

National Church Residences

FILE NO. 1474-2025

Kirby Manor
National Church Residences
2245 N Bank Dr
Columbus, OH 43220
Attn. Aubrey Pyle

October 20, 2025

CERTIFIED MAIL RETURN RECEIPT REQUESTED

Patricia J. Britt
Clerk of Council
Cleveland City Council
601 Lakeside Ave, Room 220
Cleveland, OH 44114

RE: Kirby Manor

Dear Clerk of Council Britt;

The purpose of this letter is to apprise your office National Church Residences of Kirby Manor (TC2), LLC plans to be the general partner a residential rental development located in or within a one-half mile radius of your political jurisdiction, and will submit an application to utilize the multifamily funding programs of the Ohio Housing Finance Agency (OHFA) for the development of this property.

Kirby Manor is an existing 147-unit high-rise providing safe and affordable housing to seniors aged 62 and older in Cleveland, Ohio. The building was originally constructed in 1970 and most recently renovated in 2005; while the property is in good condition many of the systems are functionally obsolete and in need of replacement. National Church Residences will be completing a substantial rehabilitation focusing on building systems, life safety, and building and unit modernization. The proposed scope of work will provide residents with new unit finishes and address accessibility throughout. When complete the project will be subject to a Restrictive Use Agreement, extending the long-term affordability for seniors in the community.

The proposed development will be financed through a Tax-Exempt Bond - 4% Low-Income Housing Tax Credit (LIHTC) transaction. Permanent financing sources include equity from the syndication of the LIHTCs, a permanent mortgage, assumption of an existing City of Cleveland debt, assumption of an existing Ohio Housing Finance Agency (OHFA) Housing Development Assistance Program debt, Cuyahoga County HOME loan, a loan from National Church Residences, seller financing loan, a sponsor loan, and a deferred developer fee loan.

Development Team:

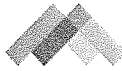
General Partner	National Church Residences of Kirby Manor (TC2), LLC
Developer	National Church Residences
Contractor	Marous Brothers Construction
Property Manager	National Church Residence

Project Address: 11500 Detroit Avenue, Cleveland, Cuyahoga County, Ohio 44102

Number of Units: 147 units. One (1) Studio, Sixty-Six (66) One-Bedroom, Eighty (80) Two-Bedroom

Program(s) to be utilized
in the Project: Housing Tax Credit Program, Housing Development Loan Program, and Multifamily Bond Program

Right to Submit



National Church Residences

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
2600 Corporate Exchange Drive, Suite 300
Columbus, Ohio 43231

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

Sincerely,

Kevin Brown
Director of Senior Housing Development
National Church Residences
2245 North Bank Drive
Columbus, Ohio 43220
Mobile: 216.701.0244
kbrown@nationalchurchresidences.org