

**MLK Plaza Phase 1**

Dr. Gina Merritt, Principal  
Northern Real Estate Urban Ventures, LLC  
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February 26, 2024

**CERTIFIED MAIL RETURN RECEIPT REQUESTED**

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

RE: **MLK Plaza Phase 1**

Dear Clerk of Council Patricia J. Britt,

The purpose of this letter is to apprise your office that **Northern Real Estate Urban Ventures, LLC** ("**NREUV**") plans to be the **Developer/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.

MLK Plaza – Phase 1A is the first phase in a larger, multi-phase redevelopment of the Martin Luther King Plaza. Located at 9300 Wade Park Avenue in the Hough neighborhood of Cleveland, Ohio, the Martin Luther King Plaza was originally constructed in 1972. It was one of the first projects built after the Hough Riots and designed by Robert P. Madison, the first Black architect licensed in the state of Ohio.

Martin Luther King Plaza was intended as a beacon of progress for Black entrepreneurship and the re-building of the Hough community. In the intervening decades, Cleveland residents' masse flight to the suburbs and the erosion of neighborhood retail left this once-bustling shopping center all but abandoned.

The MLK Plaza Redevelopment will reinvigorate this historic site with the construction of 120 multifamily units, 25 townhomes, and a 7,000 SF market/food hall for black entrepreneurs. The redevelopment will be led by Northern Real Estate Urban Ventures, a black woman-owned firm specializing in affordable housing and community development projects.

Phase 1A will include 53 affordable housing apartments including one-, two-, and three-bedroom units. The project will include robust amenity spaces including a community room, fitness center, library/computer room, playground, and supportive services offices. Phase 1A will launch the revitalization of this site, which will transform an underutilized, distressed parcel into a vibrant community asset.

The proposed development will be primarily financed with 9% Low Income Housing Tax Credit Equity and traditional debt. NREUV is also pursuing funding from the FHLB Cincinnati's Affordable Housing Program, Northeast Ohio Areawide Coordinating Agency's Brownfields Revolving Loan Fund, and the Cleveland Foundation. Further, pre-development financing is being provided by Enterprise Community Loan Fund and Cleveland Development Advisors.

**Development Team:**

**Developer/Managing Member:**  
Dr. Gina Merritt, Principal  
**Northern Real Estate Urban Ventures, LLC**

CLEVELAND CITY COUNCIL  
FR MAR 22 2024 PM 2:47:03  
CITY CLERK, CLERK OF COUNCIL

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**Contractor:**

Anthony Valencic, Director of Preconstruction  
**John G. Johnson Construction**  
1284 Riverbend Street  
Cleveland, OH 44113  
216-938-5050  
anthonyvalencic@johngjohnson.com

**Property Manager:**

Mark Whipkey, Chief Asset Management Officer  
**CHN Housing Partners**  
2999 Payne Ave, Suite 134  
Cleveland, OH 44114  
216-574-7100  
[mwhipkey@chnhousingpartners.org](mailto:mwhipkey@chnhousingpartners.org)

Project Address: 9300 Wade Park Avenue, Cleveland, Ohio, 44106

Number of Units: 53

Program(s) to be utilized  
in the Project: Low Income Housing Tax Credit Program

Right to Submit

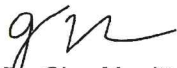
Comments: You have the right to submit comments to OHFA regarding the proposed project's impact on the community. Any objection to the project must be submitted in writing and signed by a majority of the voting members of the legislative body. Comments must be received by OHFA within 30 days of the mailing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



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