



FILE NO. 202-2022

WODA COOPER COMPANIES

Gordon Crossing  
Woda Cooper Development, Inc.  
500 S. Front Street, 10<sup>th</sup> Floor  
Columbus, Ohio 43215  
614-396-3200

Frontline Development Group, LLC  
3333 Richmond Road, Suite #135  
Cleveland, OH. 44122  
216-309-1387

February 7, 2022

CERTIFIED MAIL RETURN RECEIPT REQUESTED

CLEVELAND CITY COUNCIL

WE FEB 16 2022 AM 10:38:24

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

RE: Gordon Crossing

CITY CLERK, CLERK OF COUNCIL

Dear Clerk Britt:

The purpose of this letter is to apprise your office that Frontline Development Group, LLC and Woda Cooper Development, Inc. plan to be general partners of a residential rental development located in or within 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 proposed Gordon Crossing is highly consistent with OHFA's goal to provide new housing options in areas of High Opportunity in close proximity to numerous amenities. Hough has few affordable housing options and continues to be fast-growing, with no way to ensure economic diversity and inclusionary housing practices are maintained so close to job opportunities. This builds new family units in an array of sizes and styles, while preserving economic diversity for households in a variety of income ranges. The project proposes to provide 10% of units as accessible for persons with mobility disabilities and 2% of units as accessible for persons with hearing or visual disabilities which is especially important for people who need mobility-friendly housing. In addition, the proposed development will achieve LEED Silver Certification.

The project will develop crucial family opportunity and workforce housing direly needed so close to center-city jobs and employment as the development will be located under a quarter of a mile from the Cleveland Clinic Main Campus and less than a third of a mile from Case Western Reserve University. The development is also within a mile of Aldi, Rite Aid, Church Square Pharmacy, Cleveland Thurgood Marshall Recreation Center, Rockefeller Park, Cleveland Public Library Hough Branch, and Citizens Leadership Academy. The property will be mixed-income, featuring both low income, affordable workforce housing (ranging from 30% AMI, up to 80% AMI), and expanding the supply of housing for extremely low-income housing units. The project will be geared toward a variety of residents: young professionals, single-parent households, small-to-large families and even seniors. The combined project will foster services to support families, aging-in-place, and workforce housing concepts. The development also meets numerous goals as outlined in the Connecting Cleveland 2020 Citywide Plan specific to housing by promoting strategic land assembly, incorporating green building techniques in the construction, maximizing housing choices for residents of all incomes, ages, ability levels and social circumstances, and expanding the range of residential opportunities for persons with special housing needs.

The proposed development will be financed with a Conventional First Mortgage, Housing Credit Proceeds, a Soft Loan, and Deferred Developer Fee.

Development Team:  
Frontline Development Group, LLC  
Woda Cooper Development, Inc.  
Woda Construction, Inc.  
Woda Management & Real Estate, LLC

Project Address: Woodward Avenue and East 101st Street, Cleveland, Ohio 44106

Number of Units: 46 units

Program(s) to be utilized  
in the Project: 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:

Mr. David Foust, 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,



Jonathan McKay  
Vice President of Development  
500 S. Front Street, 10th Floor  
Columbus, Ohio 43215  
614-396-3200  
[jmckay@wodagroup.com](mailto:jmckay@wodagroup.com)

Cc: Sheila Wright, President, Frontline Development Group, LLC  
Angela Thi Bennett, Co-Founder & Secretary, Frontline Development Group, LLC