

# The Manse Apartments



**Preliminary Rendering: 1001 Lincoln and 1004 Chapel**

## Project Overview

The Manse Apartments, located in the Cincinnati neighborhood of Walnut Hills, will provide 60 affordable housing units for seniors with incomes up to 30%, 50% and 60% AMI through the demolition of three blighted buildings, the rehabilitation of the former Manse Hotel and Annex and the new construction of a three-story, 18 unit, LEED Silver building.

Because of the senior target population, all units will incorporate “aging in place” and “visitability” design standards, 20 units will be ADA accessible and all buildings will have an elevator. Residents will get to enjoy a fully-equipped fitness room, outdoor and indoor community spaces and a neighborhood that is not only pedestrian-friendly, but has excellent access to public transit, state-of-the-art medical care, restaurants, retail, public parks and more.

Episcopal Retirement Services Affordable Living, LLC (ERSAL) will serve as property manager and in such role will provide a variety of services to enhance the lives of the senior residents.

This project has widespread support from the City of Cincinnati (including a 2018 Local Development Priority Designation), the Walnut Hills Area Council and Redevelopment Foundation, and other local businesses and community groups.

## Project Team

**Owner:** Affiliate of the Model Group  
**Developer:** Model Property Development  
**Contractor:** Model Construction  
**Property Manager:** ERSAL  
**Service Provider:** ERSAL  
**Architect:** City Studios Architecture

## Units by Building Breakdown

Address	Unit Count	Bedroom Count
1001 Lincoln Ave.	18	1-bedroom: 18
926 Chapel Street (Former Manse Annex)	18	Efficiency: 2 1-Bedroom: 16
1004 Chapel Street (Former Manse Hotel)	24	Efficiency: 11 1 bedroom: 13
<b>Total</b>	<b>60</b>	<b>Efficiency: 13</b> <b>1-bedroom: 47</b>

## Timeline

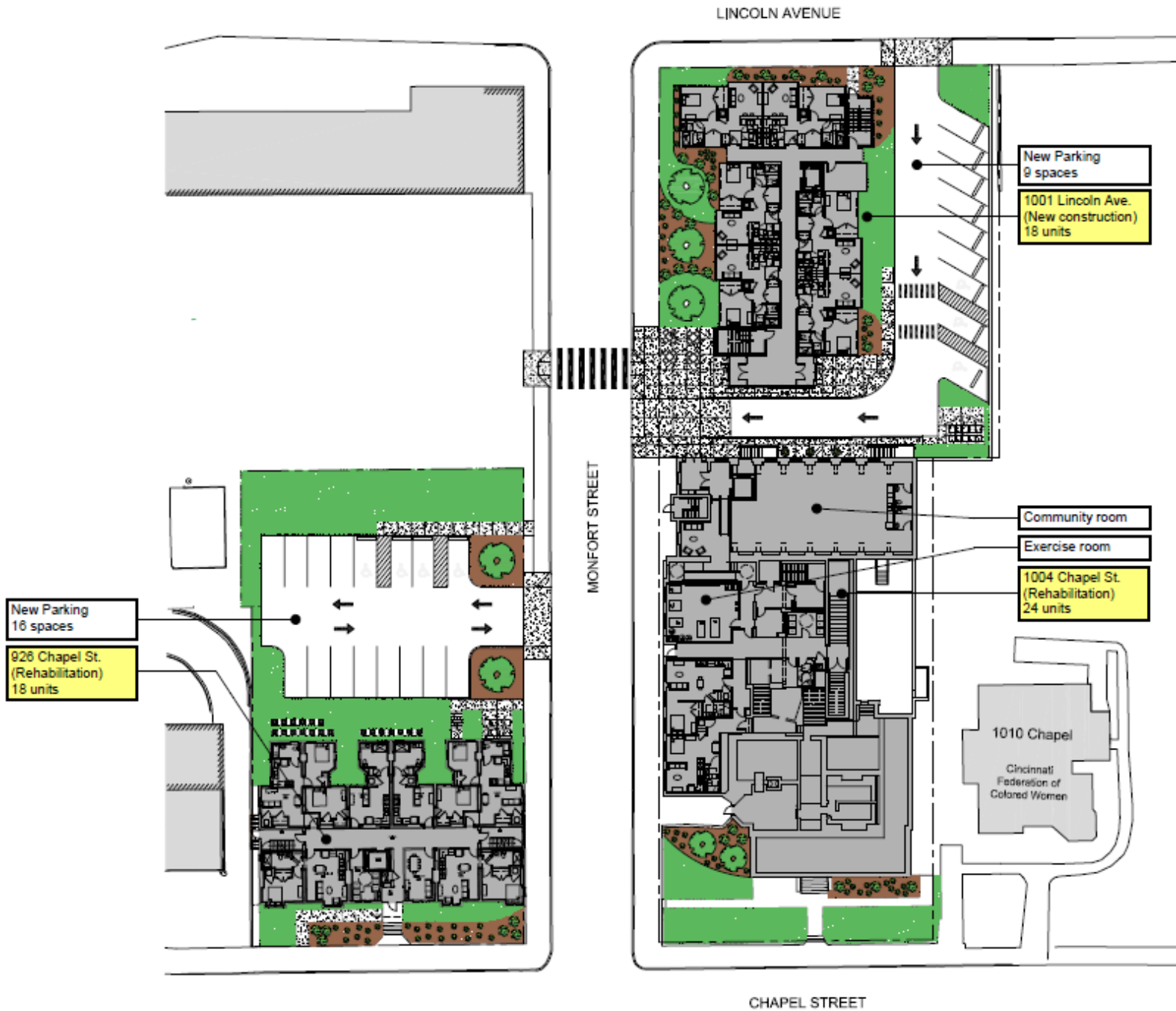
Equity/Debt Closing: Summer 2019  
 Construction Start: Summer 2019  
 Construction Completion: December 2020

## Project Financing

**Estimated Cost:** \$12.7 million  
**Sources:** Low Income Housing Tax Credits  
 Federal Historic Tax Credits  
 City of Cincinnati HOME Funds  
 Deferred Developer Fee  
 \*FHLB AHP Funds \*(if awarded)

# The Manse Apartments

## Preliminary Site Plan



**CITYSTUDIOS**  
ARCHITECTURE

1148 Main Street  
Cincinnati, OH 45202  
ph. 513.621.0750  
citystudiosarch.com