

THE COMMUNITY BUILDERS

CLEVELAND

CITY COUNCIL

JUN 15 2026 AM 9:01

736 OAK STREET
COLUMBUS, OH 43205
TCBNC.ORG

FILE NO. 804-2026

June 3, 2026

CERTIFIED MAIL RETURN RECEIPT REQUESTED

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

RE: Woodhill Center South

Dear Clerk Britt:

The purpose of this letter is to apprise your office that Woodhill Center South 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.

Woodhill Center South (Proposed Development), located in the Buckeye-Woodhill neighborhood of Cleveland, includes the new construction of 55 total units, with 43 affordable units provided for families of low to moderate incomes. This Proposed Development is part of a multi-phase redevelopment of Woodhill Homes, a former 487-unit public housing community owned by CMHA.

The proposed development will be financed with a LISC Cleveland Housing Investment Fund loan, HUD Choice Neighborhood Initiative (CNI) grant proceeds, City of Cleveland HOME/HTF funds, a General Partner Sponsor Loan, 4% Low-Income Housing Tax Credit (LIHTC) and Ohio Low-Income Tax Credit (OLIHTC) equity, OHFA Multifamily Bonds, and OHFA Housing Development Loan funds.

Development Team:

General Partner: Woodhill Center South LLC

Managing Members: Woodhill Center South MM LLC & Woodhill Redevelopment LLC*

Developer: The Community Builders, Inc.

General Contractor: Marous Brothers Construction

Property Manager: The Community Builders, Inc.

*Woodhill Redevelopment LLC is a solely owned subsidiary of CMHA

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Project Address: 10923 Woodland Avenue, Cleveland, OH 44104
Number of Units: 55

OHFA Program(s) to be utilized in the Project:

4% Federal Low-Income Housing Tax Credit
Ohio State Low-Income Housing Tax Credit
Multifamily Bonds
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,

Signed by:

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Ashley Schweickart
Senior Development Project Manager
736 Oak St., Columbus, OH 43205
425-891-5790
Ashley.Schweickart@tcbinc.org