FILE NO. 983-2025

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NREUV

July 28, 2025

CITY COUNCIL

CLEVELAND

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

Re: MLK Plaza, Phase 1A

Dear Ms. Britt,

The purpose of this letter is to apprise your office that NREUV MLK1A, 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.

Phase 1A will create 53 one-, two-, and three-bedroom units, beginning the redevelopment of Martin Luther King Plaza, built in 1972. Cleveland residents' suburban flight and the erosion of neighborhood retail has left this once-bustling shopping center all but abandoned. The project will include robust amenity spaces including a community room, fitness center, computer room, playground, and supportive services offices. The multiphase project will create 120 multifamily units, 25 townhomes, and a 7,000 SF market/food hall operated by local entrepreneurs, transforming an underutilized parcel into a vibrant community asset. Northern Real Estate Urban Ventures, a black, woman-owned firm specializing in affordable housing and community development projects, will serve as developer.

The proposed development will be financed with proceeds from the sale of 9% LIHTC, conventional debt, Cleveland Foundation, and other local sources.

Development Team: General Partners or Managing Members: NREUV MLK1A, LLC
Developer: Northern Real Estate Urban Ventures, LLC
General Contractor: Mistick Construction
Property Manager: PK Management
Project Address: 9300 Wade Park Avenue, Cleveland, OH 44106

Number of Units: 53

OHFA Program(s) to be utilized in the Project:
9% Low Income Housing Tax Credits, Housing Development Loan

825 10th St NW
SUITE 981 WASHINGTON, D.C. 20001

NREUV

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,

gm

Dr. Gina Merritt, MBA
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