



Denise VanLeer  
Executive Director

CLEVELAND

CITY COUNCIL

AUG 15 2025

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8111 Quincy Avenue ♦ Suite 100 ♦ Cleveland, OH 44104

Innovation Square Phase 2  
Fairfax Renaissance Development Corporation  
8111 Quincy Avenue, Suite 100  
Cleveland, OH 44104

Phone: 216-361-8400 ♦ Fax: 216-361-8407

August 3, 2025

CERTIFIED MAIL RETURN RECEIPT REQUESTED

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

RE: Innovation Square Phase 2

Dear Council Clerk Britt:

The purpose of this letter is to apprise your office that Fairfax Renaissance Development Corporation (FRDC), along with co-developer McCormack Baron Salazar (MBS) plan to be special limited partner and managing member of the general partner of 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.

Innovation Square Phase 2 is a newly proposed 67-unit general occupancy affordable housing community pairing 4% Low-Income Housing Tax Credit (LIHTC) with Ohio Low Income Housing Tax Credits. The new construction, elevator building will feature a mix of efficiency, one and two-bedroom units and is the latest phase of the comprehensive Innovation Square neighborhood revitalization initiative in Cleveland's Fairfax neighborhood.

The proposed development will be financed with Federal Housing Tax Credit equity, Ohio Housing Tax Credit equity, conventional first mortgage, City of Cleveland General Funds and HOME Funds, Cuyahoga County HOME, Congressional Directed funds, and deferred developer fee.

**Development Team:**

Managing Member: McCormack Baron Salazar

Special Limited Partner: Fairfax Renaissance Development Corporation

Lead Developer: Fairfax Renaissance Development Corporation

Co-Developer: McCormack Baron Salazar

Contractor: John G. Johnson

Property Manager: McCormack Baron Management

Project Address: 2287 E. 103<sup>rd</sup>. Street, Cleveland, Cuyahoga County, OH 44106 (upon parcel consolidation)

Number of Units: 67 units

Program(s) to be  
utilized in the Project: Federal 4% LIHTC Program and Ohio LIHTC

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  
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,



Denise VanLeer  
Executive Director  
Fairfax Renaissance Development Corporation  
8111 Quincy Avenue, Suite 100  
Cleveland, OH 44104  
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