

McGregor Lakewood Independent Living
c/o CHN Housing Partners
3711 Chester Avenue
Cleveland, OH 44114
(216) 574-7100

CLEVELAND

CITY COUNCIL

AUG21'25 PM1:42

August 12, 2025

CERTIFIED MAIL RETURN RECEIPT REQUESTED

Patricia J. Britt
Clerk of Council
City of Cleveland
601 Lakeside Avenue
Cleveland, OH 44114

RE: McGregor Lakewood Independent Living

Dear Ms. Patricia J. Britt:

The purpose of this letter is to apprise your office that CHN Housing Partners (CHN) and The McGregor Foundation plan to be the owners of a To-Be-Formed 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.

McGregor Lakewood Independent Living is an affordable senior independent-living development designed for residents aged 55 and older. This new construction development will include one multi-family apartment building with approximately 101 one-bedroom residential units. Located in Lakewood, this development is a 20-minute drive from the McGregor Program of All-Inclusive Care for the Elderly (PACE) Brooklyn clinic, which provides community-based aging supportive services. All residential units will be reserved for seniors earning at or below 60% of the area median income (AMI), ensuring affordable, high-quality housing near a leading senior care facility. Property Management will be provided by The McGregor Foundation, which will offer attentive service and connected support to the McGregor PACE Brooklyn facility.

The proposed development will be financed with first mortgage debt, state and federal Low-Income Housing Tax Credits, an equity bridge loan funded through OHFA's Housing Development Loan program, Affordable Housing Program (AHP) funds through the Federal Home Loan Bank system, and local HOME funds.

Development Team:

General Partner: McGregor Lakewood IL LLC
To-be-formed entity, 51% owned by CHN Housing Partners
Mark E. Whipkey, Chief of Asset Management

3711 Chester Ave.,
Suite 100
Cleveland, OH 44114
P: 216-574-7100
www.chnhousingpartners.org

(216) 574-7100 mwhipkey@chnhousingpartners.org

Developer: CHN Housing Partners
Jennifer Chandler, Director of Real Estate Development
(216) 574-7100 jchandler@chnhousingpartners.org

Contractor To Be Determined

Property Manager The McGregor Foundation
Ann Conn, President and Chief Executive Officer
(216) 268-8680 ann.conn@mcgregoramasa.org

Project Address: 11801 Detroit Avenue
Lakewood, OH 44107

Number of Units: Approximately one hundred and one (101) one-bedroom units.

Program(s) to be utilized
in the Project: The proposed development will utilize funding from the Ohio Housing Finance Agency including federal and state Low Income Housing Tax Credits, the Housing Development Loan Program, and the Multifamily Bond Program.

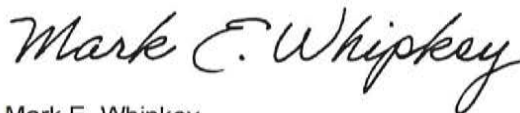
Right to Submit
Comments: You have the right to submit comments to OHFA regarding the proposed project's impact on the community. Any objection to the project must be submitted in writing and signed by a majority of the voting members of the legislative body. Comments must be received by OHFA within 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,



Mark E. Whipkey
Chief of Asset Management
3711 Chester Avenue
Cleveland, Ohio 44114
(216) 574-7100
mwhipkey@chnhousingpartners.org