



January 13, 2025

Gracemount RFQ Frequently Asked Questions (FAQ)

Questions

1. Are additional guidelines available regarding the formatting of the submission of the qualifications?
 - a. All information regarding submission formatting can be found on pg. 12–14 of the RFQ. The evaluation criteria outline the requested content that should be included.
2. What specific challenges or needs are the city currently prioritizing in terms of real estate development or revitalization?
 - a. Investing in the Southeast Side of Cleveland as a part of Mayor Bibb’s [Southeast Side Promise Initiative](#) is a priority aligned with this redevelopment opportunity, as well as green building practices in alignment with the City’s [Climate Action Plan](#). The recently announced [Cleveland Housing Investment Fund](#) (CHIF) seeks to tackle challenges in financing for redevelopment projects. The [Lee-Harvard Community Master Plan](#) also outlines priorities specific to the Lee-Harvard neighborhood and the Gracemount Site, such as, single-family housing, greenspace, community engagement, and exploring innovative financial mechanisms. Finally, the City’s Community Benefits Ordinance
3. How can we align our development projects with the city’s long-term goals for equitable economic growth?
 - a. [Southeast Side Promise](#)
 - b. [Lee-Harvard Community Master Plan](#)
 - c. [Cleveland 2030: A Housing Equity Plan](#)
 - d. [Cleveland 2020 Citywide Plan](#)
4. Are there existing city programs or incentives we can leverage to enhance our positive impact on the Lee-Harvard community?
 - a. Mayor Bibb’s [Southeast Side Promise Initiative](#), the [Cleveland Housing Investment Fund \(CHIF\)](#), and the City’s Community Benefits Ordinance are three opportunities we encourage project teams to review in order to enhance submissions.
5. What opportunities are there for public-private partnerships to further the city’s development objectives?





- a. The Asset Redevelopment Office seeks to foster public-private partnerships through our redevelopment opportunities. To stay up to date on future RFQ releases, sign up for our mailing list [here](#).
 - b. [CHIF](#) was created to leverage public and private capital to address the affordable housing shortage in Cleveland. Development partners are also encouraged to learn more about local, mission-driven lenders including the Cleveland Development Advisors.
- 6. How can we collaborate with the city to ensure that local businesses and residents benefit directly from this project?**
- a. The [Lee-Harvard Community Master Plan](#) rooted the development opportunities in the voice and vision of community stakeholders. The RFQ is a direct result of and responsive to the community-driven planning process, and project teams are fully expected to build from that foundation of engagement as they define the details of the project. Harvard Community Services Center (HCSC), the local Community Development Corporation (CDC) should be the point of contact for engagement efforts.
 - b. The Office of Equal Opportunity ensures project teams adhere to the City's CSB/MBS/FBE participation requirements, and economic development can provide assistance in working with local businesses. HCSC will also be a part of the conversations on how residents and local businesses can benefit from the project.
- 7. Are there other organizations or stakeholders the city recommends we engage with during the development process?**
- a. HCSC and Lee-Harvard neighborhood block clubs will be important stakeholders to engage in the development process. HCSC can help connect selected project teams with additional organizations and stakeholders.
- 8. What urban planning or zoning guidelines should we consider for this project to align with the city's vision?**
- a. Information regarding the zoning and design review region for this site can be found on pgs. 7-8 of the RFQ.
- 9. Are there any upcoming infrastructure or public works projects in Lee-Harvard that might complement our development efforts?**
- a. The [Lee-Harvard Community Master Plan](#) gathered community feedback on desired infrastructure and streetscape improvements in order to incorporate them into the Lee Road Complete and Green Streets project. More information on this project can be found [here](#).





10. What types of tax incentives, grants, or financing programs are available for developers focused on community revitalization?
 - a. The RFQ outlines financial resources on pgs. 15-16 in the Financial Toolkit.
11. Are there opportunities to leverage state or federal funding alongside city support for this initiative?
 - a. Project teams are encouraged to explore innovative funding strategies leveraging various sources. The Financial Toolkit in the RFQ (pgs. 15-16) provides a great starting point with tax abatement and gap financing programs, and development teams are responsible for identifying other sources as they become available. A couple additional sources could include First-Time Homebuyer Programs and down-payment assistance offered by local lending institutions.
12. What are the city's sustainability and environmental goals, and how can our projects align with or enhance those efforts?
 - a. The following plans and initiatives outline sustainable and environmental goals throughout the City and Northeast Ohio region:
 - i. [15-Minute City](#)
 - ii. [Transit-Oriented Development](#)
 - iii. [Vision Zero](#)
 - iv. [Cleveland Climate Action Plan](#)
 - v. [Health Equity & Social Justice](#)
 - vi. [Cleveland 2030 Housing Plan](#)
 - vii. [Vibrant NEO 2040](#)
13. Are there opportunities to integrate smart city technologies or green building practices into the city's redevelopment vision?
 - a. Absolutely-- referenced on pg. 12 of the RFQ, we encourage project teams to consider partnering with organizations such as the Cleveland Tree Coalition to exceed the City's Tree Preservation requirements and enhance the tree canopy in Lee-Harvard. We also encourage teams to review the City's Climate Action Plan linked above.
14. What success metrics does the city use to evaluate the effectiveness of real estate development projects?
 - a. Once a project team is selected, an MOU, Development Agreement, and Community Benefits Agreement will all be tools utilized to measure and help ensure the success of the project.
15. How can we work with the city to track and report on the social and economic impact of our projects?





- a. Once a project team is selected, weekly/monthly check-ins will be scheduled to track progress and streamline communication.
- b. The selected project team will also be connected to the City's Communication team to schedule a press release announcing the project team, their proposal, and any upcoming engagement for residents to respond to.

16. What expectations does the city have for developers in terms of community engagement and inclusion?

- a. Community engagement expectations are outlined on pgs. 11 and 13 of the RFQ.

