

EMERITUS HOUSE
4450 Cedar Avenue
Cleveland, OH 44103

CLEVELAND
CITY COUNCIL
OCT 27 2025 PM 4:07

FILE NO. 1388-2025

September 11, 2025

CERTIFIED MAIL RETURN RECEIPT REQUESTED

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

RE: Emeritus House

Dear Patricia Britt:

The purpose of this letter is to apprise your office that The Phillis Wheatley Association plans to be 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.

Emeritus House is a 9-story apartment building, constructed by The Phillis Wheatley Association (PWA) in 1927, offering 56 units for low-income seniors (100% HAP) in the Central Neighborhood of Cleveland, Ohio. A recapitalization and renovation of the historic property will consist of new interior finishes to the existing 56 apartment units, as well as providing improvements to shared amenity spaces. The rehabilitation will improve resident quality of life and allow PWA to continue its mission, supporting programs and partnerships that promote education, housing, financial and personal well-being for the benefit of the Cleveland community.

Development Team: PWA Emeritus, LLC – The Phillis Wheatley Association,
Salus-Joyce Development LLC, Mistick Construction, RHM Real Estate Group

Project Address: 4450 Cedar Avenue, Cleveland, Ohio 44103, Cuyahoga County

Number of Units: 56

Program(s) to be utilized in Project: Low Income House Tax Credits (LIHTC), Federal Historic Tax Credits,
Housing Development Loan Program

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,



Sarah Duggan Aisen, SVP Operations
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Cleveland, OH 44114
216.306.8372
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