

Two Center Plaza, Suite 700  
Boston, MA 02108  
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BeaconCommunitiesLLC.com

Empire Junior High School

Beacon Communities Services LLC  
2 Center Plaza, Suite 700, Boston MA, 02108  
Jessica Sheldon, Vice President  
[jsheldon@beaconcommunitiesllc.com](mailto:jsheldon@beaconcommunitiesllc.com)

8/27/2024

Sent via certified mail

Patricia J. Britt  
City Clerk  
601 Lakeside Ave, Room 220  
Cleveland, Ohio, 44114

RE: Empire Junior High School

Dear Patricia J. Britt

The purpose of this letter is to apprise your office that Empire School MM LLC plans to be the general partner of a residential rental development located in 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.

Empire Senior Housing will be an adaptive reuse of the historic Empire Junior High School into 65 affordable homes for seniors. The site is located in Cleveland's Glenville neighborhood, near University Circle, a neighborhood with a high percentage of senior residents. Empire Senior Housing will allow Cleveland residents to age-in-place in their neighborhood, in high-quality homes. Empire Senior Housing will preserve the historic façade of the building but also include all modern amenities, two elevators, and provide on-site services. All apartments will be subsidized with Project-Based Vouchers so residents pay no more than 30% of their income towards rent. The property is currently owned by the Cleveland Metropolitan School District (CMSD). CMSD will initially transfer the property to the City of Cleveland, which will then convey it to a Beacon-affiliated ownership entity prior to the start of construction.

The proposed development will be financed with: a private first mortgage, federal low-income housing tax credit (LIHTC) equity, federal historic tax credit equity, City of Cleveland funds including HOME-ARPA and Housing Trust Funds, Cuyahoga County Brownfield Remediation funds, Ohio Brownfield Remediation funds, Federal Home Loan Bank Affordable Housing Program, OHFA Bond Gap Funds, deferred developer fee, and potentially Ohio low-income housing tax credits.

Development Team: General Partner: Empire School MM LLC  
Developer: Beacon Communities Services LLC  
Contractor: Marous Brothers Construction  
Property Manager: Beacon Residential Management Limited Partnership

Project Address: 9113 Parmelee Avenue, Cleveland, OH 44108, Ward 9, Cuyahoga County.

Number of Units: 63

Program(s) to be utilized in the Project: Ohio LIHTC, 4% tax credits, and Multifamily Bond 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,



Jessica Sheldon  
Vice President  
2 Center Plaza, Suite 700, Boston MA, 02108  
551-427-7621  
[jsheldon@beaconcommunitiesllc.com](mailto:jsheldon@beaconcommunitiesllc.com)

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FCM LETTER  
COLUMBUS, OH 43218  
AUG 27, 2024 4:30



Patricia Britt

601 Lakeside Ave Room 220

Cleveland OH 44114

44114-101170

