

Colman Court  
National Church Residences  
2245 North Bank Drive  
Columbus, OH 43224  
Attn. Kevin Brown

January 27, 2026

CERTIFIED MAIL RETURN RECEIPT REQUESTED

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

**RE: Colman Court**

Dear Patricia J. Britt,

The purpose of this letter is to apprise your office that National Church Residences of Colman Court, LLC, a to-be-formed affiliate of National Church Residences 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.

Colman Court is an existing affordable housing community for seniors 62+ in Cleveland, Ohio. This 4-story elevator-serviced building was originally constructed in 2003 by National Church Residences. The property has 33 one-bedroom units which all benefit from a Project Rental Assistance Contract (PRAC). National Church Residences will be completing a renovation to replace outdated major building systems and upgrade common areas and apartment finishes. The community offers residents a number of amenities such as a community room, on-site property management and maintenance, on-site laundry, onsite supportive services, and proximity to public transportation.

The proposed development will be financed through a 9% Low Income Housing Tax Credit (LIHTC) transaction, equity from the syndication of the LIHTCs, a Housing Development Loan, Deferred Developer Fee, General Partner Equity, Acquired Reserves from the General Partner, and a Seller Note. The property will also convert the existing PRAC subsidy to a conventional Department of Housing and Urban Development (HUD)



Housing Assistance Program (HAP) contract after completing the HUD RAD for PRAC conversion.

**Development Team:**

General Partner            National Church Residences of Colman Court, LLC  
Developer                 National Church Residences  
Contractor                 TBD  
Property Manager         National Church Residences

Project Address:        2025 W 65th St Cleveland, Cuyahoga County, OH 44102

Number of Units:       33 one-bedroom units

Program(s) to be utilized  
in the Project:         9% Housing Tax Credit 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,



Kevin Brown  
Director of Senior Housing Development  
2245 North Bank Drive, Columbus, OH 43224  
216-701-0244  
[kbrown@nationalchurchresidences.org](mailto:kbrown@nationalchurchresidences.org)

