



COMMONWEALTH DEVELOPMENT CORPORATION

7447 University Ave., Ste. 210
Middleton, WI 53562
www.commonwealthco.net

FILE NO. 235-2023

Puritas Senior Apartments
Greg Baron, VP of Development
Commonwealth Development Corporation of America
14701 Detroit Avenue, 4th Floor
Lakewood, Ohio 44107

CLEVELAND CITY COUNCIL

2/3/2023

CERTIFIED MAIL RETURN RECEIPT REQUESTED

MO FEB 13 2023 PM 2:48:05

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

CITY CLERK, CLERK OF COUNCIL

RE: Puritas Senior Apartments

Dear Ms. Britt:

The purpose of this letter is to apprise your office that Commonwealth Holdings II, LLC and Lakewood Senior Citizens, Inc. plans to be the managing members 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.

Puritas Senior Apartments will be a new construction 48-unit senior development located at 14410 Puritas Avenue, Cleveland, Ohio 44135. In partnership with Lakewood Senior Citizens, Inc., the Project will capitalize on redevelopment efforts underway in the Bellaire-Puritas neighborhood, located on the west side of Cleveland. Common areas will include a community room, conference room, offices and a fitness center with equipment specific for the building's senior population. Services for all senior tenants will be readily available and the Project anticipates partnering with LSC Service Corp. upon completion to provide additional supportive services.

The proposed development will be financed with Low Income Housing Tax Credit equity through OHFA, City of Cleveland HOME, Cuyahoga County HOME, and a permanent mortgage.

Development Team

Managing Member:

Puritas Senior MM, LLC (to be formed)
24 S. Brooke Street
Fond du Lac, WI 54935

Manager of Managing Member:

Commonwealth Holdings II, LLC
24 S. Brooke Street
Fond du Lac, WI 54935

Developer:

Commonwealth Development Corporation of America
7447 University Avenue, Suite 210
Middleton, WI 53562



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Co-Developer: Lakewood Senior Citizens, Inc
14300 Detroit Avenue, Suite #110
Lakewood, Ohio, 44107

General Contractor: Commonwealth Construction Corporation
24 S. Brooke Street
Fond du Lac, WI 54935

Property Manager: LSC Service Corp.
14300 Detroit Avenue, Suite #110
Lakewood, Ohio, 44107

Project Address: 14410 Puritas Avenue, Cleveland, Ohio 44135

Number of Units: 48

Program(s) to be utilized
in the Project: OHFA Low Income Housing Tax Credits, City of Cleveland HOME, Cuyahoga County
HOME, 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. David Foust, 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,

Greg Baron
VP of Commonwealth Development Corporation of America
14701 Detroit Avenue, 4th Floor
Lakewood, Ohio 44107
216-409-4801
g.baron@commonwealthco.net