

The Community Development Committee held a meeting on **Monday, January 29th, 2024** beginning at 6:10 P.M.

Committee Members Present: Chair Mitchell, Stewart, Oswald, Armstrong Davis, Callahan, Schneider, Tollett, Siwierka, Cerra, Lipian

Administration and Department Heads Present: Mayor Brubaker, Safety Service Dir Pyanowski, Finance Dir Pileski, Asst Finance Dir Farrell, Law Dir Deery, Water Team Leader Jacob, Engineer Schneider, Asst Dir Calvert, Building Official Farkas, Community Development Dir Scott

1. Approval of the Community Development Mtg Minutes ~ January 8th 2024.
Mrs. Mitchell moved and Mr. Oswald second to approve the said meeting minutes.

2. The matter of a rezoning request for multiple parcels on Leona Street, between Midway Blvd. and 52nd Street for a senior Housing Development.

Referred By: McGregor Pace & CHN Housing Partners
(This matter was passed by Planning Commission on Jan. 18th)

Mayor Brubaker said this matter was approved at a Special Planning Commission Meeting on January 18th. McGregor Pace and CHN Housing Partners gave a presentation at that meeting and they are here this evening to make that same presentation. Provided this passes this committee this evening, he would ask it to be approved at the 2nd reading and Public Hearing.

The presenters this evening are; Ann Conn, President and CEO of McGregor Foundation, Laura Boustani, Vice President of External Affairs for CHN Housing Partners, Dave DiFrancesco, Principal with Hiti, DeFrancesco & Siebold Architects in Cleveland and Michael Bier, Senior Project Manager, CHN Housing Partners.

Ann Conn began saying that Cuyahoga County is the only county in Ohio that has the PACE program and Lorain County will be the second. McGregor has been around since 1877 changing the lives of Seniors throughout Northeast Ohio through residential care services. That care of needs from independent apartments through assisted living facilities. Currently, McGregor is the only PACE provider in the State of Ohio. They serve around 1,000 seniors a day. 670 of those individuals live in the community and a supported through the PACE program.

CHN Housing Partners is a non-profit and was founded in 1981. Their mission is to leverage the power of affordable stable housing to change lives and improve communities. Their focus operating principle is the power of a permanent address and to improve housing stability and home ownership opportunities. They serve 50,000 to 60,000 people annually and have helped 3,200 families become successful homeowners. They have more than three decades of experience in housing tax credits which is a specialized source of funding by the Ohio Housing Finance Agency which provides the ability to leverage private non-governmental funding to finance construction of long-term quality affordable housing.

They acquired New Sunrise Properties in 2023, over 200 units of housing. In the last 3 years they've received three low-income housing tax credit awards.

The slide showed 3 pictures of their PACE Program Centers in 3 different areas of Cuyahoga County. PACE stands for Program for All-inclusive Care for the Elderly. It's an insurance-based model for individuals who rely on Medicare and Medicaid to provide for their healthcare needs and their long-term supportive services. They coordinate services that are needed, both primary, acute and long-term care. The magic of the PACE care is the interdisciplinary team. Registered nurses and social workers are assigned to coordinate all of their care needs so they can remain in the community and independent as long as possible.

The entire presentation is attached to these meeting minutes as Exhibit 'A'.

Ms. Conn went on to say that the proposed is a 20,000 square foot building. About 2 acres would be the PACE Center and the housing component. They were awarded ARPA funds on December 15th and they have to be spent before December 31st, 2024. \$6.3 million dollars was awarded through this ARPA Grant. They are ready to break ground as soon as possible. Once they're up and running 30 to 50 individuals would be employed.

In addition to the PACE Center, CHN is partnering with McGregor on an application for a 70-unit senior independent living center. They will apply to the Ohio Housing Finance Agency which is due February 29th. This will consist of all 1-bedroom units with rent between \$500 - \$1100 which will include utilities. This development will be owned and managed by CHN. They are hoping to be awarded a housing tax credit and they will be seeking GAP Financing through OFA and a HUD 202 Capital Advance Fund to support the development totaling around 22.5 million.

Mr. DiFrancesco showed an aerial picture and other pictures of the sight, that is part of the presentation and attached to these meeting minutes. The site is currently multiple parcels. There is a proposed street that would run down the middle and they'll be working with the City and Planning Commission on getting that re-platted and consolidated for the proposed development. The PACE site is located closer to Leona Street and east on the property. The total combined development takes up approximately 50% of the property. Mostly the northern half of the site. PACE is a 9-5 Monday thru Friday operation and will have a little more traffic during the day as opposed to the senior living facility. They look forward to working with City Planning and zoning and Design Review to satisfy their requirements. The PACE Building is a one-story building approximately 19,000 square feet. The senior apartments will be a T-Shape 3-story building just over 60,000 square feet. It will be a flat roof structure to comply with zoning which currently limits height to 40 feet.

Mr. Oswald thanked everyone for the presentation and said he's happy they chose Elyria. He said he notices the half of the property that they will not be building on is wooded and he asked if they will be building on that?

Ms. Conn said that currently they do not have plans to develop the other side of that property.

Mrs. Davis asked how much of the property is adjoining to other people's properties that they have not acquired? Her concern is the traffic flow and hoping it would take onto Griswold Road so it would alleviate traffic issues on Leona.

Mr. DiFrancesco said they do abut parcels to the west, Pikewood Manor owns a majority of those and a few smaller parcels owned separately. There is a dedicated street that goes thru there called Perkins Street.

Ms. Conn said on average one of every two individuals living in those senior apartments have their own vehicles. There wouldn't be much traffic to and from the apartment complex. The traffic for PACE will enter near the area that is already developed with Lowe's on one side and PACE on the other, they won't be near residential properties.

Mr. DiFrancesco said currently Midway Blvd/50th Street does not go thru to Griswold. There used to be a single-family home that has been demolished and Pikewood Manor has probably been clearing that area for future development.

Mrs. Siwierka said she has concerns about 50th Street which was brought up at the PC Meeting, she feels that 50th Street will have to get paved and that's going to come back to the City. She asked if married couples are allowed? Does the spouse have to qualify meeting guidelines?

Ms. Conn said someone does not have to be part of the PACE program to live in the independent living apartments. And yes, they have married couples living together in one-bedroom apartments.

Mrs. Siwierka asked what the doctors will be credentialed through for the PACE facility?

Ms. Conn said they have 2 primary relationships thru University Hospital as well as Metro Hospital. They are looking to also work with Mercy as well as University. They will have 3 geriatricians and 9 nurse practitioners.

Mr. Schneider thanked them for choosing Elyria. He asked if there was a plan that Pikewood Manor would come out onto Griswold Road? And he asked what the completion time frame would be for both projects?

Building Official Farkas said in 2020 Pikewood Manor absorbed several properties and rezoned for future development. The intent was to build an access road for the residents that would tie into Griswold, but not a true road.

Ms. Conn said the goal for the PACE building would be, to be conservative, would be the end of the 1st quarter of 2024. The awards for the housing development are not completed until summer of 2024. They would break ground in the Spring of 2025 and it would be 12 months from that time.

Mrs. Siwierka asked if Earnest Street is a dedicated street or private.

Mr. Schneider said that is a private street and considered a paper street.

Law Dir Deery asked if Building Official Farkas has any comments to share.

Mr. Farkas said PC went well, this is complex, but it's easier from a zoning perspective. They are rezoning now due to the timeline and the next step is a replat due to the paper streets which may need to be vacated. Once they get an actual site plan of what's proposed, variances will be needed.

Chair Callahan said he received a call from a property owner; Charles Holtzman, he is unable to be here, but he has a representative here to speak on his behalf.

Shelly Holtzman Spieth, her father is Chuck Holtzman who owns 7-parcels northwest of the proposed development, which has been in their family for 80 years and is across from this property in question. They want to know if they decide to do something commercial with their property, will the water lines and sewer lines be there to be able to be hooked up? She's looking at Pikewood Manor and now they're going to add another structure in the area.

Engineer Schneider said there is a 16-inch water main on 50th Street as well as on Griswold Road. There is also sanitary sewer there as well. They haven't seen the final plans for the exact locations of sanitary sewer yet. There is a sanitary sewer located in front of the strip mall on Leona Street. There is limited storm water in this location. They would require retention for the new development.

Chair said if there are further technical questions those property owners could reach out to the Engineering Dept.

Law Dir Deery said the Public Hearing would tentatively be on the 2nd Council Meeting in February, Tuesday, February 20th and adjacent property owners will be notified.

Another speaker, Shawn Hopkins of Pikewood Manor wanted to reiterate that the City's dedicated street on Griswold goes pretty far back and there are other homeowners back there and they will need access to that. He also brought up the matter of semi-trucks, they will start breaking ground for the 127-unit expansion in March or April of this year. They are looking at repaving that road, but why would they do that for the benefit of this development? He feels the City of the developers should cover the cost of paving that road. The jersey barriers are there to stop people from illegal dumping, which was a problem in the past. He brought up the matter of security and will there be fencing?

Chair Callahan read the committee report:

Motion Made by Mr. Schneider and second by Mr. Oswald to authorize an ordinance for the 'said' rezoning request.

MOTION CARRIED COMMITTEE REPORT WRITTEN

Mr. Tollett called Finance to order at 6:45 for the JOINT Community Development and Finance Committee Meeting.

Motion moved by Mr. Schneider and seconded by Mr. Oswald to adjourn the Community Development portion of this evening's meeting at 7:00 P.M.

MOTION CARRIED

The evening's meetings continued with the Finance Committee Meeting which began at 7:05 P.M.

Respectfully Submitted by, 
Colleen Rosado, Secretary/Administrative Assistant

McGregor

CHN
Housing Partners



Elyria City Council Community Development Committee

Monday, January 29, 2024

Agenda

- Who is McGregor?
- Who is CHN Housing Partners?
- CHN in Lorain County
- CHN's Other Senior Developments
- What is PACE?
- The Elyria Development
 - *McGregor PACE Expansion and Elyria Senior Living*
- McGregor and CHN's Partnership
- Architectural plans from Hiti, DiFrancesco and Siebold
- Contacts

Who is McGregor?



With roots dating back to 1877, **McGregor is meeting the changing needs of Cleveland's seniors** throughout Northeast Ohio through residential care services, a community-based program that keeps people connected in the community, and our grant making Foundation.

McGregor

Who is McGregor? (cont.)

- McGregor provides services to more than 1,000 seniors daily both in residential living and in their own homes through the PACE (Program of All-inclusive Care for the Elderly) program.
- Over the last five years, McGregor has invested in bringing more living options within the local community. **In 2023, McGregor added 80 new 1-bedroom senior apartments to our campus in East Cleveland.**
- **In December 2023, McGregor opened a newly-renovated a 17,000 square foot PACE center in Brooklyn, Ohio near Ridge Park Square.**
- **In 2020, McGregor opened a new three-story, 90-unit Assisted Living residence as well as our newest PACE center, PACE at Forest Hill.**

Who Is CHN Housing Partners?



- Founded in 1981, CHN is a 501(c)(3) non-profit corporation headquartered in Cleveland now with operations in Lorain County as well as Detroit, Pittsburgh and Western New York.
- CHN's mission is to leverage the power of affordable, stable housing to change lives and improve communities. Our focus is on the “**Power of a Permanent Address**”.
- Partner to sister nonprofits, government entities, financial institutions and other like-minded institutions that seek to improve housing stability and homeownership opportunity.
- CHN serves over 50,000 annually, owns/manages 2,500 units, has developed nearly 7,000 homes, and has helped 3,200 families become successful homeowners.
- CHN has more than three decades of experience successfully utilizing Housing Tax Credits (HTC), a specialized funding source administered by the Ohio Housing Finance Agency (OHFA) that provides the ability to leverage private, non-governmental funding to finance the construction of long-term affordable housing.

CHN in Lorain County

- In 2023, CHN acquired New Sunrise Properties, a portfolio of over 200 units of housing, including scattered site duplexes, apartments, condominiums and single-family homes throughout Lorain County. CHN is working to rehabilitate portions of the portfolio to improve quality and preserve its affordability.
- CHN has received three tax credit awards in Lorain County:
 1. HTC award for Sunrise Neighborhood Living – A 36-unit preservation project spread across Lorain, Elyria and Carlisle Township.
 2. HTC award for Sunrise Homes – A 35-unit preservation project in Lorain.
 3. HTC award – A 62-unit PSH development in Lorain.
- CHN's lending arm, CHN Housing Capital, is expanding the Believe Mortgage™ to Lorain County. Launched in 2021, the Believe Mortgage™ is designed to make homeownership accessible to families through looking at the full financial picture of each applicant, rather than a snapshot of data.

CHN's Other Senior Developments



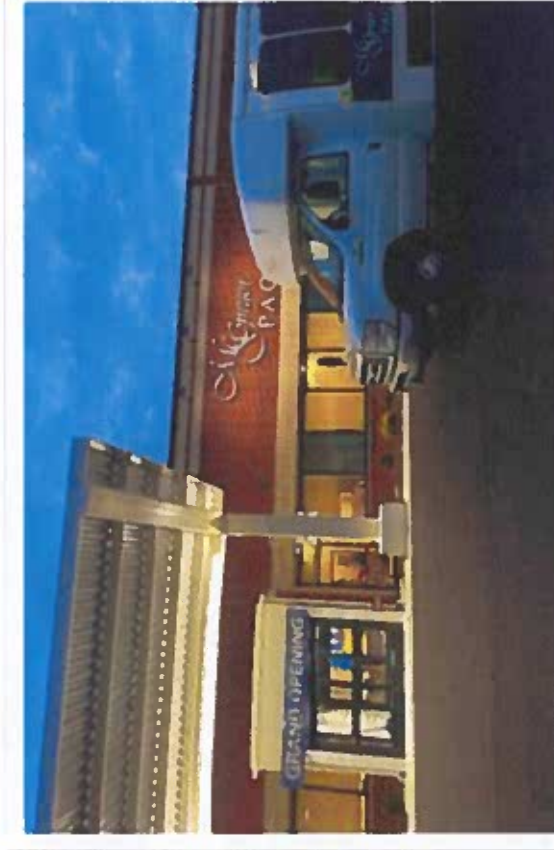
Hough Heritage
1860 97th Street
Serving 48 Seniors



Maple Park Place
16000 Maple Park Place Drive
Serving 60 Seniors

What is PACE?

McGregor PACE supports seniors in their home providing coordination of care by providing primary care, therapy, medication coordination, socialization, and other services to help seniors remain in the community.



What is PACE? (cont.)

“Program for the All-inclusive Care for the Elderly”

Coordinates and provides all preventive, primary, acute and long-term care services

Primary care delivered through three clinics

Interdisciplinary care management team meets daily

Regulated by Centers for Medicare and Medicaid Services (CMS) and Ohio Dept. of Aging (ODA)

The Elyria Development

There are two components to this development: McGregor PACE Center and Elyria Senior Living.

1. McGregor PACE Center:

- As part of a 2023 Ohio expansion process, McGregor was selected to expand PACE services into Lorain County.
- McGregor is working to purchase land to build a **20,000 square foot PACE Center** which will serve as the hub of the program throughout Lorain County. We have identified an 8-acre parcel, which is under a purchase agreement, where we hope to complete this development in 2024.
- **McGregor was also awarded \$6 million in American Rescue Plan Spending (ARPA)** funds from Ohio which must be spent no later than December 2024 on the capital project.
- Approximately **30 to 50 individuals will be employed by the center** depending on the number of seniors who are part of the program.

THE CHRONICLE

Two-part senior care center, housing project proposed in Elyria

THE MORNING JOURNAL

\$28M senior housing project in Elyria up for final approval

The Elyria Development (cont.)

There are **two components** to this development: McGregor PACE Center and Elyria Senior Living.

2. Elyria Senior Living:

- CHN and McGregor are preparing an application for an approximately **70-unit senior living development** for consideration for HTC through OHFA, to whom applications are due February 29, 2024.
- **The development will consist of all one-bedroom units with rents between \$500 and \$1,100, including utilities, with amenities including property-wide WiFi and services available through the neighboring McGregor PACE development.**
- The development will be owned and managed by CHN and co-developed by CHN and McGregor. In addition to HTC, the development team will be seeking OHFA gap financing funds and HUD 202 Capital Advance funds to support an **estimated development cost of \$22.5 million.**

McGregor and CHN's Partnerships

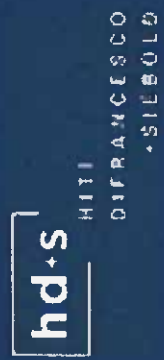
McGregor and CHN have partnered together on two developments, McGregor Senior Assisted Living and McGregor Senior Independent Living.

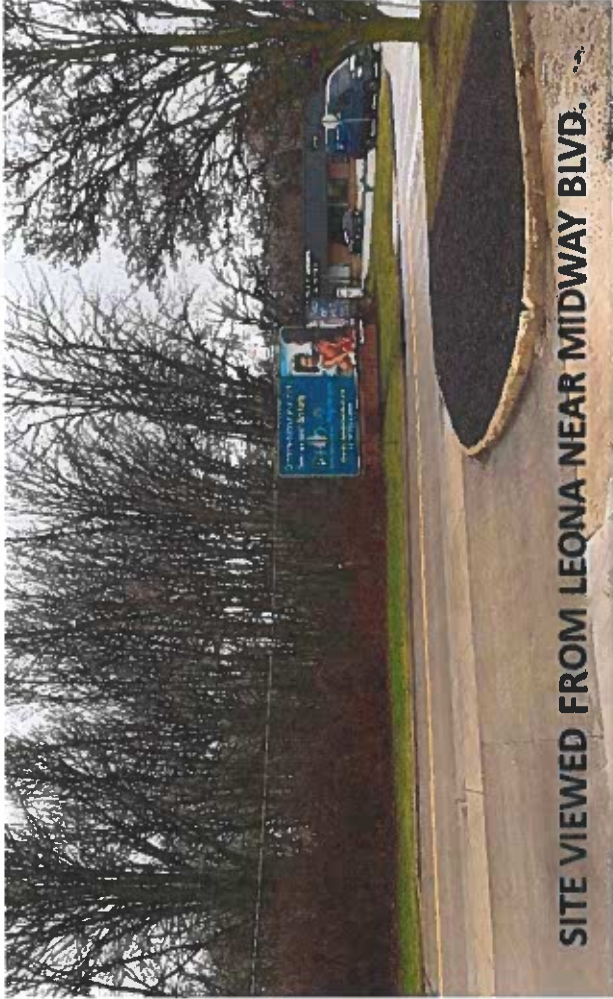
1. McGregor Senior Assisted Living:

- Opened in 2019 and located in East Cleveland, the development provides 90 new affordable and market-rate apartments for seniors.
- Includes activity areas, gardens, patio, and walking paths, a multi-purpose room with kitchen and conversation areas.
- CHN is the developer, and McGregor is the owner and property manager.
- Funded through the use of HTC and other loans and grants.

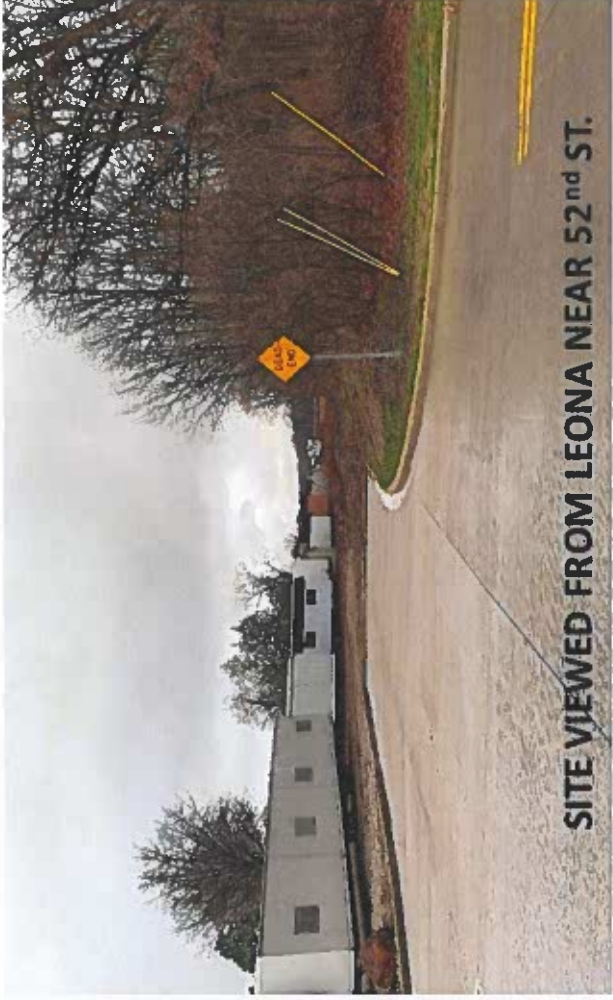
2. McGregor Senior Independent Living:

- Opened in 2023 and located in East Cleveland, the development rehabilitated 26 and created 80 new units of senior affordable housing.
- Includes portions of an existing building and adjacent vacant land on McGregor's East Cleveland campus.
- CHN is the developer, and McGregor is the owner and property manager.
- Funded through the use of HTC, Cuyahoga County funds, HUD Section 202 and other sources.





SITE VIEWED FROM LEONA NEAR MIDWAY BLVD.



SITE VIEWED FROM LEONA NEAR 52nd ST.



LOOKING WEST DOWN MIDWAY (50th ST.)



McGregor

hd+s
HITI
DIRANDESCO
• SILBOLD

CHN
Housing Partners

PLAT DRAWING



PARCEL NUMBERS

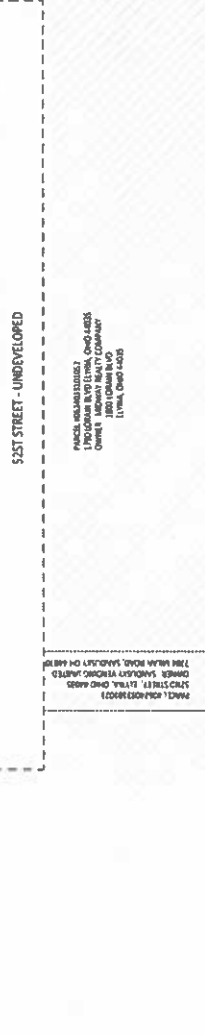
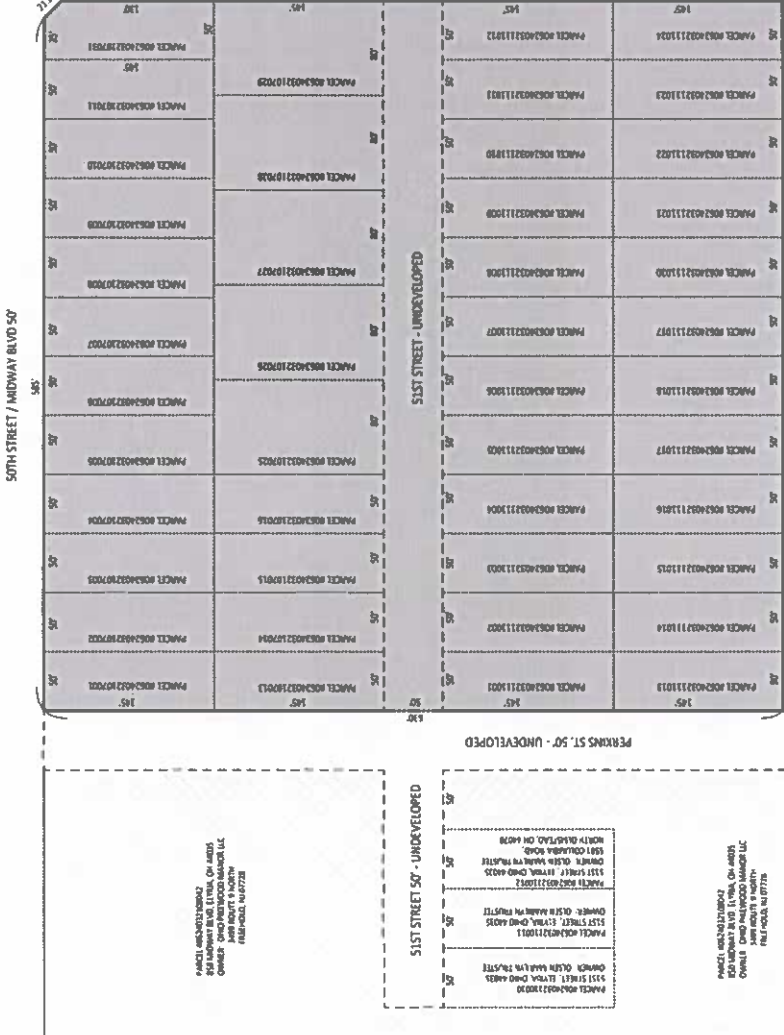
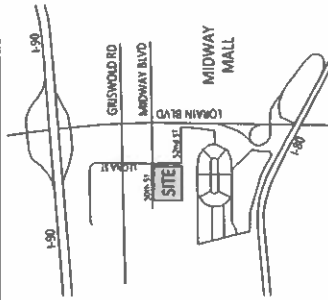
- 06-24-032-107-001 Through 011
- 06-24-032-107-013 Through 016
- 06-24-032-107-025 Through 029
- 51st Street - Undeveloped
- 06-24-032-111-001 Through 024

SITE AREA: 8.675 ACRES

LEGEND

- AREA OF PROPOSED ZONING CHANGE TO B-G (BUSINESS GENERAL DISTRICT), CURRENTLY ZONED B-H (BUSINESS NEIGHBORHOOD DISTRICT)
- EXISTING R-MHP (RESIDENTIAL MANUFACTURED HOME PARK DISTRICT)
- EXISTING I-1 (LIGHT INDUSTRIAL DISTRICT)
- EXISTING B-G (BUSINESS GENERAL DISTRICT)
- EXISTING B-H (BUSINESS NEIGHBORHOOD DISTRICT)

LOCATION PLAN



hd+s
HITI
DIPRANCESCO + SIEBOLD

ARCHITECTS + INTERIOR DESIGN + PLANNING
1000 EAST 12TH AVENUE, SUITE 200
DENVER, CO 80202

DATE	PURPOSE
01/17/24	City of Lyra

McGregor PACE & CHN Housing Partners Senior Housing
Elyria, Ohio 44035

PROJECT NO. 2403A
DATE: 01/17/24
BY: PLAT DRAWINGS

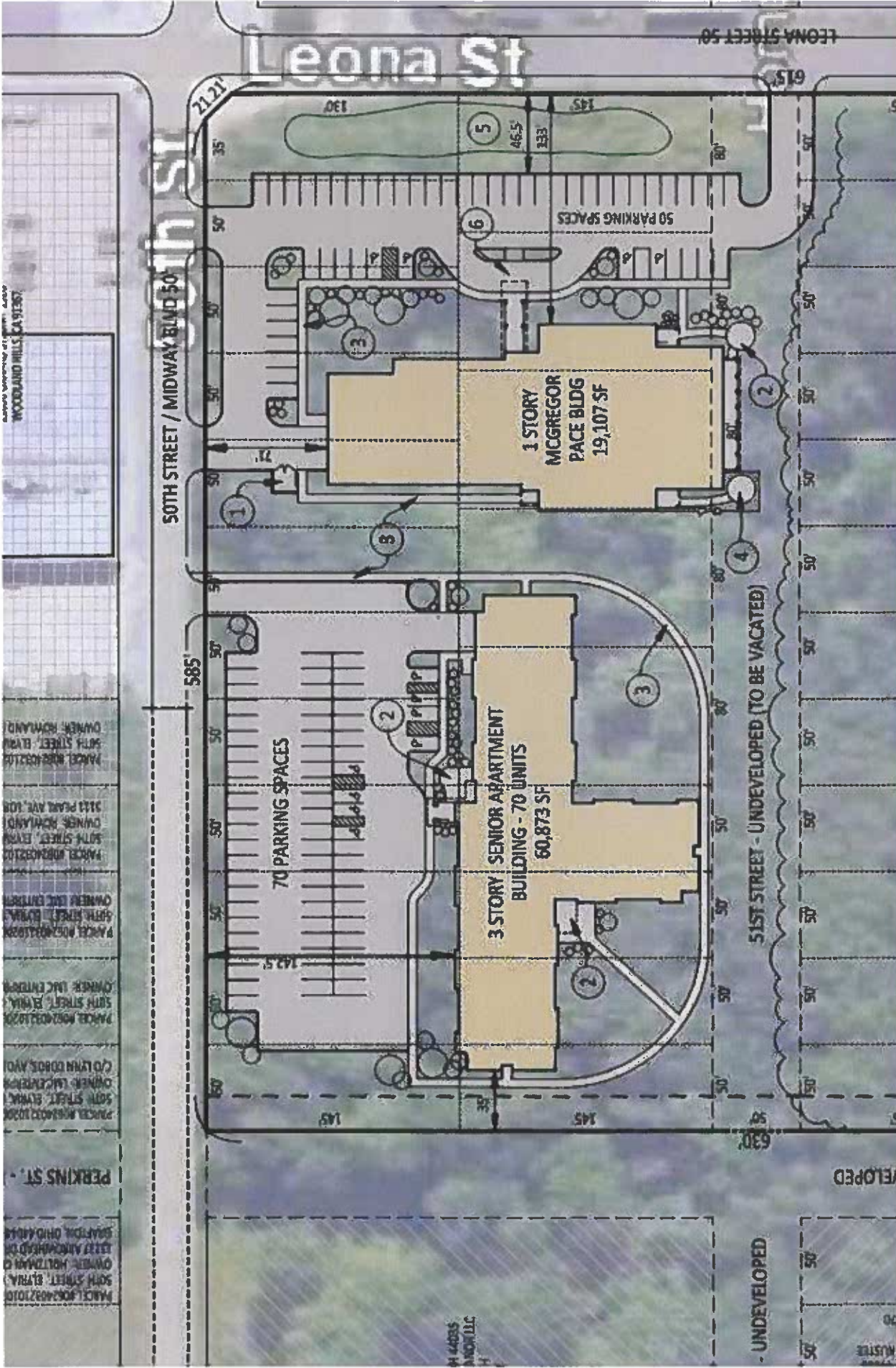
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AS-101
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McGregor

hd+s
HITI
DIPRANCESCO + SIEBOLD

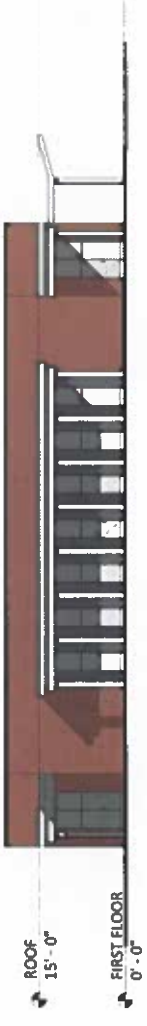
CHN
Housing Partners

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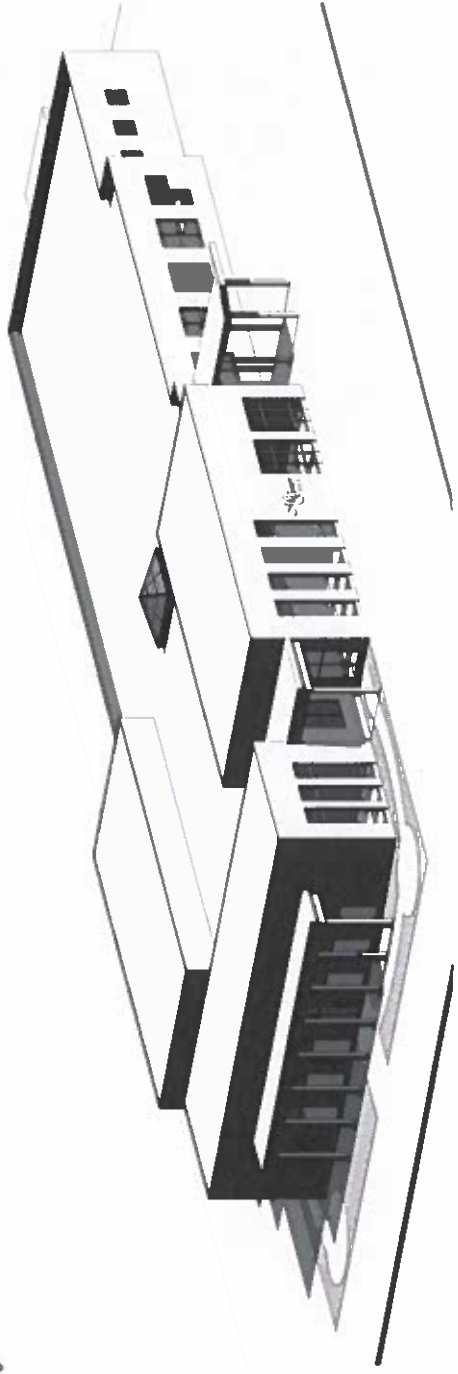




CONCEPTUAL FRONT ELEVATION
1" = 20'-0"



CONCEPTUAL SIDE ELEVATION
1" = 20'-0"



CONCEPTUAL MASSING

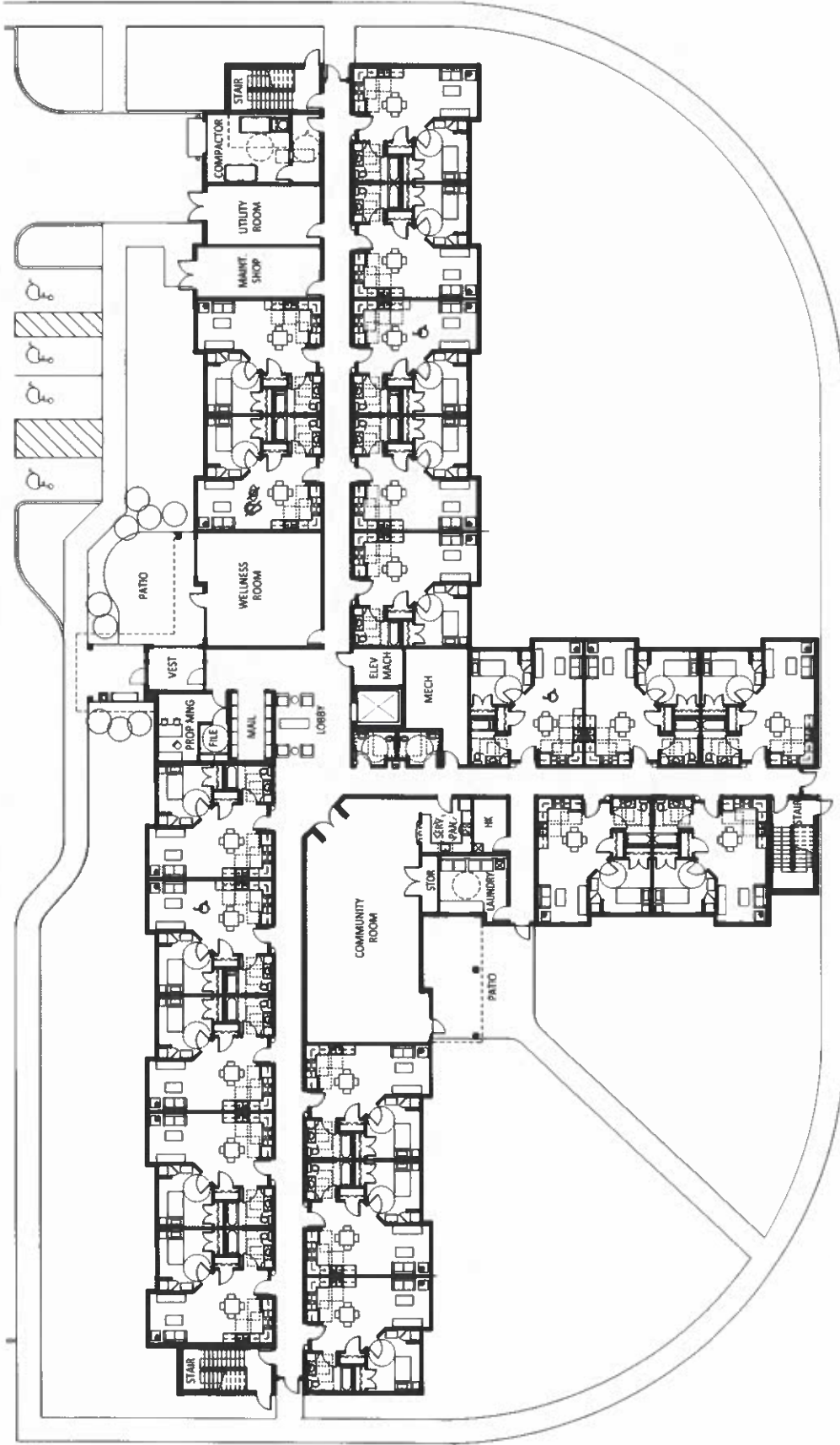
CONCEPTUAL ELEVATIONS
MC GREGOR PACE
Elyria, Ohio 44035
03/18/24

hd·s HITI
DIFRANCESCO
+ SIEBOLD
ARCHITECTURE • INTERIOR DESIGN • PLANNING

McGregor

hd·s HITI
DIFRANCESCO
+ SIEBOLD

CHN
Housing Partners



CONCEPTUAL FIRST FLOOR PLAN
SENIOR INDEPENDENT LIVING ELYRIA
 Elyria, Ohio
 01/18/24

hd·s
 HITI
 DIFRANCESCO
 + SIEBOLD
 ARCHITECTURE · INTERIOR DESIGN · PLANNING

McGregor

hd·s
 HITI
 DIFRANCESCO
 + SIEBOLD

CHN
 Housing Partners



↖ ROOF 33' - 1"
 ↖ THIRD FLOOR 22' - 5"
 ↖ SECOND FLOOR 11' - 9"
 ↖ FIRST FLOOR 0' - 0"

CONCEPTUAL FRONT - ELEVATION
 1" = 20'-0"



CONCEPTUAL MASSING

hd+s HITI
 DIFRANCESCO
 + SIEBOLD
 ARCHITECTURE • INTERIOR DESIGN • PLANNING

CONCEPTUAL ELEVATIONS
SENIOR INDEPENDENT LIVING ELYRIA
 Elyria, Ohio
 03/18/24

McGregor

hd+s HITI
 DIFRANCESCO
 + SIEBOLD

CHN
 Housing Partners

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