

# PENNROSE

Bricks & Mortar | Heart & Soul

The Scofield Mansion  
 Pennrose LLC  
 1435 Vine Street, Suite 312  
 Cincinnati, OH 45202  
 Amber Seely-Marks, Developer

The Scofield Mansion  
 New Village Corporation  
 11327 Shaker Blvd., Suite 500W  
 Cleveland, OH 44104  
 Justin D. Fleming, Esq.,  
 Director of Real Estate and  
 General Counsel

CLEVELAND CITY COUNCIL

TU MAR 5 2021 AM 10:02:13 E

CITY CLERK, CLERK OF COUNCIL

January 28, 2021

CERTIFIED MAIL RETURN RECEIPT REQUESTED

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

RE: Scofield Senior Housing

Dear Ms. Britt:

The purpose of this letter is to apprise your office that New Village Corporation, in partnership with Pennrose LLC, 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.

Scofield Senior Housing is an up to fifty (50) unit, new-construction development located in Cleveland's Buckeye neighborhood. The development, which is reserved for seniors age 55 and older, will be affordable to households earning 30%-60% of the Area Median Income. It is comprised of one- and two-bedroom units, each of which is outfitted with a private bathroom, living room, and kitchen. Community areas, including two indoor community room and outdoor greenspace, were thoughtfully designed to promote community engagement and combat social isolation. The signature feature of the project is the rehabilitation of the historic Scofield Mansion built in 1898, the former home of prolific architect and Cleveland native Levi Scofield. The development's proximity to bus and light rail corridors makes it ideal for residents who rely on public transit to travel to work, doctor's appointments, and to fulfill other household duties. The housing is intending to leverage the Woodhill Transformation Plan, recently completed by the Cuyahoga Metropolitan Housing Authority and City Architecture, which envision a large-scale redevelopment of Woodhill Homes.

The proposed development will be financed with Low-Income Housing Tax Credits, Federal Home Loan Bank of Cincinnati Affordable Housing Program (AHP) funds), historic tax credits, a councilmatic grant, a city loan, OHFA Multifamily Loan, OHFA Housing Development Loan, and deferred developer fee.

**Development Team:***Managing Member:* Scofield Mansion MM LLC*Developer:* New Village Corporation and Pennrose LLC*Contractor:* John G Johnson*Property Manager:* Pennrose Management Company

# PENROSE

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**Project Address:** This development is located at 2438 Mapleside Rd, Cleveland, Cuyahoga County, OH 44104.

**Number of Units:** The development will create up to 50 new units of affordable senior housing.

**Program(s) to be utilized in this project:** The development will be financed using OHFA's Low Income Housing Tax Credits, State and Federal Historic Tax Credits, Multifamily Loan Program and Housing Development Loan Programs.

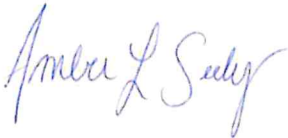
**Right to Submit Comments: Comments:** You have the right to submit comments to OHFA regarding the proposed project's impact on the community. Any objection to the project must be submitted in writing and signed by a majority of the voting members of the legislative body. Comments must be received by OHFA within 30 days of the mailing date of this notice.

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

Mr. Kelan Craig, 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,



The Scofield  
Pennrose LLC  
1435 Vine Street Suite 312  
Cincinnati, OH 45202  
Amber Seely-Marks, Developer



New Village

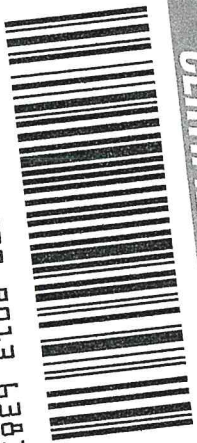


New Village Corporation  
11327 Shaker Boulevard  
Suite 500W  
Cleveland, Ohio 44104

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Patricia S. Griffith, Clerk of Council  
City of Cleveland Council  
601 Lakeside Ave., Rm 220  
Cleveland, OH 44114

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