

Hitchcock Center for Women and Treatment and Recovery Housing
The Finch Group and Hitchcock Center for Women

February 27, 2023

CERTIFIED MAIL RETURN RECEIPT REQUESTED

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

RE: Hitchcock Center for Women and Treatment and Recovery Housing
New construction using 4% Low Income Housing Tax Credits

Dear Ms. Britt:

The purpose of this letter is to apprise your office that The Finch Group plans to be the general partner 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.

The Hitchcock Center for Women (HCFW) Treatment and Recovery Housing Project will provide the organization with a new home to continue with and expand the innovative substance abuse programs they have been providing at this site for 30 years. The project will utilize the LIHTC (Low-Income Housing Tax Credit) program and will have units affordable to people earning at or below 30% and 50% of area median income (AMI). The project will operate with Section 8 vouchers which will further enhance the level of affordability for residents.

The proposed development will be financed with a conventional first mortgage, seller financing, OHFA ARPA funds, Cuyahoga County Emergency Funds, a construction loan, a cash collateralized bond loan, general partner capital, deferred developer fee, OHFA Housing Development Loan, and tax credit equity.

Development Team:

General Partner: The Finch Group (via TFG-Ohio, Inc.)

Co-Developers: The Finch Group (via TFG-Ohio, Inc.) and Hitchcock Center for Women Inc.

Contractor: Marous Brothers Construction

Property Manager: TBD

Project Address: 1227 Ansel Road, Cleveland, Ohio, 44108

Number of Units: 53

Program(s) to be utilized
in the Project:

Housing Tax Credit Program, HOME - American Rescue Plan Act (ARPA),
Housing Development Loan Program, 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

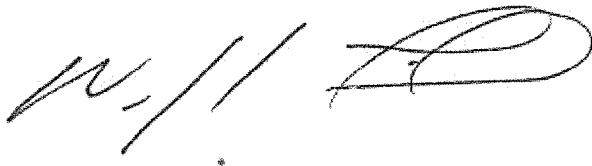
submitted in writing and signed by a majority of the voting members of the legislative body. Comments must be received by OHFA within 30 days of the mailing date of this notice.

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

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,

A handwritten signature in black ink, appearing to read 'W. Finch', followed by a large, stylized flourish or initial 'P'.

Wesley Finch
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