

Watterson Lake  
Bridging the Gap, LLC  
1435 Bedford Ave  
Pittsburgh, PA 15219  
Att:n Derrick Tillman, CEO & President

January 15, 2024

CERTIFIED MAIL RETURN RECEIPT REQUESTED

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

RE: Watterson Lake

Dear Ms. Britt,

The purpose of this letter is to apprise your office that Bridging the Gap, LLC plans to be the managing member and developer, along with Western Reserve Revitalization Management Company, Inc. as co-developer, 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.

Watterson Lake is a proposed 136-unit multifamily development for families located on the site of a former elementary school, that has now been demolished, on the corner of Detroit Ave. and West 74th St. on the west side of Cleveland. The property will offer a mix of 1-, 2-, 3-, and 4-bedroom apartments for households at 30%, 50%, 60%, 70%, and 80% of area median income.

The proposed development will be financed with a combination of tax-exempt bonds, 4% federal housing tax credits, Ohio housing tax credits, HUD 221d4 loan, City of Cleveland Housing Trust Fund and other gap financing.

Development Team:

Managing Member: Bridging the Gap, LLC  
Developer: Bridging the Gap, LLC  
Contractor: TBD, potentially Next Generation Construction  
Property Manager: TBD, potentially affiliate of Cuyahoga MHA

Project Address: Approximate address is 1422 W 74th St Cleveland, OH 44102

Number of Units: 136

OHFA Program(s) to be

Utilized in the Project: 4% Federal and Ohio low-income housing tax credits

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:

Shawn Smith, Executive Director  
Ohio Housing Finance Agency  
2600 Corporate Exchange Dr. suite 300  
Columbus, OH 43231

OHFA will provide a written response to any objections submitted under the terms outlined above.

Sincerely,

*Derrick Tillman*

Derek Tillman, CEO & President  
Bridging the Gap, LLC  
1435 Bedford Ave  
Pittsburgh, PA 15219  
(412) 583-1447  
dtillman@btgdevelopment.net