

Archives Apartments

2016 Low Income Housing Tax Credit Proposal

City: Cleveland

County: Cuyahoga

Photograph or Rendering



Project Narrative

Archives Apartments consists of the historic rehabilitation and adaptive reuse of the Cuyahoga County Archives building located at 2905 Franklin Boulevard in the Ohio City neighborhood of Cleveland. The property includes the historic Robert Russell Rhodes House, a Victorian Italianate mansion built in 1874, and its Annex built in 1917. The development will meet green building standards by reusing and redeveloping the existing building into energy efficient, healthy and affordable housing which will include housing, office space, community space and programmatic space. The Rhodes House and its Annex will be developed into 24 independent apartment units for people with a developmental disability who are transitioning from the Cuyahoga County foster care system.

Rehabilitation of the building contributes to the revitalization of the Ohio City Historic District, and is consistent with the City of Cleveland's Mission Statement. Welcome House, Inc., a local 501(c)3 nonprofit dedicated to helping individuals with developmental disabilities, will be providing supportive services to the residents and will have staff located on site. Welcome House, Inc. has purchased the building, and is dedicated to restoring this landmark to its original splendor, while using the space to serve the very needy population, who are at-risk for homelessness, as existing residential options do not serve their many needs.

Project Information

Pool: New Units Family
Construction Type: New Construction / Adaptive Re-use
Population: Developmentally Disabled
Building Type: Historic Adaptive Re-use
Address: 2905 Franklin Boulevard
City, State Zip: Cleveland, Ohio 44113
Census Tract: 1036.02

Ownership Information

Ownership Entity: Archives Apartments, LLC
Majority Member: Archives Apartments Housing Corp.
Minority Member:
Syndicator or Investor: Ohio Capital Corporation for Housing
Non-Profit: Welcome House, Inc.

Development Team

Developer: Testa Enterprises, Inc.
Phone: (330) 928-1988
Street Address: 2335 Second Street
City, State, Zip: Cuyahoga Falls, Ohio 44221
General Contractor: White House Construction
Management Co: Emerald Development and Economic Network
Syndicator: Ohio Capital Corporation for Housing
Architect: Fogle/Stenzel Architects, Inc.

