

June 15, 2021

CERTIFIED MAIL RETURN RECEIPT REQUESTED

**Patricia J. Britt**  
Clerk of Council  
Cleveland City Council  
601 Lakeside Ave.  
Cleveland, Ohio 44114

CLEVELAND CITY COUNCIL  
TH JUN 24 2021 09:42:55  
CITY CLERK, CLERK OF COUNCIL

RE: Woodhill Station East

Dear Patricia J. Britt:

The purpose of this letter is to apprise your office that Woodhill Station East 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 East ("Project") located in the Buckeye-Woodhill neighborhood of Cleveland, Ohio includes the new construction of approximately 69 units. This Project 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 financing for this Project includes a HUD 221(d)(4) First Mortgage, HUD Choice Neighborhood Implementation (CNI) grant proceeds, City of Cleveland Community Development Funding, OHFA Housing Development Assistance Program (HDAP), General Partner Sponsor Loan, Deferred Developer Fee, and 4% LIHTC Equity. Construction financing includes Tax Exempt Bonds, Equity Bridge Loan, and OHFA Housing Development Loan (HDL).

**Development Team:**

General Partner: Woodhill Station East LLC

Managing Members: Woodhill Station East MM LLC & Woodhill Redevelopment LLC\*

Developer: The Community Builders, Inc.

Property Manager: The Community Builders, Inc.

*\*Woodhill Redevelopment LLC is a solely owned subsidiary of CMHA.*

Project Address: 9615 Buckeye Road, Cleveland, Ohio 44104

Number of Units: 69

Program(s) to be utilized in the Project:

HUD FHA Permanent Financing, Housing Tax Credit Program, City of Cleveland Community Development Housing Trust Funds (including HOME and/or CDBG), OHFA Bond Gap Financing - Housing Development Assistance Program (HDAP) & Housing Development Loan (HDL), Tax Exempt Bonds, FY 2020 HUD Choice Neighborhoods Implementation (CNI) grant, Rental Assistance Demonstration (RAD) Program.

Right to Submit  
Comments:

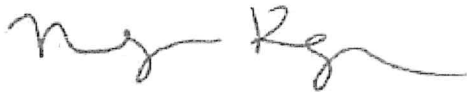
You have the right to submit comments to OHFA regarding the proposed project's impact on the community. Any objection to the project must be submitted in writing and signed by a majority of the voting members of the legislative body. Comments must be received by OHFA within 30 days of the mailing date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

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

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

**THE COMMUNITY BUILDERS**

The Community Builders, Inc.  
736 Oak Street  
Columbus, OH 43205



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601 LAKESIDE AVE  
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