



FILE NO. 287-2025



Northridge Commons
Emerald Development and Economic Network, Inc.
7812 Madison Ave
Cleveland, Ohio 44102
Jalisa Neal, Development Project Manager
216-961-9690
jneal@edencle.org

CITY COUNCIL

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February 19, 2025

CERTIFIED MAIL RETURN RECEIPT REQUESTED

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

RE: Northridge Commons

Dear Ms. Patricia J. Britt,

The purpose of this letter is to apprise your office that Emerald Development and Economic Network, Inc. (EDEN), plans to be the 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.

Emerald Development and Economic Network Inc. (EDEN) is committed to providing critical housing for low-income individuals/families with a disability. Northridge Commons is currently a 30-unit PSH development focused on providing housing to older adults experiencing homelessness that have a disability. The property was purchased by Emerald Development and Economic Network Inc. in 2007 and was formerly an assisted living facility. The current building layout is not what we would typically prefer for a PSH site. Examples of this are limited front desk/lobby security, no stoves in the units and small refrigerators, a non-functional large commercial kitchen, and lack of appropriate services space.

The proposed project is a substantial rehabilitation of the existing units, infrastructure, and mechanical systems, with a proposed expansion of the building to include additional units. The expansion of the building will add 16 units of affordable housing with elevator access. The remodeling of the existing interior will allow EDEN to increase the square footage of the existing units and add an additional 2 units to the existing footprint of the building. The scope of work includes provisions for a new 24-hour front desk space, property management and

EMERALD DEVELOPMENT AND ECONOMIC NETWORK, INC. (EDEN)

7812 Madison Avenue, Cleveland, OH 44102 | (216) 961-9690 | FAX (216) 651-4066 | www.EDENcle.org | EDENinfo@EDENcle.org

Rental Assistance FAX (216) 651-6692 | TDD/TTY: 1-800-545-1833, ext. 873

A Contract Agency of the Alcohol, Drug Addiction & Mental Health Services Board of Cuyahoga County



support services space, a drop-off portico for the residents and guests, and an expansion of the unit count from 30 to 48 units. The expansion of the building is designed to meet market demands for PSH senior housing. The project will extend the useful life of the facility and preserve the existing rental subsidy.

The proposed development will be financed with funding from Cuyahoga County HOME funds, City of Cleveland HOME funds, Federal Home Loan Bank AHP funds, Ohio Housing Finance Agency HDAP funds, and Housing Credit proceeds.

Development Team:

Managing Member and Developer:

Emerald Development and Economic Network, Inc.
7812 Madison Avenue
Cleveland, Ohio 44102

Contractor:

TBD

Property Manager:

Emerald Development and Economic Network, Inc.
7812 Madison Avenue
Cleveland, Ohio 44102

Project Address: 10426 Detroit Avenue, Cleveland, Ohio 44102, Cuyahoga County

Number of Units: 48

Program(s) to be utilized

in the Project: Housing Tax Credit Program, Housing Development Assistance Program, and 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,

A handwritten signature in black ink, appearing to read "Jalisa Neal". The signature is fluid and cursive, with the first name "Jalisa" written in a larger, more prominent script than the last name "Neal".

Jalisa Neal
Development Project Manager
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