but one of the units (59) will be covered by a Project Based Rental Assistance Section 8 Contract.

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Square Manor

East Portland, Oregon

An NDC Affordable Housing Investment

Housing Development Type: Rehabilitation of Family Housing

Number of Housing Units: 101

NDC Equity Investment: \$4.9 Million

Total Development Cost: \$19.9 Million

Partners: Home Forward

Square Manor is the preservation of 101 units of affordable housing at Multnomah Manor and Gladstone Square. The properties are 4 miles apart from one another in East Portland. This financial transaction allowed for two developments to begin to operate as one using Private Placement Tax Exempt Bonds issued by Home Forward, 4% low income housing tax credits, local public funding commitments, and General Partner and Seller financing. Both properties are located in neighborhoods with the highest vulnerability to gentrification and displacement, as identified by the Portland Bureau of Planning and Sustainability. Multnomah Manor is comprised of 24 one-bedroom units, 18 two-bedroom units, 11 three-bedroom units for a total of 53 units of affordable housing. Gladstone Square is comprised of 30 two-bedroom units and 18 three-bedroom units for a total of 48 units of affordable housing. 19 units are set aside for households at 60% AMI, 58 units for households at 50% AMI, and 24 units for households at 30% AMI.

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St. Hedwig Senior Housing

An NDC Affordable Housing Investment

Toledo, Ohio

Housing Development Type: Adaptive Reuse and New Construction Senior Housing

Number of Housing Units: 38

NDC Equity Investment: \$11 Million

Total Development Cost: \$12 Million

Partners: United North & PIRHL Developers

St. Hedwig Senior Housing consists of 38 units for seniors in 2 buildings located in Toledo, OH. One building was the adaptive reuse of the former 3-story St. Hedwig School into housing units, with the other residential building being the new construction of an adjacent 3-story building on the same site. There are 30 1-bedroom units and 8 2-bedrooms, with unit sizes ranging from 819 sq. ft. to 1,063 sq. ft. 4 units are rented at 30% AMI, 19 units are rented at 50% AMI and 15 units are rented at 60% AMI. Project amenities include on-site management and on-site laundry facilities in the community building, along with a meeting space with a kitchenette. Ample parking for each unit, there is a resident storage area, elevators, a fitness center, community garden, and health/wellness programs are provided on site.

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St. Joseph's Commons

Cleveland, Ohio

An NDC Affordable Housing Investment

Housing Development Type: New Construction of Permanent Supportive Housing

Number of Housing Units: 68

NDC Equity Investment: \$9.5 Million

Total Development Cost: \$13.1 Million

Partners: Front Steps Housing and Services, Inc. & PIRHL Developers, LLC

St. Joseph's Commons consists of 68 total rental units of permanent supportive housing for individuals and families in a single building located in the historic Ohio City neighborhood of Cleveland. The project was awarded 9% Low Income Housing Tax Credits by the Ohio Housing Finance Agency. Located at 2254 West 25th Street, the newly constructed units replace an existing 60 unit shelter in the same neighborhood that has been operated by Front Steps Housing and has reached its effective useful life. The units are made available to homeless and formerly homeless individuals and follow the nationally recognized Housing First model. Rental assistance for the tenants is provided by several different housing voucher programs with rents targeted to 30%, 50%, and 60% AMI. Front Steps partnered with PIRHL Developers, LLC to develop and complete the project.

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St. Mary Place

New London, Connecticut

An NDC Affordable Housing Investment

Housing Development Type: Historic Renovation of Family Housing

Number of Housing Units: 20

NDC Equity Investment: \$3.1 Million

Total Development Cost: \$7.7 Million

Partners: The Connection Fund, Inc.

Saint Mary Place, located in New London County, CT, consists of a renovated historic elementary school into 20 units for families on approximately 2.87 acres of land. The project site includes Catholic Charities, the Saint Mary Star of the Sea Church and Rectory and the Covenant Shelter. The adaptive reuse of Saint Mary Place created 20 LIHTC units at 25% -60% AMI and construction includes preserving the exterior structure with minor modifications to the entrances. The basement of the building will be renovated to contain offices, community space and laundry rooms.

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The Bustop Apartments

An NDC Affordable Housing Investment

Boulder, Colorado

Housing Development Type: New Construction of Family Housing

Number of Housing Units: 53

NDC Equity Investment: \$3.8 Million

Total Development Cost: \$16.3 Million

Partners: Thistle Communities and BA Investments

The Bustop is the new construction of 53-units of affordable housing in Boulder, CO. Located in Boulder's NoBo Art District, a vibrant mixed-use neighborhood that has established itself as a hub for local artists. The Bustop was conceived, in part, to provide inexpensive housing for local NoBo artists. The development team worked with local community groups to ensure that The Bustop development supports and becomes part of the NoBo Community. To that end, the development itself will feature community art space with resident-coordinated events. It will contain ten studio apartments sized at 399 square feet, and 43 one-bedrooms at 518 square feet. All will be targeted to households at or below 60% AMI.

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Van Vista Plaza

Vancouver, Washington

An NDC Affordable Housing Investment

Housing Development Type: Renovation of Assisted Living

Number of Housing Units: 95

NDC Equity Investment: \$8.3 Million

Total Development Cost: \$27.9 Million

Partners: Vancouver Housing Authority

Van Vista Plaza was the renovation of a 95-unit 10-story building originally constructed in 1969 that serves the senior population of Vancouver, WA as both an assisted living and independent senior rental housing facility. It is owned and operated by the Housing Authority of the City of Vancouver (VHA). The property underwent an extensive renovation, the scope included updates to all living units, community space, building envelope updates and replacement of major mechanical systems. The project is 100% assisted living and targets low-income seniors age 65 and older who can no longer live independently and need help with daily living activities. This project includes Project-Based Vouchers which allows individuals well below the 60% AMI level to afford to live at the project, daily living expenses are supported by the Medicaid Waiver reimbursement program. While the services to the residents are optional, this development provides the same services and amenities found in market rate assisted living facilities, but at a much cheaper cost to the residents. Van Vista Plaza utilized the 4% LIHTC program as well as tax exempt bonds issued by the VHA.

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Vista View

St. Peter , Minnesota

An NDC Affordable Housing Investment

Housing Development Type: Rehabilitation of Family Housing

Number of Housing Units: 32

NDC Equity Investment: \$649 Thousand

Total Development Cost: \$2.5 Million

Partners: Mike Podawiltz

Vista View is the rehabilitation of existing family housing in St. Peter, MN originally built in 1999. There are 32 units, 2-bedroom and 3- bedroom townhouse units set aside for households with incomes under 60% of AMI. General upgrades were made to the units as well as the creation of additional community space including a playground and a tot lot for children. Each building has a coin-operated washer and dryer that is available to the tenants. Each unit also has a washer/dryer hookup. Every townhome has an attached garage, a particularly desirable feature for Minnesota winters.

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West Birch

Princeton, Minnesota

An NDC Affordable Housing Investment

Housing Development Type: Rehabilitation and New Construction of Family Housing

Number of Housing Units: 40

NDC Equity Investment: \$1.8 Million

Total Development Cost: \$5.1 Million

Partners: Central Minnesota Housing Partnership

West Birch is the rehab of an existing 24 unit affordable housing development as well as the new construction of 16 unit townhome units. Unit sizes are one, two, three and four bedrooms serving tenants that earn 50% and 60% AMI with rents ranging from \$666 – \$1,029. Central Minnesota Housing Partnership (CMHP) was the original developer when the 24 townhomes were built in 1998. In partnership with NDC, CMHP hopes to preserve this development to provide affordable family housing for many years to come. The new construction created additional community and recreational space including a community room with kitchen, 3 laundry rooms, onsite management, playgrounds and activity room.

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Wheat Street Towers

Atlanta, Georgia

An NDC Affordable Housing Investment

Housing Development Type: Rehabilitation of Senior Housing

Number of Housing Units: 208

NDC Equity Investment: \$8.8 Million

Total Development Cost: \$26 Million

Partners: The Benoit Group

Originally built in 1972, Wheat Street Towers is a 208-unit rehabilitation of an existing senior rental project located east of downtown Atlanta, GA. The 14-story building is located .2 miles from the Martin Luther King National Historic Park. All the 1-bedroom apartments are set aside for seniors (62+) whose income does not exceed 60% of the area median income. All of the units will be rented under a HUD Section 8 rent contract. The property also includes on-site management, a fitness center, computer lab, chapel, theatre and laundry facility.

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White Oak Estates

An NDC Affordable Housing Investment

Baxter, Minnesota

Housing Development Type: New Construction

Number of Housing Units: 40

NDC Equity Investment: \$2.7 Million

Total Development Cost: \$10.3 Million

Partners: Central Minnesota Housing Partnership

White Oak Estates was the new construction of 40 Low-Income Housing Tax Credit units consisting of one walk-up 20-unit building, and 2 townhome style buildings- containing 20 units. In addition to utilizing the 4% LIHTC program, the property benefits from long term tax exempt debt provide by Minnesota Housing. The project serves a combination of 30% -60% AMI individuals and families and includes, one, two, and three-bedroom units. Central Minnesota Housing Partnership (CMHP) was the developer and manages this project. A portion of the White Oak project provides support services to tenants suffering with severe and persistent mental illness issues and those services are provide by a local service partner, Nystrom and Associates. Targeted case management includes medication supervision, financial planning assistance and there is be a 24/7 front desk.

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Willow Grove

North Branch, Minnesota

An NDC Affordable Housing Investment

Housing Development Type: New Construction of Supportive Housing

Number of Housing Units: 20

NDC Equity Investment: \$1 Million

Total Development Cost: \$4.1 Million

Partners: Central Minnesota Housing Partnership

Willow Grove is the new construction of affordable housing targeted at individuals with severe and persistent mental illnesses. The Region 7E Adult Mental Health Initiative has worked closely with the Central Minnesota Housing Partnership to develop housing for this underserved population. The building is made up of 20 one-bedroom apartments, all of which will be occupied by single adults. This style of housing was chosen in order to give this population the privacy and space they need. All units will be priced at 30-50% AMI, and support services will be available on-site. The development is being modeled after similar developments in Owatonna and Winona, both south of the Twin Cities. These developments proved to be a great success at stabilizing people with severe and persistent mental illness – allowing them to find steady employment, go back to school, and even enroll in college.

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Windmill Ranch

Brighton, Colorado

An NDC Affordable Housing Investment

Housing Development Type: New Construction of Family Housing

Number of Housing Units: 96

NDC Equity Investment: \$7.3 Million

Total Development Cost: \$21 Million

Partners: Brighton Housing Authority & MJT Properties, Inc.

Windmill Ranch is the new construction of a 96-unit affordable housing in Brighton, CO, 20 miles outside of Denver. The garden-style apartments are designed for families, with 1, 2, and 3-bedroom apartments priced at 30-60% AMI. Solar panels were installed on the roof of each of the three apartment buildings. Individual units are outfitted with washers, dryers, Energy-Star rated appliances and private balconies. In addition, the project has a one-story clubhouse with a fitness center, community space, and free wi-fi. The Brighton Housing Authority will host career and college lunch seminars in the community space, and the complex's on-site manager will host events as well. The development is within easy walking distance of shops and transit links to downtown Denver and Denver International Airport.

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Windsor Manor

Marysville, Ohio

An NDC Affordable Housing Investment

Housing Development Type: New Construction of Senior Housing

Number of Housing Units: 32

NDC Equity Investment: \$6.2 Million

Total Development Cost: \$8.4 Million

Partners: Arbor Shoreline, Inc.

Windsor Manor East consists of 32 newly constructed units for low income seniors in Union County, Ohio. The project was developed on a campus with other senior housing to replace a prior housing development that had been destroyed by a fire in 2014. The project contains two units at 30% AMI, ten units at 50% AMI, and twenty units at 60% AMI. The property benefits from a HUD Section 8 as well as a HUD 811 rental assistance contract that help provide support for the operations. Units feature all of the niceties of a newly constructed building, including full kitchen appliances, tub/shower combinations with roll-in showers for handicap units, resilient surface flooring, and emergency call buttons. The property also has a community room for the residents, a laundry and fitness facility, a large patio area, and also has on-site management.

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YWCA Home at Last

Tacoma, Washington

An NDC Affordable Housing Investment

Housing Development Type: New Construction of Supportive Housing

Number of Housing Units: 54

NDC Equity Investment: \$12.2 Million

Total Development Cost: \$25.1 Million

Partners: YWCA Pierce County

YWCA Home at Last consists of 54 rental units of permanent supportive housing in a single building. The development was a new construction on a .65-acre lot located at 406 Broadway, which is located directly across the street from the YWCA's current headquarters facility. YWCA Home at Last contains a range of studio, one, two, and three-bedroom units at 30% and 50% AMI. The sponsor, YWCA Pierce County, has devoted over a century to creating opportunity and safety for adults and children in the greater Tacoma area. The organization serves over 15,000 adults and children annually, and this project, provides a full continuum of services, from crisis intervention to shelter and then permanent housing. This project completes this continuum by aligning the totality of the YWCA's residential services with the long-term stability needs of clients. Having a safe and affordable place to live, where there is time to rest and heal, and where clients can have a stable foundation from which to rebuild their lives after experiencing trauma is what this project provides to the organization and to the mission.

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