

## Public Notification for Euclid Beach Club

John Tatum, Partner  
Fairstead Affordable LLC  
250 W 55<sup>th</sup> Street, 35<sup>th</sup> Floor  
New York, NY 10019  
p: (212) 798-4081  
e: john.tatum@fairstead.com

CITY CLERK, CLERK OF COUNCIL

TU SEP 4 2018 PM 2:39:30  
CLEVELAND CITY COUNCIL

August 30, 2018

### CERTIFIED MAIL RETURN RECEIPT REQUESTED

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

RE: Euclid Beach Club

Dear Ms. Britt:

The purpose of this letter is to apprise your office that Euclid Beach Preservation MM LLC plans to be the managing member 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.

Euclid Beach Club is an existing 252-unit apartment building for the elderly located at 123 E 156<sup>th</sup> Street, Cleveland, OH 44110 in Cuyahoga County. It has a Section 8 HAP contract with the US Department of HUD covering 212 units, or 84% of the total units. The development has 224 1-bedroom 1-bath units and 28 2-bedroom 1-bath units, all of which are contained in one 15-story high-rise building. The development was originally constructed in 1973 and is made of concrete with a brick exterior and a flat roof. The rehabilitation will include kitchen/bathroom cabinet, countertop & fixture upgrades; new energy star appliances; wall/ceiling/door/corridor repairs & painting; addition of UFAS units; mechanical/plumbing/electrical/fire safety/elevator upgrades on a needed basis; improved site lighting, security cameras and landscaping.

The proposed development will be financed with a conventional HUD 223(f) first mortgage, short term tax-exempt bond proceeds, and 4% housing tax credit proceeds.

#### Development Team

Managing Member: Euclid Beach Preservation MM LLC (Sole Member is Fairstead Affordable LLC)  
Developer: Fairstead Affordable LLC  
General Contractor: Marous Brothers Construction  
Property Manager: SHP Management Corp.

Project Address: 123 E 156<sup>th</sup> Street, Cleveland, OH 44110 located in Cuyahoga County

Number of Units: 252

Program(s) to be utilized  
in the Project: OHFA Housing Tax Credit Program, OHFA 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 45 days of the mailing date of this notice.

The person to be notified at OHFA and their address is:

Mr. Sean Thomas, Executive Director  
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.

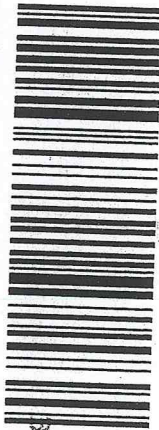
Sincerely,

A handwritten signature in blue ink, appearing to read 'John Tatum', with a stylized flourish extending to the right.

John Tatum, Partner  
Fairstead Affordable LLC  
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**//Fairstead Affordable**  
250 West 55th Street, 35th Floor  
New York, NY 10019

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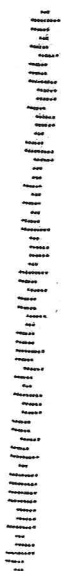


**CERTIFIED MAIL**  
PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

Ms. Patricia J. Brith

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

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NEW YORK, NY  
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AUG 30, 18  
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**\$6.70**

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