

# PENNROSE

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FILE NO. 312-2026

Lorain Avenue Redevelopment – Family  
Michael Golden  
Associate Developer, Pennrose, LLC  
1435 Vine Street, Suite 406  
Cincinnati, Ohio 45202  
513-788-4535  
[mgolden@pennrose.com](mailto:mgolden@pennrose.com)

February 18, 2026

CERTIFIED MAIL RETURN RECEIPT REQUESTED

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

RE: Lorain Avenue Redevelopment – Family

Dear Patricia:

The purpose of this letter is to apprise your office that Ohio City Inc., 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.

The proposed development will transform the Thomas F. McCaffery Health Center site into 62 units of affordable new construction Family housing. The development will include ground-floor nonprofit space dedicated to supporting neighborhood residents along with community amenities such as on-site property management, community space, laundry, and a fitness center.

The proposed development will be financed with 9% Low-Income Housing Tax Credits, a conventional first mortgage, Housing Development Loan Program, as well as other sources.

**Development Team:**

General Partners: Pennrose Holdings, LLC, Ohio City Inc.  
Co-Developers: Pennrose, LLC, Ohio City Inc.  
Contractor: John G. Johnson Construction Company  
Property Manager: Pennrose Management Company

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Project Address: 4242 Lorain Ave, Cleveland, OH 44113

Number of Units: 62

Program(s) to be utilized

in the Project: 9% Low-Income Housing Tax Credits and the Housing Development Loan 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,

*Michael Golden*

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