



5877 Main St. LLC

[Instructions and Insurance Requirements Document](#)

Section I: Applicant Background Information

Please answer all questions. Use "None" or "Not Applicable" where necessary. Information in this application may be subject to public review under New York State Law.

Applicant Information - Company Receiving Benefit

Project Name 5877 Main St. LLC

Project Summary Mixed-use redevelopment project to be located located at 5877 Main St. consisting of four floors with commercial space on the first floor and 28 apartments on the upper floors. A narrative providing a more detailed description of the proposed mixed-use redevelopment project and justification for the financial assistance being sought in connection with the project is provided at Exhibit "1" of this Application.

Applicant Name 5877 Main St. LLC

Applicant Address 5725 Main St.

Applicant Address 2

Applicant City Williamsville

Applicant State New York

Applicant Zip 14221

Phone (716) 440-3034

Fax

E-mail paulgrenauer@me.com

Website

NAICS Code 53111 & 53112

Business Organization

Type of Business Limited Liability Company

Year Established 2019

State in which Organization is established New York

Individual Completing Application

Name Paul Grenauer

Title Member

Address 5725 Main St.

Address 2

City Williamsville

State New York

Zip 14221
Phone (716) 440-3034
Fax
E-Mail paulgrenauer@me.com

Company Contact - Authorized Signer for Applicant

Contact is same as individual completing application Yes
Name Sean Hopkins, Esq.
Title Attorney
Address 5500 Main Street, Suite 343
Address 2
City Williamsville
State New York
Zip 14221
Phone (716) 510-4338
Fax
E-Mail shopkins@hsmlegal.com

Company Counsel

Name of Attorney Sean Hopkins
Firm Name Hopkins Sorgi & McCarthy PLLC
Address 5500 Main St., Suite 343
Address 2
City Williamsville
State New York
Zip 14221
Phone (716) 510-4338
Fax
E-Mail shopkins@hsmlegal.com

Benefits Requested (select all that apply).

Exemption from Sales Tax Yes
Exemption from Mortgage Tax Yes
Exemption from Real Property Tax Yes
Tax Exempt Financing* No

* (typically for not-for-profits & small qualified manufacturers)

Applicant Business Description

Describe in detail company background, history, products and customers. Description is critical in determining eligibility. Also list all stockholders, members, or partners with % ownership greater than 20%.

The Applicant LLC that will be undertaking the mixed-use redevelopment project is comprised of David Sutton, Margaret Grenauer and Paul Grenauer. The property at 5877 Main Street ("Project Site") was purchased in 2019 for the purpose of creating a destination spa by renovating and repurposing the existing vacant two-story building that was formerly Milos restaurant. However, as a result of the business shutdown resulting from the Covid-19 pandemic, the business model for the creation of a standalone destination spa became not feasible from an economic perspective. After completing a comprehensive analysis of the options for the property that included an evaluation of the existing zoning classification and the planning objectives of the Village of Williamsville, the Applicant decided to pursue a complete redevelopment of the Project Site as a four-story mixed-use building. This reformulated business plan for the Project Site is much more consistent with the planning goals and objectives of the Village of Williamsville while still including a smaller scale salon and spa that will occupy a portion of the first floor commercial space. The proposed four-story mixed-use building will be located along the Main Street frontage of the Project Site and will consist of first floor commercial space and 28 apartments on the upper floors.

Estimated % of sales within Erie County	100 %
Estimated % of sales outside Erie County but within New York State	0 %
Estimated % of sales outside New York State but within the U.S.	0 %
Estimated % of sales outside the U.S.	0 %

(*Percentage to equal 100%)

For your operations, company and proposed project what percentage of your total annual supplies, raw materials and vendor services are purchased from firms in Erie County?

100

Describe vendors within Erie County for major purchases

Construction materials, HVAC, plumbing, electrical will be purchased from Erie County vendors.

Section II: Eligibility Questionnaire - Project Description & Details

Project Location

Address of Proposed Project Facility

5877 Main Street O Williamsville, NY 14221

Town/City/Village of Project Site

Village of Williamsville

School District of Project Site

Williamsville Central School District

Current Address (if different)

Current Town/City/Village of Project Site (if different)

SBL Number(s) for proposed Project

81.060-2-3.110

What are the current real estate taxes on the proposed Project Site

11,957.42

If amount of current taxes is not available, provide assessed value for each.

Land

\$ 0

Building(s)

\$ 0

If available include a copy of current tax receipt.

Are Real Property Taxes current at project location?

Yes

If no please explain

Does the Applicant or any related entity currently hold fee title or have an option/contract to purchase the Project site?

Yes

If No, indicate name of present owner of the Project Site

Does Applicant or related entity have an option/contract to purchase the Project site?

Yes

Describe the present use of the proposed Project site (vacant land, existing building, etc.)

The 1.63 acre Project Site site was formerly a restaurant. The previous restaurants located at the Project Site consisted of The Little White House and Milos. The Project Site has been vacant since it was purchased in 2019.

Provide narrative and purpose of the proposed project (new build, renovations) square footage of existing and new construction contemplated and/or equipment purchases. Identify specific uses occurring within the project. Describe any and all tenants and any/all end users: (This information is critical in determining project eligibility)

The property at 5877 Main Street consists of a vacant former restaurant. The purpose of the proposed mixed-use redevelopment project will be to demolish the existing building and construct a new mixed-use four-story building totaling 60,000 sq. ft. and related improvements as depicted on the Site Plan approved by the Village of Williamsville Planning Board. The mixed-use building was designed and complies with the Village's Design Standards for mixed-use buildings in terms of architecture, lighting, landscaping, etc. The first floor of mixed-use building consists of 15,000 sq. ft. will consist of commercial space. Approximately half of the commercial first floor will be for Excuria Salon and Spa. Excuria is a full-service salon and spa which employs over 60 + team members. Tenants for the remaining portion of first floor commercial space have not yet been identified. The second thru fourth floor will consist of market rate one-bedroom and two-bedroom apartments. The Project Site is located a highly walkable location in the Village of Williamsville. There is public transportation available along with many nearby amenities including shops and restaurants, etc.

Municipality or Municipalities of current operations

Village of Williamsville / Town of Amherst

Will the Proposed Project be located within a Municipality identified above?

Yes

Will the completion of the Project result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state OR in the abandonment of one or more plants or facilities of the project occupant located within the state?

No

If the Proposed Project is located in a different Municipality within New York State than that Municipality in which current operations are being undertaken, is it expected that any of the facilities in any other Municipality will be closed or be subject to reduced activity?

No

(If yes, you will need to complete the Intermunicipal Move Determination section of this application)

Is the project reasonably necessary to prevent the project occupant from moving out of New York State?

No

If yes, please explain and identify out-of-state locations investigated, type of assistance offered and provide supporting documentation available

Have you contacted or been contacted by other Local, State and/or Federal Economic Development Agencies?

No

If yes, please indicate the Agency and nature of inquiry below

If the Project could be undertaken without Financial Assistance provided by the Agency, then provide a statement in the space provided below indicating why the Project should be undertaken by the Agency:

Describe the reasons why the Agency's financial assistance is necessary, and the effect the Project will have on the Applicant's business or operations. Focus on competitiveness issues, project shortfalls, etc... Your eligibility determination will be based in part on your answer (attach additional pages if necessary)

The financial assistance which the Applicant is seeking is necessary for the mixed-use redevelopment project to be economically feasible. The Project Site was purchased in 2019 prior to the COVID-19 pandemic. Since that time the economic circumstances have changed dramatically in terms of increase construction and labor costs, interest rates and the Applicant's required equity contribution. The assistance being sought from the Amherst IDA is essential for the mixed-use redevelopment project to be an economically viable project. Without the requested assistance, the mixed-use redevelopment project will not occur. A description of the reasons the agency's assistance is essential is also provided at Exhibit "1" of the Application.

Please confirm by checking the box, below, if there is likelihood that the Project would not be undertaken but for the Financial Assistance provided by the Agency

Yes

If the Applicant is unable to obtain Financial Assistance for the Project, what will be the impact on the Applicant and Erie County?

Without the financial assistance being sought from the IDA, the mixed-use redevelopment project will not be able to move forward and the taxing jurisdictions including the Town of Amherst, the Village of Williamsville and the school district will not receive the benefit of the annual tax revenues they will receive. Additionally, the Village of Williamsville will not receive the benefits that will result from the future commercial and residential tenants that will be able to walk to nearby restaurants, retail uses, etc. The mixed-use redevelopment project has been carefully designed to be consistent with the Village's planning objectives for mixed-use projects along Main Street.

Will project include leasing any equipment?

No

If yes, please describe equipment and lease terms.

Site Characteristics

Is your project located near public transportation?

Yes

If yes describe if site is accessible by either metro or bus line (provide route number for bus lines)

NFTA - Metro Bus #48 . This route operates between the University Metro Rail Station and Eastern Hills Mall via ECC North, Main and Transit.

Has a project related site plan approval application been submitted to the appropriate planning department?

Yes

Will the Project meet zoning/land use requirements at the proposed location?

Yes

Describe the present zoning/land use

MU - Mixed-Use District per the Village of Williamsville Zoning Map. A copy of the Village of Zoning Map is provided at Exhibit "2" of this Application.

Describe required zoning/land use, if different

Not Applicable

If a change in zoning/land use is required, please provide details/status of any request for change of zoning/land use requirements

Not Applicable.

Is the proposed Project located on a site where the known or potential presence of contaminants is complicating the development/use of the property?

No

If yes, please explain

Has a Phase I Environmental Assessment been prepared, or will one be prepared with respect to the proposed Project Site?

Yes

If yes, please provide a copy.

Have any other studies, or assessments been undertaken with respect to the proposed Project Site that indicate the known or suspected presence of contamination that would complicate the site's development?

No

If yes, please provide copies of the study.

If you are purchasing new machinery and equipment, does it provide demonstrable energy efficiency benefits?

Yes

If yes, describe the efficiencies achieved

All HVAC and plumbing equipment will meet and exceed state energy code requirements.

You may also attach additional information about the machinery and equipment at the end of the application.

Does or will the company or project occupant perform research and development activities on new products/services at the project location?

No

If yes, include percentage of operating expenses attributed to R&D activities and provide details.

Select Project Type for all end users at project site (you may check more than one).

For purposes of the following, the term "retail sales" means (i) sales by a registered vendor under Article 28 of the Tax Law of the State of New York (the "Tax Law") primarily engaged in the retail sale of tangible personal property (as defined in Section 1101(b)(4)(i) of the Tax Law), or (ii) sales of a service to customers who personally visit the Project.

Will customers personally visit the Project site for either of the following economic activities? If yes with respect to either economic activity indicated below, you will need to complete the Retail section of this application.

Retail Sales Yes

Services Yes

Please check any and all end uses as identified below.

- | | | |
|--|---------------------------|-------------------------------------|
| No Acquisition of Existing Facility | No Assisted Living | No Back Office |
| No Civic Facility (not for profit) | Yes Commercial | No Equipment Purchase |
| No Facility for the Aging | No Industrial | No Life Care Facility (CCRC) |
| Yes Market Rate Housing | Yes Mixed Use | Yes Multi-Tenant |

5.) Manufacturing Equipment

\$ 0

6.) Infrastructure Work

\$ 500,000

7.) Non-Manufacturing Equipment: (furniture, fixtures, etc.)

\$ 0

8.) Soft Costs: (Legal, architect, engineering, etc.)

\$ 500,000

9.) Other Cost

\$ 0

**Explain Other
Costs**

Total Cost \$ 15,500,000

Construction Cost Breakdown:

Total Cost of Construction	\$ 12,500,000 (sum of 2, 3, 4 and 6 in Project Information, above)
Cost of materials	\$ 6,250,000
% sourced in Erie County	100%

Sales and Use Tax:

Gross amount of costs for goods and services that are subject to State and local sales and use tax- said amount to benefit from the Agency's sales and use tax exemption benefit	\$ 6,250,000
Estimated State and local Sales and Use Tax Benefit (product of 8.75% multiplied by the figure, above):	\$ 546,875

** Note that the estimate provided above will be provided to the New York State Department of Taxation and Finance. The Applicant acknowledges that the transaction documents may include a covenant by the Applicant to undertake the total amount of investment as proposed within this Application, and that the estimate, above, represents the maximum amount of sales and use tax benefit that the Agency may authorize with respect to this Application. The Agency may utilize the estimate, above, as well as the proposed total Project Costs as contained within this Application, to determine the Financial Assistance that will be offered.

Project refinancing estimated amount, if applicable (for refinancing of existing debt only)	\$ 0
Have any of the above costs been paid or incurred as of the date of this Application?	Yes
If Yes, describe particulars:	The present building and land 1.63 acres has been purchased in 2019.

Sources of Funds for Project Costs:

Equity (excluding equity that is attributed to grants/tax credits):	\$
Bank Financing:	\$ 12,400,000
Tax Exempt Bond Issuance (if applicable):	\$ 0
Taxable Bond Issuance (if applicable):	\$ 0
Public Sources (Include sum total of all state and federal grants and tax credits):	\$ 0
Identify each state and federal grant/credit: (ie Historic Tax Credit, New Market Tax Credit, Brownfield, Cleanup Program, ESD, other public sources)	0
Total Sources of Funds for Project Costs:	\$12,400,000

Have you secured financing for the project? No

Mortgage Recording Tax Exemption Benefit:

Amount of mortgage, if any that would be subject to mortgage recording tax:

Mortgage Amount (include sum total of construction/permanent/bridge financing).	12,400,000
Lender Name, if Known	
Estimated Mortgage Recording Tax Exemption Benefit (product of mortgage amount as indicated above multiplied by 3/4 of 1%):	\$93,000

Real Property Tax Benefit:

Identify and describe if the Project will utilize a real property tax exemption benefit other than the Agency's PILOT benefit (485-a, 485-b, other): Not applicable

IDA PILOT Benefit: Agency staff will indicate the estimated amount of PILOT Benefit based on estimated Project Costs as contained herein and anticipated tax rates and assessed valuation, including the annual PILOT Benefit abatement amount for each year of the PILOT benefit and the sum total of PILOT Benefit abatement amount for the term of the PILOT as depicted in the PILOT worksheet in the additional document section.

Percentage of Project Costs financed from Public Sector sources: Agency staff will calculate the percentage of Project Costs financed from Public Sector sources based upon the Sources of Funds for Project Costs as depicted above. The percentage of Project Costs financed from public sector sources will be depicted in the PILOT worksheet in the additional document section.

Is project necessary to expand project employment?

Yes

Is project necessary to retain existing employment?

Yes

Will project include leasing any equipment?

No

If yes, please describe equipment and lease terms.

Employment Plan (Specific to the proposed project location).

The Labor Market Area consists of the following six counties: Erie, Niagara, Chautauqua, Cattaraugus, Wyoming and Genessee.

By statute, Agency staff must project the number of FTE jobs that would be retained and created if the request for Financial Assistance is granted. Agency staff will project such jobs over the TWO Year time period following Project completion. Agency staff converts PT jobs into FTE jobs by dividing the number of PT jobs by two (2).

	Current # of jobs at proposed project location or to be relocated at project location	If financial assistance is granted – project the number of FT and PT jobs to be retained	If financial assistance is granted – project the number of FT and PT jobs to be created upon 24 months (2 years) after Project completion	Estimate number of residents of the Labor Market Area in which the project is located that will fill the FT and PT jobs to be created upon 24 months (2 years) after project completion **
Full time	0	0	2	2
Part time	0	0	1	1
Total	0	0	3	

If you estimated new job growth over the next 2 years, please provide a short description of how those estimates were calculated

(i.e. jobs per square foot, new contracts/increased revenues, etc.)

The jobs to be created as a result of the proposed mixed-use redevelopment project consist of a property manager and 2 part-time employees for maintenance.

Salary and Fringe Benefits for Jobs to be Retained and Created

Category of Jobs to be Retained and/or Created	# of Employees Retained and/or Created	Average Salary for Full Time	Average Fringe Benefits for Full Time	Average Salary for Part Time (if applicable)	Average Fringe Benefits for Part Time (if applicable)
Management	1	\$ 45,000,000	\$ 8,000	\$ 0	\$ 0
Professional	0	\$ 0	\$ 0	\$ 0	\$ 0
Administrative	0	\$ 0	\$ 0	\$ 0	\$ 0
Production	0	\$ 0	\$ 0	\$ 0	\$ 0
Independent Contractor	0	\$ 0	\$ 0	\$ 0	\$ 0
Other	2	\$ 0	\$ 0	\$ 22,000	\$ 0

** Note that the Agency may utilize the foregoing employment projections, among other items, to determine the financial assistance that will be offered by the Agency to the Applicant. The Applicant acknowledges that the transaction documents may include a covenant by the Applicant to retain the number of jobs and create the number of jobs with respect to the Project as set forth in this Application.

Yes **By checking this box, I certify that the above information concerning the current number of jobs at the proposed project location or to be relocated to the proposed project location is true and correct.**

Employment at other locations in Erie County: (provide address and number of employees at each location):

Address			
Full time	0	0	0
Part time	0	0	0
Total	0	0	0

Payroll Information

Annual Payroll at Proposed Project Site upon completion

89,000

Estimated average annual salary of jobs to be retained (Full Time)

0

Estimated average annual salary of jobs to be retained (Part Time)

0

Estimated average annual salary of jobs to be created (Full Time)

45,000

Estimated average annual salary of jobs to be created (Part Time)

22,000

Estimated salary range of jobs to be created

From (Full Time)	45,000	To (Full Time)	45,000
From (Part Time)	22,000	To (Part Time)	22,000

Section III: Facility Type - Single or Multi Tenant

Is this a Single Use Facility or a Multi-Tenant Facility?

Multi-Tenant Facility

Multi-Tenant Facility (to be filled out by developer).

Please explain what market conditions support the construction of this multi-tenant facility

There is strong demand for market rate apartments located in the Village of Williamsville at locations that are walkable with access to the many available amenities including restaurants, parks, schools and places of employment.

Have any tenant leases been entered into for this project?

No

If yes, please list below and provide square footage (and percent of total square footage) to be leased to tenant and NAICS Code for tenant and nature of business

Tenant Name	Current Address (city, state, zip)	# of sq ft and % of total to be occupied at new project site	SIC or NAICS-also briefly describe type of business, products services, % of sales in Erie Co.
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*fill out table for each tenant and known future tenants

Section IV: Tenant Information**PART 1 TO BE COMPLETED BY LESSEE (DEVELOPER)****Tenant Name**

Excuria Salon and Spa

Property Address:

5725 Main St.

City/Town/Village

Williamsville

The following information is an outline relative to the potential client and their proposed contract to sublease space in the above reference facility

Amount of space to be leased (square feet)

7,500

What percentage of the building does this represent?

12

Are terms of lease:

NET

If GROSS lease, please explain how Agency benefits are passed to the tenant

None

Estimated date of occupancy

7/1/2023

PART 2 TO BE COMPLETED BY PROPOSED TENANT**Company Name:**

Excuria Salon and Spa

Local Contact Person:

Paul Grenauer

Title:

Owner

Current Address:

5725 Main St. Williamsville, NY 14221

Phone:

(716) 839-3106

Fax:

(716) 839-2538

E-Mail:

paul@excuriaspa.com

Website:

www.excuriaspa.com

Company President/General Manager:

Margaret Grenauer

Number of employees moving to new project location:**Full-Time:**

40

Part-Time:

22

Total:

62

Please describe briefly the nature of the business in which the proposed tenant is/will be engaged. This should include NAICS Code; type of business and products or services; percent of total sales in Erie County and the United States:

Full service salon and spa business servicing the WNY area for 30 years that provides hair, skin and body services.

Attach additional information as necessary.

History of Company (i.e. start-up, recent acquisition, publicly traded)

Excuria was started in 1992 by Margaret Grenauer with only 2 employees at the time. The business was originally located at Main and Harlem in Snyder, NY. In 1997, Margaret purchased and expanded the business to become the first Day Spa in WNY. The business has grown thru the years to its present size of over 60 employees.

Please list the square footage which the proposed tenant will lease at the Project location

7,500

Please list the square footage which the proposed tenant leases at its present location(s)

8,000

Describe the economic reason for either the increase or decrease in leased space.

Presently Excuria is located in a three-story located at 5275 Main Street. The new space to be leased on a portion of the first floor of the mixed-use building is being designed for the specific business needs of the business and will provide greater efficiency of space. The Project Site also has adequate off-street parking spaces to accommodate the parking needs of the business.

Will the project result in a relocation and/or abandonment of other tenant/user(s) facilities in Erie County, or New York State?

Yes

If owned, what will happen to the existing facility once vacated?

The existing facility will be leased out to another business yet to be determined or potentially converted into a multifamily building

If leased, when does lease expire?

6/1/2023

Are any of the proposed tenant's current operations located in facilities which have received an Industrial Development Agency benefit?

No

If yes, please provide details as to location, and amount of leased space, how long leased?

Section V: Retail Determination

To ensure compliance with Section 862 of the New York General Municipal Law, the Agency requires additional information if the proposed Project is one where customers personally visit the Project site to undertake either a retail sale transaction or to purchase services.

Please answer the following:

Will any portion of the project (including that portion of the costs to be financed from equity or other sources) consist of facilities or property that are or will be primarily used in making sales of goods or services to customers who personally visit the project site?

Yes

If yes, complete the Retail Questionnaire Supplement below. **If no, proceed to the next section.**

What percentage of the cost of the project will be expended on such facilities or property primarily used in making sales of goods or services to customers who personally visit the project?

17 %

If the answer to this is **less than 33%** do not complete the remainder of the page, proceed to the next section.

If the answer to A is Yes AND the answer to Question B is greater than 33.33%, indicate which of the following questions below apply to the project:

Will the project be operated by a not-for-profit corporation?

<BLANK>

Is the project location or facility likely to attract a significant number of visitors from outside the economic development region (Erie, Niagara, Allegheny, Chautauqua and Cattaraugus counties) in which the project will be located?

<BLANK>

If yes, please provide a third party market analysis or other documentation supporting your response.

Is the predominant purpose of the project to make available goods or services which would not, but for the project, be reasonably accessible to the residents of the municipality? Are services provided at the proposed project site needed because of a lack of reasonably accessible retail trade facilities offering such goods or services?

<BLANK>

If yes, please provide a market analysis supporting your response.

Will the project preserve permanent, private sector jobs or increase the overall number of permanent private sector jobs in the State of New York?

<BLANK>

If yes, explain

Is the project located in a Highly Distressed Area?

<BLANK>

Section VI: Adaptive Reuse Projects

Adaptive Reuse is the process of adapting old structures or sites for new purposes.

Are you applying for tax incentives under the Adaptive Reuse Program?

No

Section VII: Inter-Municipal Move Determination

The Agency is required by state law to make a determination that, if completion of a Project benefiting from Agency Financial Assistance results in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, Agency financial Assistance is required to prevent the project occupant from relocating out of the state, or is reasonably necessary to preserve the project occupant's competitive position in its respective industry.

Current Address

City/Town

State

Zip Code

Will the project result in the removal of an industrial or manufacturing plant of the Project occupant from one area of the state to another area of the state?

No

Will the project result in the abandonment of one or more plants or facilities of the Project occupant located within the state?

No

If Yes to either question, explain how, notwithstanding the aforementioned closing or activity reduction, the Agency's Financial Assistance is required to prevent the Project from relocating out of the State, or is reasonably necessary to preserve the Project occupant's competitive position in its respective industry:

Does this project involve relocation or consolidation of a project occupant from another municipality?

Within New York State

<BLANK>

Within Erie County

<BLANK>

If Yes to either question, please, explain

Will the project result in a relocation of an existing business operation from the City of Buffalo?

<BLANK>

If yes, please explain the factors which require the project occupant to relocate out of the City of Buffalo (For example, present site is not large enough, or owner will not renew leases etc.)

What are some of the key requirements the project occupant is looking for in a new site? (For example, minimum sq. ft., 12 foot ceilings, truck loading docs etc.)

If the project occupant is currently located in Erie County and will be moving to a different municipality within Erie County, has the project occupant attempted to find a suitable location within the municipality in which it is currently located?

No

What factors have lead the project occupant to consider remaining or locating in Erie County?

If the current facility is to be abandoned, what is going to happen to the current facility that project occupant is located in?

Please provide a list of properties considered, and the reason they were not adequate. (Some examples include: site not large enough, layout was not appropriate, did not have adequate utility service, etc.) Please include full address for locations.

Section VIII: Senior Housing

IDA tax incentives may be granted to projects under the Agency's Senior Citizen Rental Housing policy when the project consists of a multi-family housing structure where at least 90% of the units are (or are intended to be) rented to and occupied by a person who is 60 years of age or older.

Are you applying for tax incentives under the Senior Rental Housing policy?

No