

FALBO GROUP, LLC

151 FORT PITT BOULEVARD * UNIT 1603 * PITTSBURGH PA 15222

Cedar Redevelopment Phase III
Falbo Group LLC
151 Fort Pitt Blvd. Unit 1603
Pittsburg, PA 15222-1573

February 14, 2019

CERTIFIED MAIL RETURN RECEIPT REQUESTED

Patricia Britt
Clerk of Council
Cleveland City Council
601 Lakeside Avenue, Room 220
Cleveland, OH 44114

RE: Cedar Redevelopment Phase III

Dear Ms, Britt:

CLEVELAND CITY COUNCIL
TH FEB 21 2019 AM 11:38:51
CITY CLERK, CLERK OF COUNCIL

The purpose of this letter is to apprise your office that Falbo Group LLC and the Cuyahoga Metropolitan Housing Authority plan to be the general partners 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.

In this third phase of the Cedar Redevelopment now called Sankofa Village, we will provide 75 new construction, affordable townhouse units for individuals and families to be located along the west side of the newly constructed E. 28th Street and continue with frontage on Community College Avenue and Central. The Cedar neighborhood's close proximity to Downtown Cleveland, educational institutions, and healthcare facilities will provide considerable access for residents to seek employment and educational opportunities.

The proposed development will be financed with a first mortgage, Housing Tax Credit proceeds, OHFA HDL Loan and capital funds from the Cuyahoga Metropolitan Housing Authority.

Development Team:

Falbo Group LLC
151 Fort Pitt Blvd. Unit 1603
Pittsburg, PA 15222-1573
412-260-9738
ralph@falbogroupllc.com

General Partner: Falbo Group LLC and Western Reserve Revitalization and Management Company Inc., which is an affiliate of Cuyahoga Metropolitan Housing Authority

"Proudly Providing Financial and Development Services in Real Estate Industry for over 50 years"

Office: 412-224-2151 * Cell: 412-260-9738 * Email: ralph@falbogroupllc.com

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Developer: Falbo Group LLC and Western Reserve Revitalization and Management Company Inc., which is an affiliate of Cuyahoga Metropolitan Housing Authority

Contractor: Mistick Construction Company
Property Manager: Pennrose Management Company

Project Address: Community College Avenue near the corner of E. 28th Street, Cleveland, Ohio

Number of Units: 75

Program(s) to be utilized
in the Project: Low Income Housing Tax Credits, CMHA Capital Funds, HUD/FHA 221(d)(4) loan, and OHFA HDL 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 45 days of the mailing date of this notice.

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

Mr. Sean Thomas, Executive Director
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,



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