

RECEIVED  
2-25-26  
Knull



*The Power of a Permanent Address.™*

Southern Heights Preservation  
c/o CHN Housing Partners  
3711 Chester Avenue, Suite 100  
Cleveland, Ohio 44114

February 18, 2026

**CERTIFIED MAIL RETURN RECEIPT REQUESTED**

Ms. Breanna Dull  
Clerk of Council  
City of Lorain  
200 W. Erie Avenue, Suite 103  
Lorain, Ohio 44052

**RE: Southern Heights Preservation**

Dear Ms. Dull:

The purpose of this letter is to apprise your office that CHN Housing Partners (CHN) 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.

Southern Heights Preservation is a family preservation project involving the rehabilitation of eighteen residential buildings. Each building will be renovated with updated kitchens, improved accessibility, updated central air, new roofing, and site improvements.

The proposed development will be financed with OHFA administered Low-Income Housing Tax Credits, a conventional permanent bank loan, and an equity bridge loan through OHFA's Housing Development Loan (HDL) program.

3711 Chester Ave.,  
Suite 100  
Cleveland, OH 44114  
P: 216-574-7100  
[www.chnhousingpartners.org](http://www.chnhousingpartners.org)



Development Team:

General Partner:	Southern Heights Preservation GP LLC <i>To-be-formed entity, 100% owned by CHN Housing Partners</i>	Mark Whipkey, Chief of Asset Management (216) 574-7100 <a href="mailto:mwhipkey@chnhousingpartners.org">mwhipkey@chnhousingpartners.org</a>
Developer:	CHN Housing Partners	Jennifer Chandler Director, Real Estate Development (216) 574-7100 <a href="mailto:JChandler@chnhousingpartners.org">JChandler@chnhousingpartners.org</a>
Contractor:	CHN Housing Partners	Robin Holmes, VP of Construction (216) 574-7100 <a href="mailto:rholmes@chnhousingpartners.org">rholmes@chnhousingpartners.org</a>
Property Manager:	New Sunrise Properties, Inc.	Rochelle Ensley, VP of Property Management (216) 574-7100 <a href="mailto:rensley@chnhousingpartners.org">rensley@chnhousingpartners.org</a>

Project Address: 1655 E. 30<sup>th</sup> St. A, Lorain, OH 44055

Number of Units: Sixty-three (63) units

Program(s) to be utilized in the Project: This project will utilize funding from the Ohio Housing Finance Agency, including Low-Income Housing Tax Credits and the Housing Development Loan program.

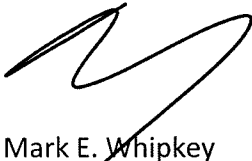
Right to Submit Comments: You have the right to submit comments to OHFA regarding the proposed project's impact on the community. Any objection to the project must be submitted in writing and signed by a majority of the voting members of the legislative body. Comments must be received by OHFA within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

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

Director of Multifamily Housing  
Ohio Housing Finance Agency  
2600 Corporate Exchange Dr., Suite 300  
Columbus, OH 43231

OHFA will provide a written response to any objections submitted under the terms outlined above.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Whipkey', with a stylized flourish at the end.

Mark E. Whipkey  
Chief of Asset Management  
3711 Chester Avenue, Suite 100  
Cleveland, OH 44114  
(216) 574-7100  
[mwhipkey@chnhousingpartners.org](mailto:mwhipkey@chnhousingpartners.org)