



**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

CLERK OF COUNCIL

Karam Senior Living  
Detroit Shoreway Community Development Organization  
6516 Detroit Avenue, Suite #1  
Cleveland, Ohio 44102

Jan FEB 16 2021 4:11 PM

January 26, 2021

**CERTIFIED MAIL RETURN RECEIPT REQUESTED**

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

CLERK OF COUNCIL

**RE: Karam Senior Living**

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 Karam Senior Living, is a new construction, mixed-use, senior development, located at 7918 Detroit Avenue in Cleveland, Ohio (Cuyahoga County).

Karam Senior Living will partner with Cleveland Public Library to create a new ground-floor public library and (51) affordable senior housing units in a four (4) story building at the intersection of Detroit Avenue and West 80<sup>th</sup> Street. The project will contain five (5) studio units, twenty-six (26) one bedroom units and twenty (20) two bedroom units. The units will range in size from approximately 450-960 square feet.

Residents will have access to shared parking on-site. Project amenities include open concept floor plans, community room, roof top deck, wellness center, laundry facility, elevator, access to public transportation, access to redeveloped Cudell Recreation Center, and an on-site social service coordinator.

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 through the partnership of various local agencies. The on-site Resident Service Coordinator, employed by the owner/property manager, will coordinate these activities. Services include but not limited to health screenings, education programming, meal delivery, and social events/activities for seniors.

The proposed development will be financed with low income housing tax credits, a loan from the city of Cleveland, a loan from Cuyahoga County, and a permanent mortgage.

**Development Team:**

General Partner – Detroit Shoreway Community Development Organization

- Contact Name: Anya Kulcsar
- Title: Chief of Real Estate
- Address: 6516 Detroit Avenue, Cleveland, Ohio 44102
- Phone: (216)961-4242 x224
- Email: [akulcsar@dscdo.org](mailto:akulcsar@dscdo.org)

Developer – Detroit Shoreway Community Development Organization

- Contractor – TBD
- Property Manager – Detroit Shoreway Community Development Organization.

**Project Address:** 7918 Detroit Avenue, Cleveland, Ohio 44102

**Number of Units:** 51

**Program(s) to be utilized  
in the Project:**

Karam Senior Living will utilize several OHFA related programs including their 9% low-income housing tax credits program, a loan from the city of Cleveland, a loan from Cuyahoga County, grant funds, and a permanent mortgage.

**Right to Submit  
Comments:**

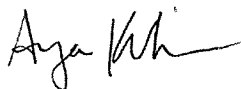
You have the right to submit comments to OHFA regarding the proposed project's impact on the community. Any objection to the project must be submitted in writing and signed by a majority of the voting members of the legislative body. Comments must be received by OHFA within 30 days of the mailing date 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](mailto:akulcsar@dscdo.org)