



# New Circle Vistas

Capital Campaign  
Push to  
the Finish!



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



Maximum  
Accessible  
Housing of  
Ohio

11607 Euclid Avenue, Cleveland, OH 44106 • 216.231.7221 • [www.mahohio.org](http://www.mahohio.org)



## Living and thriving independently

Greg Stuart knows precisely the day that his life changed: July 7, 2005. That's the day he moved into Circle Vistas. "Living here has been a wonderful experience," said Greg. "I have a sense of independence and accomplishment. Living on my own is something to be proud of."

"Even though I was born with a disability, I have proven that I can live like anyone else." Were it not for the accessibility and affordability that Circle Vistas provides, Greg would likely still be living with his family. Since striking out on his own, Greg has earned his associate degree, is working on his bachelor's, and has even learned how to do his own laundry!

This particular chore will be even easier for Greg in New Circle Vistas, which will have a laundry room on each floor. He is also looking forward to having more space in his apartment, particularly in the bathroom. The best part for Greg, though, is knowing that he has contributed to New Circle Vistas: "I can be proud that my voice and opinions helped to create something new and different."

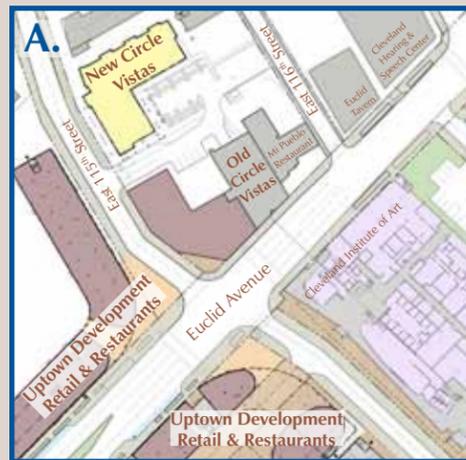
# What makes New Circle Vistas unique?

### Accessibility, affordability, and sustainability in Cleveland's University Circle neighborhood.

From its prime location to its mobility-disabled population, New Circle Vistas is one of a kind. Developed by the non-profit Maximum Accessible Housing of Ohio (MAHO), New Circle Vistas will epitomize progress, accessibility, affordability, and sustainability.

#### Enabling Progress

When MAHO renovated an old furniture warehouse into Circle Vistas, it was the first apartment building in Northeast Ohio designed to allow people with mobility disabilities to live independently. Over 25 years later, the building and its accessibility are obsolete: all units have electric baseboard heating, shower stall entries have a short incline, and some units have support beams that create barriers to tenants who use wheelchairs.



**A.** New Circle Vistas will be located adjacent to the current building and fronting on East 115<sup>th</sup> Street. Our tenants will be moved into the new building when it is complete and will be able to continue enjoying all that University Circle and the Uptown development have to offer.

**B.** The Circle Vistas tenants have been invited to provide design input. Unit floor plans were taped out in the community room so that tenants could test the placement of counters, walls, and doors. To ensure full accessibility, architect Sally Levine is serving as accessibility consultant.

**C.** The plans, developed by City Architecture, have been approved by both the University Circle Design Review Committee and the City of Cleveland Planning Commission. New Circle Vistas will be a 36-unit, four-story apartment building (the same number of units as Circle Vistas).

We now have the opportunity to replace this obsolete building with New Circle Vistas, ensuring that our tenants can continue to live as independently as possible. Case Western Reserve University (CWRU) will sell MAHO land for the new building and will purchase the existing building when New Circle Vistas is complete. CWRU will continue its Uptown development on the old Circle Vistas site, bringing new restaurants, stores, and housing.

#### Fully Accessible and Affordable

MAHO is committed to making this project a model of accessible housing. The tenants of Circle Vistas are excited about and supportive of New Circle Vistas, embracing the opportunity to live in a new building with all the accessibility they need, from large community spaces to a laundry room on each floor to dishwashers.

All Circle Vistas tenants have low income, averaging less than \$1,000 a month. The building is subsidized by the U.S. Department of Housing and Urban Development's (HUD) Section 8 program. We have received permission to transfer the subsidy to the new project, enabling the tenants to continue to pay only 30% of their income for rent.

#### Sustainable

In addition to full accessibility, the New Circle Vistas tenants will have a healthier environment to live in, thanks to green building practices: New Circle Vistas will meet LEED Silver requirements. Planters will be available for tenants to use on the accessible patio.

## Enjoying the best of Cleveland in the heart of University Circle

Our tenants love living in the most dynamic neighborhood in Northeast Ohio. World-class restaurants, hospitals, and museums are all located within two miles of New Circle Vistas. When the project opens in 2012, CWRU will have completed the first phase of its Uptown development (shown at right), bringing even more restaurants, a bookstore, and other shops directly across the street. Plus, the accessible Euclid Avenue HealthLine makes it easy for our tenants to get to the theaters and shopping in downtown Cleveland.



"I like being on my own because I get to choose what I want to eat and where I want to go. **This location is really great!** I can go to Rascal House, Qdoba, the museums. If I stay inside I get restless, so it's nice to just go down the street to Silver Spartan Diner for a milkshake."

*Selena, Circle Vistas tenant*



## Creating a more accessible home

When Mike unexpectedly found himself paralyzed and needing an accessible home, he and his wife Mary Ann contacted MAHO. Steve Hansler, Executive Director, helped them evaluate their options and assisted them as they embarked on an extensive renovation project to make their house accessible.

The added accessibility features include a lift to carry Mike from the first to the second floor. Steve recommended creative solutions so Mike can easily enter rooms: relocating the bathroom entrance and using a curtain instead of the door, and adding width to other doorways with swing-away hinges.

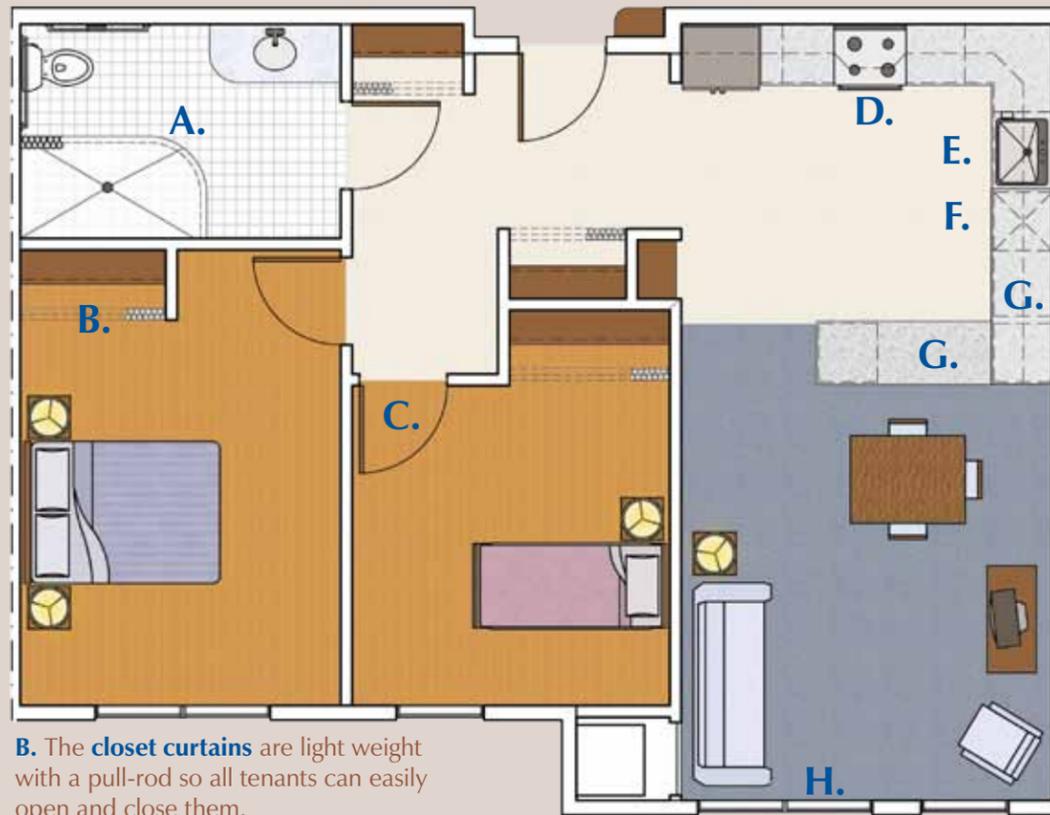
These renovations have allowed Mike and Mary Ann to remain in and enjoy their home. Mary Ann reports that their home has impressed Mike's physical therapists: "They were amazed at the thought and planning that went into the details. This is due to MAHO!" With a permanent location for the Accessible Housing Resource Center, we will be able to assist more families in creating the best accessible homes for them.

# What makes New Circle Vistas fully accessible?

It unites over 25 years of accessible housing experience with the input of its mobility-disabled tenants.

This collaboration has resulted in the creation of a building that meets all of the accessibility needs of its tenants, from the parking lot to the wide hallways to the bedroom closets. Here you can see a sample of the features that create maximum accessibility in New Circle Vistas, and what they mean to the tenants.

**A.** The **barrier-free Best Bath system** allows for grab bars to be mounted as needed, is smooth for wheelchairs to roll on, and provides excellent drainage.



**B.** The **closet curtains** are light weight with a pull-rod so all tenants can easily open and close them.

**C.** The **doorways are 36 inches wide** to accommodate wheelchairs. Regardless of dexterity, **lever handles** are easy to use.



**D.** The electric range has **front controls** and a **smooth-top** that allow tenants to cook safely.



**E.** The sink has a **lever handle** and is **open underneath**. The garbage disposal switch is located under the sink.



**F.** The **ADA-compliant dishwasher** can be mounted higher and enables all tenants to easily wash their dishes.



**G.** The **peninsula** is open underneath and provides additional work, eating, and desk space. The **low counters and cabinets** accommodate tenants who use wheelchairs. The cabinets have **pull-out shelves** that allow tenants to utilize the entire shelf and reach items in the back.



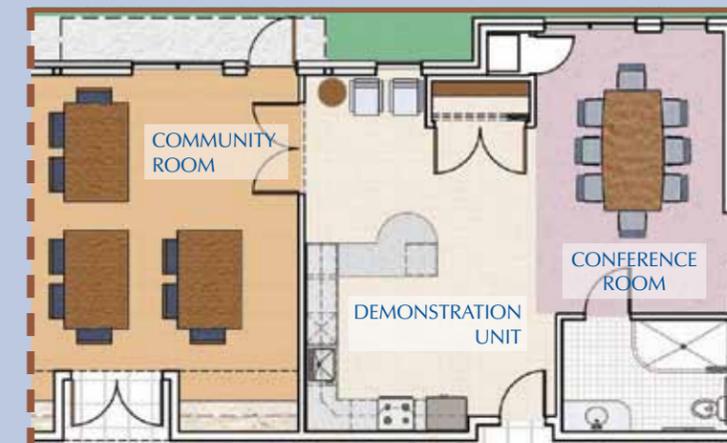
**H.** Given the limited dexterity and range of motion of the mobility-disabled tenants, single- and double-hung windows are not acceptable options. **Casement Windows** provide an elevated level of comfort and operability. The windows will be upgraded to have a large and easy-to-use crank.

## Providing vital information, education at our Accessible Housing Resource Center

Another exciting part of New Circle Vistas is the Training Suite, a permanent home for our Accessible Housing Resource Center. Adjacent to the community room, this will be a place to provide much-needed training on accessible housing to people with disabilities, aging baby boomers, caregivers, and housing professionals. The Accessible Housing Training Suite will feature the same accessibility as in the apartments and will have other examples of accessibility features.

"As director of a homeless shelter that struggles to serve people with mobility issues, **I received valuable assistance.** MAHO reviewed our shelter's accessibility and made sound, cost-effective recommendations: from free, simple and easy, to larger scale and offered to help find funding."

*Mike, Recipient of MAHO accessibility training*





## Spending time together as a family

Kathleen, her daughter Wendy, and her grandson Juan moved into Circle Vistas in 2010. Living in an accessible apartment has allowed Kathleen to bring back a family tradition: cooking Sunday brunch. "The kitchen in our old house had no maneuverability for my wheelchair," Kathleen said. "But the kitchen here has a great layout and I can just about cook anything!"

Because Kathleen is able to do more on her own, like use the roll-in shower without assistance, Wendy has more free time to spend with Juan. The family also takes advantage of the services offered in the building: the laundry room saves Wendy time and the community room allows them to interact with their neighbors and make new friends. They enjoy being in University Circle and are excited about the development happening on Euclid Avenue.

Kathleen and her family are very pleased with Circle Vistas and are looking forward to New Circle Vistas and its promise of an even better kitchen. Juan is particularly excited to have a dishwasher!

# Will you help New Circle Vistas push to the finish?

Help us to make New Circle Vistas the best in accessible housing and accessibility education.

The majority of funding for New Circle Vistas is in place. We have sources for \$5.5 million of the \$6 million needed for construction costs, as shown below. Once the project is open, contract rent payments will fund the building operations.

The goal of our Capital Campaign is to raise the final \$500,000 needed to provide outstanding accessibility and equip the Accessible Housing Resource Center. Additional accessibility features include items such as automatic door openers on every apartment entry door. The Accessible Housing Resource Center needs accessible appliances, equipment, and technology for presentations.

Over \$300,000 has been raised toward this goal. Initial contributions include grants from the Bruening Foundation, The Cleveland Foundation, Saint Luke's Foundation, and donations and pledges from individual donors and corporations. **We need your support as we push to the finish!**

### New Circle Vistas Financing\*



"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."

*Donna, Circle Vistas tenant and MAHO Board member*

With your help, Cleveland will have this remarkable building in 2012. **New Circle Vistas will be the best possible accessible housing.** It will provide the maximum accessible home for the Circle Vistas tenants and their families. The Accessible Housing Resource Center will provide the maximum hands-on accessibility training to people with disabilities, seniors, parents of children with disabilities, caregivers, advocates, architects, housing professionals, and government officials.

## Recognizing our donors and partners who help make New Circle Vistas a reality

Please consider making a maximum donation to this effort. All gifts are tax-deductible. 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.

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

### Naming Opportunities

<i>Accessible Housing Training Suite</i>	\$125,000
A model of accessible housing that will be used to educate the community for years to come.	
<i>Community Rooms</i>	\$75,000 per room
These two rooms will be used with the Training Suite and for community events, meetings, and tenant gatherings.	
<i>Patio</i>	\$50,000
This landscaped area features a covered porch and an accessible picnic and barbecue space.	
<i>Lobby</i>	\$50,000
The large lobby is the focal point of the main building entry and a comfortable place for tenants to socialize.	
<i>Office Suite</i>	\$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.	
<i>Elevator</i>	\$25,000
Two wheelchair accessible elevators are a necessity in a four-story building for people with mobility disabilities.	
<i>Elevator lobby</i>	\$25,000
Open space in front of the elevators on floors 2-4 will provide a safe, convenient place to wait for the elevators.	
<i>Two-bedroom unit</i>	\$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.	
<i>One-bedroom unit</i>	\$5,000
All 22 one-bedroom units will have state-of-the-art accessibility features.	

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.





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Maximum Accessible Housing of Ohio is co-sponsored by:



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The mission of Maximum Accessible Housing of Ohio is to develop and/or facilitate options in housing for persons with physical disabilities.

We fulfill this mission through the Vistas Accessible Apartment Communities and the Accessible Housing Resource Center. The Vistas Apartment Communities provide accessible and affordable housing to people with mobility disabilities. They are located in University Circle, Parma, Mentor-on-the-Lake, Sheffield Township, and Avon Lake. Through the Accessible Housing Resource Center, we provide information about, education on, and advocacy for accessible housing. More information about these programs is available at [www.mahohio.org](http://www.mahohio.org).