



736 OAK STREET
COLUMBUS, OH 43205
TCBINC.ORG

August 13, 2020
CERTIFIED MAIL RETURN RECEIPT REQUESTED

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

RE: Woodhill Station -West

Dear City Council Clerk Patricia J. Britt:

The purpose of this letter is to apprise your office that Woodhill Homes 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 Station -- West (proposed development) located in Cleveland, Ohio includes the new construction of approximately 120 units of affordable housing for families of low to moderate income. This proposed housing development is part of a multi-phase redevelopment effort of Woodhill Homes, a 487-unit public housing community currently owned and managed by Cuyahoga Metropolitan Housing Authority (CMHA).

The proposed development will be financed with a HUD First Mortgage, 4% LIHTC Equity, OHFA Housing Development Assistance Program, , City of Cleveland Community Development Funding, Deferred Developer Fee, and General Partner Sponsor Loan. Construction financing includes tax exempt bonds and an Equity Bridge loan.

Development Team: **General Partner:** Woodhill Homes LLC
 Developer: The Community Builders, Inc.
 General Contractor: TBD
 Property Manager: The Community Builders, Inc
 Co-Owner: The Community Builders, Inc.
 Co- Owner: Western Reserve Revitalization & Management Company, Inc.*

Western Reserve Revitalization & Management Company, Inc. (WRRMC)*

**WRRMC is a subsidiary of the Cuyahoga County Metropolitan Housing Authority*

Project Address: 9527 Buckeye Road, Cleveland OH 44104

Number of Units: 120

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Program(s) to be utilized
in the Project:

HUD First Mortgage, Housing Tax Credit Program City of Cleveland Community Development Funding (HOME/CDBG, Tax Exempt Bonds, and an Equity Bridge Loan. This development is also pursuing a HUD Choice grant, this funding will be contingent on award.

Right to Submit
Comments:

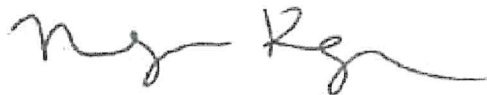
You have the right to submit comments to OHFA regarding the proposed project's impact on the community. Any objection to the project must be submitted in writing and signed by a majority of the voting members of the legislative body. Comments must be received by OHFA within 30 days of the mailing date of this notice.

The person to be notified at OHFA and their address is:

Mr. Kelan Craig, 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
Project Manager
The Community Builders, Inc.
736 Oak Street, Columbus OH 43205
Office: 380-235-8367
Email: meghan.kaple@tcbinc.org

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