



*The Power of a Permanent Address.™*

Larchmere Homes  
 c/o CHN Housing Partners  
 2999 Payne Avenue, Suite 134  
 Cleveland, Ohio 44114

September 15, 2021

**CERTIFIED MAIL RETURN RECEIPT REQUESTED**

Patricia J. Britt, Clerk of Council  
 City of Cleveland  
 601 Lakeside Avenue  
 Cleveland, Ohio 44114

**RE: Larchmere Homes**

Dear Ms. Britt:

The purpose of this letter is to apprise your office that CHN Housing Partners (CHN) is the owner of Larchmere Homes, Inc., the general partner of a residential rental development located in or within a one-half mile radius of your political jurisdiction, and has applied to utilize the multifamily funding programs of the Ohio Housing Finance Agency (OHFA) for the development of this property.

CHN previously submitted a 2021 Low Income Housing Tax Credit (LIHTC) application to OHFA in February 2021. The project was subsequently awarded an allocation of tax credits. CHN is now planning to submit its final application to OHFA and wanted to update your office on the site selection process. Larchmere Homes will be a thirty (30) unit scattered site new construction, lease-purchase development located in the Buckeye-Shaker neighborhood in the area bounded approximately by Martin Luther King Jr. Drive to the west, Fairhill Rd. to the north, East 128<sup>th</sup> Street to the east, and Buckeye Avenue to the south.

The proposed development will be financed with Low Income Housing Tax Credits, City of Cleveland HOME Funds, a mortgage from a private lender, and an equity bridge loan funded through OHFA's Housing Development Loan program.

**Development Team:**

General Partner: Larchmere Homes, Inc.  
 100% owned by CHN Housing Partners

Kevin J. Nowak, Executive Director  
 (216) 574-7100  
[knowak@chnhousingpartners.org](mailto:knowak@chnhousingpartners.org)

Developer: CHN Housing Partners

Jennifer Chandler, Project Manager  
 (216) 574-7100  
[jchandler@chnhousingpartners.org](mailto:jchandler@chnhousingpartners.org)

2999 Payne Avenue, Suite 134  
 Cleveland, Ohio 44114  
 P: 216-574-7100  
[www.chnhousingpartners.org](http://www.chnhousingpartners.org)



Contractor: CHN Housing Partners

Chris Zielinski, Director of Construction  
(216) 574-7100  
[czielinski@chnhousingpartners.org](mailto:czielinski@chnhousingpartners.org)

Property Manager: CHN Housing Partners

Rochelle Harris, Director of Property Management/Brokered Services  
(216) 574-7100  
[rharris@chnhousingpartners.org](mailto:rharris@chnhousingpartners.org)

Project Address: Scattered sites in the Buckeye-Shaker neighborhood of Cleveland, Cuyahoga, Ohio. A site list is attached.

Number of Units: Approximately thirty (30) single-family homes.

Program(s) to be utilized in the Project:

The project will utilize funding from the Ohio Housing Finance Agency including Low Income Housing Tax Credits and a Housing Development Loan.

Right to Submit Comments:

You have the right to submit comments to OHFA regarding the proposed project's impact on the community. Any objection to the project must be submitted in writing and signed by a majority of the voting members of the legislative body. Comments must be received by OHFA within 30 days of the mailing date of this notice.

The person to be notified at OHFA and their address is:

Director of Multifamily Housing  
Ohio Housing Finance Agency  
57 E. Main Street  
Columbus, Ohio 43215

OHFA will provide a written response to any objections submitted under the terms outlined above.

Sincerely,



Kevin J. Nowak  
Executive Director, CHN Housing Partners  
2999 Payne Avenue, Suite 134  
Cleveland, Ohio 44114  
(216) 574-7100  
[knowak@chnhousingpartners.org](mailto:knowak@chnhousingpartners.org)

Site	PPN	Address
1	129-09-123	11712 HAMLIN AVE
2	129-09-106	11809 HAMLIN AVE
3	129-09-109	11725 HAMLIN AVE
4	129-09-071	11810 BROWNING AVE
5	129-03-019	11923 MT OVERLOOK AVE
6	129-03-013	11827 MT OVERLOOK AVE
7	129-09-043	12015 BROWNING AVE
8	129-08-015	12004 BUCKINGHAM AVE
9	129-09-142	12010 HAMLIN AVE
10	129-09-072	11814 BROWNING AVE
11	129-13-083	2677 E 128 ST
12	129-13-081	2667 E 128 ST
13	129-17-076	2829 E 128 ST
14	129-15-005	2785 E 119 ST
15	129-15-004	2781 E 119 ST
16	129-14-061	2799 E 118 ST
17	129-14-088	2788 E 118 ST
18	129-14-121	2800 E 117 ST
19	129-14-087	2792 E 118 ST
20	129-16-047	2810 E 127 ST
21	129-17-009	2793 E 127 ST
22	129-17-011	2801 E 127 ST
23	128-28-099	2900 E 114 ST
24	128-26-065	2916 E 114 ST
25	129-11-101	2664 E 124 ST
26	129-14-079	2822 E 118 ST
27	129-14-070	2835 E 118 ST
28	129-16-142	2790 E 125 ST
29	129-16-013	2811 E 124 ST
30	129-14-105	2819 E 117 ST
Reserve Parcels		
31	129-14-123	2792 E 117 ST
32	129-14-103	2811 E 117 ST
33	129-09-102	11901 HAMLIN AVE
34	129-16-118	2805 E 125 ST
35	129-15-122	2806 E 120 ST
36	129-16-020	2839 E 124 ST
37	129-16-148	2766 E 125 ST
38	128-27-048	2952 E 115 ST
39	128-27-055	2918 E 115 ST
40	128-26-055	2951 E 112 ST
41	128-28-058	2896 E 111 ST



**CHN**  
Housing Partners <sup>SM</sup>

2999 Payne Avenue, 3rd Floor  
Cleveland, OH 44114

**CERTIFIED MAIL**



7020 1290 0000 9021 2704

Patricia J. Britt, Clerk of Council  
Cleveland City Council  
601 Lakeside Ave.  
Cleveland, Ohio 44114



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