


Detroit Shoreway Community Development Organization

6516 Detroit Avenue, Suite 1
 Cleveland, OH 44102-3057
 P: 216-961-4242
 F: 216-961-8830
 www.detroitshoreway.org

Pilsener Square
 Detroit Shoreway Community Development Organization
 Anya Kulcsar, Chief of Real Estate
 6516 Detroit Avenue, Suite #1
 Cleveland, Ohio 44102

January 26th, 2021

CERTIFIED MAIL RETURN RECEIPT REQUESTED

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

RE: Pilsener Square

Dear Clerk of Council Britt:

The purpose of this letter is to apprise your office that Detroit Shoreway Community Development Organization will be the general partner and developer of a residential rental development located in or within a one-half mile radius of your political jurisdiction, and plans to utilize the low income housing tax credit program of the Ohio Housing Finance Agency (OHFA) for the development of this property. The development, called Pilsener Square, is an adaptive reuse of the former Pilsener Brewing Company Bottle Works building located at 6605 Clark Avenue in Cleveland, Ohio (Cuyahoga County).

Pilsener Square will convert this former bottling facility into forty (40) affordable housing units in a three (3) story residential building along Clark Avenue near the intersection of W 65th Street. This project will completely restore an important part of Cleveland's brewing history. Our project will restore the historic façade of this industrial building to celebrate the history of the Stockyard neighborhood. The project will mix one-bedroom, two-bedroom, and three-bedroom units. The units will range in size from approximately 732-1,763 square feet.

All units are expected to have access to either dedicated parking on-site or street parking along Clark Avenue. Project amenities include open concept floor plans, community room, laundry facility, elevator, and access to public transportation and the fully redeveloped 22-acre Michael J. Zone Recreation Center.

All units will meet Enterprise Green Communities standards and accessibility and visitability requirements as set forth by OHFA. The units will be reserved for households making at or below 60% of the AMGI. Specifically, 16% of units will be reserved for households making at or below 30% AMGI, and the remaining units will be a mix of both 50% AMGI and 60% AMGI.

Residents will have access to supportive services as residents of Pilsener Square through the assistance of a Resident Service Coordinator for the property manager, and partner organizations. These services include referrals

to local jobs, workforce development, credit counseling, day care and after-school program referrals, and various life skills trainings.

The proposed development will be financed with low income housing tax credits, housing development assistance program funds, a City of Cleveland loan, a Cuyahoga County loan, and federal historic tax credits.

Development Team:

General Partner – Detroit Shoreway Community Development Organization

- o Contact Name: Anya Kulcsar
- o Title: Chief of Real Estate
- o Address: 6516 Detroit Avenue, Cleveland, Ohio 44102
- o Phone: (216)961-4242 x264
- o Email: akulcsar@dscdo.org

Developer – Detroit Shoreway Community Development Organization

- Contractor – Marous Brothers Construction
- Property Manager – Detroit Shoreway Community Development Organization.

Project Address: 6605 Clark Avenue, Cleveland, OH 44102

Number of Units: 40

Program(s) to be utilized

in the Project:

Pilsener Square will utilize several OHFA related programs including their housing development assistance program, 9% low-income housing tax credits, housing development loan, a loan from the city of Cleveland, a loan from Cuyahoga County, a permanent mortgage, and federal historic tax credits.

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:

Mr. Kelan Craig, Director of Multifamily Housing
Ohio Housing Finance Agency
57 E. Main Street
Columbus, OH 43215

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

Sincerely,



Anya Kulcsar, Chief of Real Estate
216-961-4242 ext. 264; akulcsar@dscdo.org