

# Rainbow Place Apartments

Section 8 Preservation-Seniors & Disabled



Rainbow Place Apartments, a Section 8 building for seniors and the disabled, meets Green Communities<sup>®</sup> standards and captures some of its electricity needs from solar panels.

CHN acquired the 181-unit Rainbow Place Apartments complex in 2005 from the National Development Council (NDC). NDC had assumed ownership of the troubled buildings from HUD and approached CHN in their search for a responsible local owner who could invest in the needed capital improvements and preserve the Section 8 subsidy. The buildings were built between 1978 and 1981, with few improvements prior to CHN's ownership.

CHN undertook renovations in 2009 through the use of Low Income Housing Tax Credits and other public sector sources. Improvements were completed in 2010 and include fully renovated one- and two-bedroom apartments, community rooms and computer lab, on-site resident services, outdoor green space and walking paths connecting the buildings. The project is ADA compliant, meets Universal Design standards and offers wheelchair accessible units as well as sensory impaired units for the visually and hearing impaired.

The Green Communities<sup>®</sup> project includes eco-friendly and recycled materials, Energy Star appliances and light fixtures, low-flow water devices and rain gardens, high-efficiency mechanical systems and solar roof panels to provide electricity to common areas.

- ◆ **Year Completed**  
2010
- ◆ **Neighborhood**  
Fairfax, Cleveland, Ohio
- ◆ **# of units**  
181 apartments
- ◆ **Development Cost**  
\$10.8 million
- ◆ **Developer**  
CHN Housing Partners
- ◆ **Owner & Property Manager**  
CHN Housing Partners
- ◆ **Architect & Contractors**  
Herman, Gibans, Fodor, Inc.  
Snavey Builders  
Fortney & Weygandt, Inc.