



CLEVELAND  
CITY COUNCIL  
MAR 23 2026 4:23:00  
**FILE NO. 315-2026**

Lorain West  
Volker Development Inc.  
14701 Detroit Avenue, 5<sup>th</sup> Floor  
Lakewood, Ohio 44107  
[g.baron@volker.co](mailto:g.baron@volker.co)  
(216)409-4801

2/23/2026

CERTIFIED MAIL RETURN RECEIPT REQUESTED

Patricia J. Britt  
Clerk of Council – City of Cleveland  
Cleveland City Hall  
601 Lakeside Avenue, Room 220  
Cleveland, Ohio 44114

RE: Lorain West

Dear Ms. Britt:

The purpose of this letter is to apprise your office that Volker Development Inc. plans to be the managing member 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.

The Lorain West Project is a proposed new construction, 65-unit family project located on Lorain Avenue in the City of Cleveland, Ohio. Lorain West will provide much needed affordable housing for families in the City of Cleveland and Cuyahoga County. The Project will serve families with incomes between 30% and 70% AMI. The building's amenities will include a open-concept floor plans, in-unit washers, dryers, and dishwashers, a community/multi-purpose room, enhanced indoor/outdoor security camera systems, and 24-hour secured access. Additionally, the project will capitalize on transit-oriented access to the W. 65-Lorain RTA Rapid Station and high frequency bus lines along Lorain Avenue.

The proposed development will be financed with federal 9% affordable housing tax credits through OHFA, deferred developer fees, developer equity and conventional first mortgage financing.

**Development Team:**

- Managing Members: Lorain West MM, LLC (to-be-formed)  
464 South Hickory Street, Suite C  
Fond du Lac, Wisconsin 54935
- Developer: Volker Development Inc.  
14701 Detroit Avenue, 5<sup>th</sup> Floor  
Lakewood, Ohio 44107
- Contractor: John G. Johnson Construction Company  
1284 Riverbed Street  
Cleveland, Ohio 44107

# VÖLKER

DEVELOPMENT INC

Property Manager: Envolve Client Services Group  
6075 Poplar Avenue, Suite 220  
Memphis, Tennessee 38119

Project Address: 5301 Lorain Avenue, Cleveland 44102 [PPN: 006-18-101]  
5321 Lorain Avenue, Cleveland 44102 [PPN: 006-18-022]  
5325 Lorain Avenue, Cleveland 44102 [PPN: 006-18-021]  
5333 Lorain Avenue, Cleveland 44102 [PPN: 006-18-020]  
5407 Lorain Avenue, Cleveland 44102 [PPN: 006-18-019]  
5415 Lorain Avenue, Cleveland 44102 [PPN: 006-18-018]  
2011 West 55th Street Cleveland 44102 [PPN: 006-18-047]  
2020 West 53rd Street Cleveland 44102 [PPN: 006-18-025]

Number of Units: Sixty-Five (65) Residential Units

Program(s) to be utilized in the Project: OHFA 9% Competitive LIHTC, OHFA Housing Development Loan (HDL)

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,



Greg Baron  
Managing Director  
Volker Development Inc.  
14701 Detroit Avenue, 5<sup>th</sup> Floor  
Lakewood, Ohio 44107  
(216) 409-4801  
[g.baron@volker.co](mailto:g.baron@volker.co)