

THE COMMUNITY BUILDERS

CLEVELAND

CITY COUNCIL

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FILE NO. 313-2026

736 OAK STREET
COLUMBUS, OH 45205
P. 380.235.7050
TCBINC.ORG

February 18, 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 North

Dear Patricia J. Britt:

The purpose of this letter is to apprise your office that Woodhill Center North 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 North (Proposed Development), located in the Buckeye-Woodhill neighborhood of Cleveland, includes the new construction of 82 total units, with 74 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 LISC Cleveland Housing Investment Fund loan proceeds, HUD Choice Neighborhood Initiative (CNI) grant proceeds, City of Cleveland HOME-American Rescue Plan funds, a General Partner Sponsor Loan, Deferred Developer Fee, 4% Low-Income Housing Tax Credit (LIHTC) Equity, an OHFA Housing Development Loan, and Tax-Exempt Bonds (Bond Authority: Cuyahoga Metropolitan Housing Authority).

Development Team:

General Partner: Woodhill Center North LLC

Managing Members: Woodhill Center North 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

Project Address: 10821 Woodland Ave., Cleveland, OH 44104

Number of Units: 82

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

4% Low-Income Housing Tax Credit

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