FILE NO. 1049-2025

August 1st, 2025

Justin M. Bibb
Mayor
City of Cleveland
601 Lakeside Ave.
Cleveland, OH 44114

CLEVELAND

CITY COUNCIL

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

AUG12'25 PM3:59

Andria Richardson
Clerk of Council
Cuyahoga County Council
2079 East Ninth Street - 8th Floor
Cleveland, OH 44115

Certified Mail Return Receipt Requested

RE: Union at Cleveland Harbor, 5475 N. Marginal Road, Cleveland, OH

Dear Mayor Bibb, Ms. Britt and Ms. Richardson,

The purpose of this letter is to apprise your office that Union at Cleveland Harbor GP, LLC and Union Development Holdings, LLC, plan to be the general partner and managing member, respectively, of a residential rental development, called Union at Cleveland Harbor, 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 proposed development is a new construction that includes 209 multifamily units of one-, two- and three-bedroom units, with an overall square footage of approximately 198,500 SF, on 4.28 acres, located on 5475 N. Marginal Road, City of Cleveland, Cuyahoga County, Ohio, with 209 associated parking spaces. The proposed project consists of one (1) five-stories building and served by elevators. A central common area will include fitness center, business/computer center, community room and a small office area. The proposed project will be built in one phase.

The proposed development will be financed with Housing Credit proceeds.

Development Team:	Union at Development Holdings, LLC Union Development Holdings II, LLC Union at Cleveland Harbor GP, Union at Cleveland Harbor LP, LLC Annex Construction of Ohio, LLC The Annex Management Group
Project Address:	5475 N. Marginal Road, City of Cleveland, Cuyahoga County, Ohio 44114,
Number of Units:	209 units
Program to be utilized in the Project:	Ohio Low Income Housing Tax Credit 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:

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,

Joy Skidmore
Development Director
The Annex Group
(317) 409-0554
joy@theannexgrp.com

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REVISED

August 6th, 2025

Justin M. Bibb
Mayor
City of Cleveland
601 Lakeside Ave.
Cleveland, OH 44114

CITY COUNCIL

CLEVELAND

Patricia J. Britt
City Clerk
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The proposed development will be financed through a combination of Federal and State Low-Income Housing Tax Credits (LIHTC) equity, a Housing Development Loan from the Ohio Housing Finance Agency (OHFA), conventional construction and permanent mortgage financing, bond reinvestment proceeds, deferred developer fee, and funding from the Local Initiatives Support Corporation (LISC).

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Sincerely,

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