

# THE COMMUNITY BUILDERS

FILE NO. 247-2023

736 OAK STREET  
COLUMBUS, OH 43205  
TCBINC.ORG

02/07/2023

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CERTIFIED MAIL RETURN RECEIPT REQUESTED

02/07/2023

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

02/07/2023

RE: Woodhill Center Phase 4A

Dear Ms. Patricia Britt:

The purpose of this letter is to apprise your office that Woodhill Center Phase 4A 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 Phase 4A (proposed development) located in Cleveland, Ohio includes the new construction of approximately 40 mixed income units, including units affordable for families with low to moderate incomes and market rate units. This proposed housing development is the fourth phase of a multi-phase redevelopment effort of Woodhill Homes, a public housing community currently owned and managed by Cuyahoga Metropolitan Housing Authority (CMHA).

The proposed development will be financed with first mortgage, Low Income Housing Tax Credit Equity, City of Cleveland Housing Trust funds, HUD Choice Neighborhood Implementation funding, and an Equity Bridge Loan.

**Development Team:**  
**General Partner:** Woodhill Center Phase 4A LCC  
**Developer:** The Community Builders, Inc  
**Contractor:** TBD  
**Property Manager:** The Community Builders, Inc  
**Co-Owner:** The Community Builders, Inc.  
**Co-Owner:** Woodhill Redevelopment LLC (a solely owned subsidiary of Cuyahoga Metropolitan Housing Authority)

Project Address: 10821 Woodland Ave, Cleveland, OH 44104

Number of Units: 40

Program(s) to be utilized  
in the Project: First mortgage, Housing Tax Credit Equity, City of Cleveland Housing Trust funds, HUD Choice Neighborhood Implementation funding, and an Equity Bridge Loan

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:

Mr. David Foust, 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,

*Meghan Kaple*

Meghan Kaple  
Development Project Manager  
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