



CITY OF CLEVELAND
Mayor Justin M. Bibb

Request for Qualifications

Redevelopment Opportunity for

Former Gracemount Elementary School Site (Vacant Land)

601 Lakeside Ave, Room 320 | Cleveland, OH 44114 | AssetRedevelopment@clevelandohio.gov





CITY OF CLEVELAND
Mayor Justin M. Bibb

RFQ Schedule:

RFQ Released:
12/5/2024

Letters of Intent Due:
1/3/2025

RFQ Responses Due:
2/3/2025

Final Selection:
3/7/2025

CONTACT

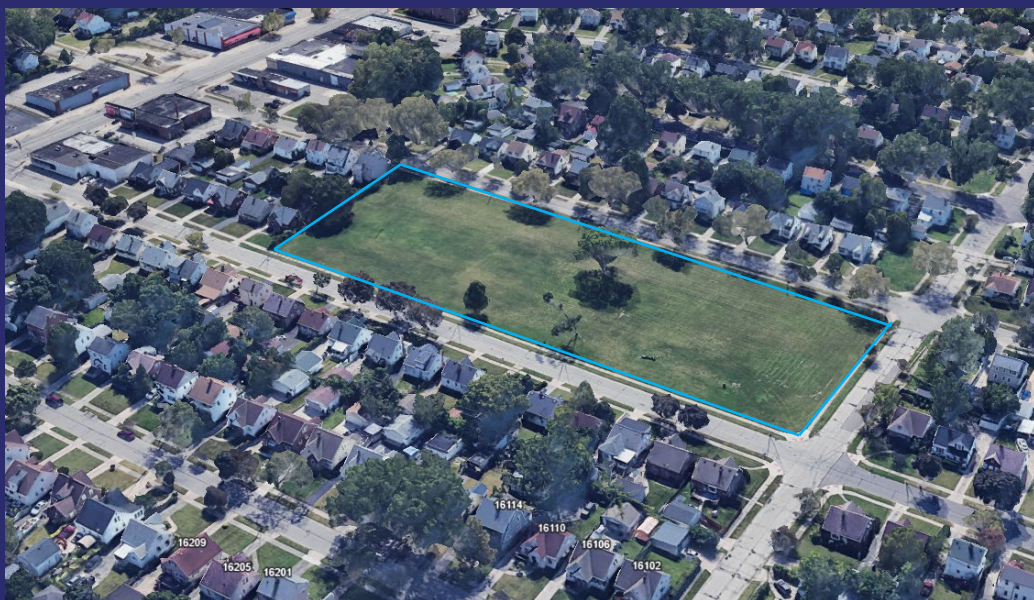
AssetRedevelopment@clevelandohio.gov

City of Cleveland, Dept. of
Community Development
601 Lakeside Ave., Rm. 320
Cleveland, OH 44114

REQUEST FOR QUALIFICATIONS

Former Gracemount Elementary School Site Redevelopment Opportunity

3 Acres | Vacant Land | Lee-Harvard Neighborhood | Ward 1



FOR RELEASE DECEMBER 5, 2024



Table of Contents

Mission and Vision Statements	4
Part I: Context	
Introduction	5
Background	5
Site Overview	7
Part II: RFQ Scope	
Redevelopment Scenario	9
Development Examples	10
Guiding Principles	10
Development Requirements	10
Development Preferences	11
Submission Process	12
Evaluation Process	12
Evaluation Criteria	12
RFQ Schedule	14
Post-Selection Process	14
Contact Information	15
Part III: Resources	
Incentive Toolkit	15
Supporting Documents	15
Disclaimers	17
Appendix	



Mission and Vision Statements

City of Cleveland Mission Statement

We are committed to improving the quality of life in the City of Cleveland by strengthening our neighborhoods, delivering superior services, embracing the diversity of our citizens, and making Cleveland a desirable, safe city in which to live, work, raise a family, shop, study, play and grow old.

Department of Community Development Vision Statement

The Department of Community Development envisions a Cleveland where stakeholders are empowered to build the pathway to equity. This vision is realized by creating quality housing and vibrant neighborhoods that serve as the foundation for generational wealth and community prosperity.

Asset Redevelopment Office Mission Statement

The Asset Redevelopment Office is dedicated to fostering community-centered neighborhood investment through proactive, equitable, and place-based development strategies. We aim to preserve and enhance all Cleveland neighborhoods by increasing access to development opportunities through collaborative partnerships with residents and stakeholders.

Southeast Side Promise Mission Statement

Mayor Bibb's Southeast Side Strategy is a multi-faceted plan to address the issue of concentrated disinvestment in the neighborhoods of Cleveland's southeast side. Our mission is to revitalize the area, providing residents with safe, equitable, and vibrant community they deserve.

Lee-Harvard Master Plan Vision

The vision for the Lee Harvard Community Master Plan is to create a vibrant, welcoming, and safe walkable environment for residents of all generations with attractive commercial corridors that enhance the community's unique character and foster economic growth.

Former Gracemount Elementary School RFQ: Context

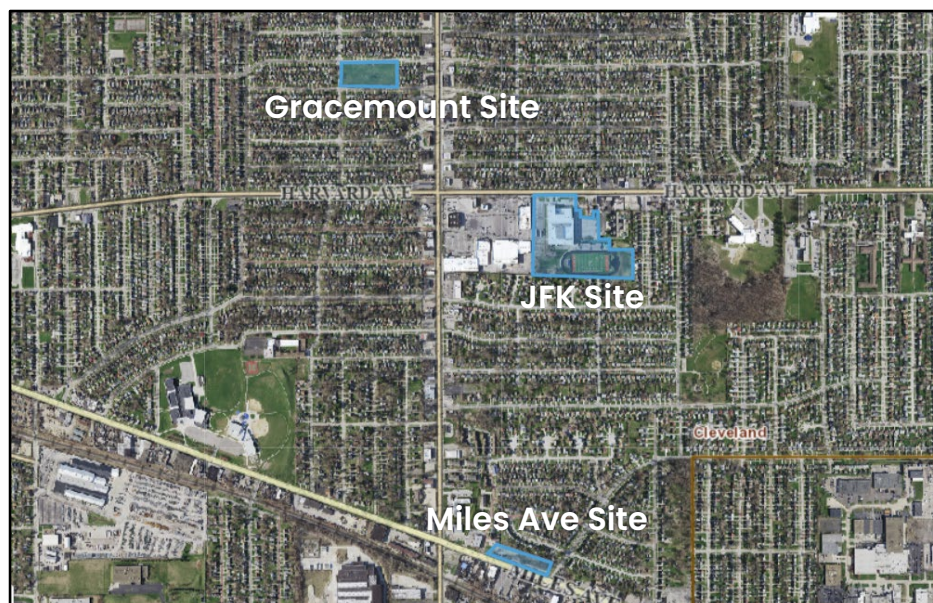
Introduction

The City of Cleveland (“City”) is releasing a Request for Qualifications (“RFQ”) seeking professional real estate development project teams (“Project Teams”) to reinvest in the Former Gracemount Elementary School site (3 acres) in Cleveland’s Lee-Harvard neighborhood. Project Teams are invited to submit their qualifications, alongside brief site-specific redevelopment project visions for consideration by an evaluation team comprised of representatives of the City and Harvard Community Services Center (“HCSC”), the area’s community development corporation. Upon selection, project teams will be invited to commence due diligence for the selected site. The City of Cleveland will facilitate the RFQ and selection process. The City reserves the right to accept or reject any or all submissions, or to discontinue the RFQ process at any time.

Background

The Former Gracemount Elementary School site was previously included in the Lee-Harvard Catalytic Sites RFQ released in March 2024, which included three redevelopment sites in the Lee-Harvard neighborhood: the Former John F. Kennedy High School, a strip of land bank parcels along Miles Avenue, and the Former Gracemount Site. Development teams were selected for two of the sites, but the Gracemount site remains available. Prior to the release of the Lee-Harvard Catalytic Sites RFQ, the [Lee-Harvard Community Master Plan](#) was commissioned by the City of Cleveland in partnership with the Harvard Community Services Center (HCSC) and other stakeholders to build from the neighborhood’s legacy and guide future development in the Lee Harvard neighborhood. Project-managed by HCSC, the study

area focuses on the Lee Road corridor from Invermere Avenue to Miles Avenue, as well as portions of Harvard and Miles avenues. The primary goal for the plan is to contextualize community development and improvement preferences from



Lee Harvard residents, property owners, and business owners. From extensive community engagement efforts, the following guiding principles emerged:

- Enhanced Walkability and Safety
- Vibrant Commercial Corridors
- Community Engagement and Inclusivity
- Attractiveness and Growth

[The Lee Harvard Community Master Plan](#) was adopted by the City of Cleveland's Planning Commission on March 1, 2024 and the final document can be found [here](#).

The redevelopment opportunities in Lee-Harvard aim to advance several other City of Cleveland priorities and initiatives as well:

- Mayor Bibb's [Southeast Side Promise](#) takes a multi-faceted approach to address the issue of concentrated disinvestment in the neighborhoods of Cleveland's southeast side. Initially focused on Wards 1, 2 and 4, the mission is to provide residents with a safe, equitable, and vibrant community they rightfully deserve. The City has dedicated \$15 million in American Rescue Plan Act Funding to advance programs including home rehabilitation, commercial corridor revitalization and large-scale site redevelopment. Additionally, multi-million dollar infrastructure improvements along Lee Road are under design development and slated for construction in 2027.
- Through *Putting Assets to Work*, the City of Cleveland is taking a proactive and strategic approach to putting underutilized publicly-owned real estate assets back to use prioritizing community investment and revenue generation.
- We envision that these redevelopment opportunities also have the potential to advance other key initiatives including [15-Minute City](#), [Transit-Oriented Development](#), [Vision Zero](#), the [Cleveland Climate Action Plan](#), [Health Equity & Social Justice](#), and the [Cleveland 2030 Housing Plan](#). More broadly, this project also aims to support Vision Recommendations identified through the collaborative [Vibrant NEO 2040](#) framework.

The selected project team(s) will be responsible for leading the development process, including creating a site plan and design development package, securing project financing, managing all permitting submittals and approvals, assuming all costs, and administering construction on the site leading to a Certificate of Occupancy. The project team(s) must be committed to working collaboratively with the City and neighborhood partners and meeting project benchmarks, and will be responsible for delivering a community and stakeholder engagement process throughout the design and development of the project site. Community partners, including the Harvard Community Services Center, will support the selected Teams' engagement efforts.

Site Overview

Site Information

- **Owner:** City of Cleveland
- **Address:** Formerly 16200 Glendale Avenue, Cleveland, Ohio 44114
- **Site Type:** Vacant Land
- **Acreage:** Approximately 3 acres
- **Background:** The Site is formerly known as 16200 Glendale Avenue / Permanent Parcel Number 140-06-035. The Cleveland Metropolitan School District's Gracemount Elementary School previously stood at this location. The school closed in 2011 and was demolished in 2013. The site transferred to the City of Cleveland in 2020.
- **Configuration:** The site is rectangular in shape, with frontage of approximately 570 feet along Glendale and Biltmore Avenues, and a depth of approximately 230 feet. In 2020, the site was platted into 22 single-family parcels. 20 of the parcels have 50-foot frontage with a depth of 116 feet, totaling approximately 0.13 acres each. Two corner parcels along East 161st Street are slightly larger, with 55-foot frontage and a depth of 116 feet, totaling approximately 0.18 acres each.
- **Connectivity:** The site is located 0.1 miles from the #40 bus line on Lee Road. GCRTA's Van Aken rapid stop is located 1 mile from the site.



Design Review

The site is located in the [Central/Southeast Design Review Region](#). Parcels are located immediately outside of the Lee-Harvard Design Review District. New construction proposals will be required to go through local design review and

Cleveland Planning Commission for project approvals. Project Teams can learn more about the design review process and requirements here: [Cleveland Planning Commission: Design Review](#).

Zoning

The parcels are zoned 1F-A1, in a One Family Use District. Per the zoning code, Dwelling Houses, each occupied by not more than (1) family are permitted on these parcels. Playgrounds and parks are also permitted. More information on Cleveland's Zoning Code and allowable buildings and uses can be [found here](#). Project Team(s) will work with the City's planning staff on any necessary zoning changes, appeals or variances during the design and due diligence phase of the project.

Utilities

Cleveland Public Power (CPP) has primary and secondary electrical distribution poles in the south treelawn of Glendale Avenue and the north treelawn of Biltmore Avenue. CPP is positioned to provide electrical service to residential units that may be constructed at this site and will be

available to enter into conversations with the selected project team.

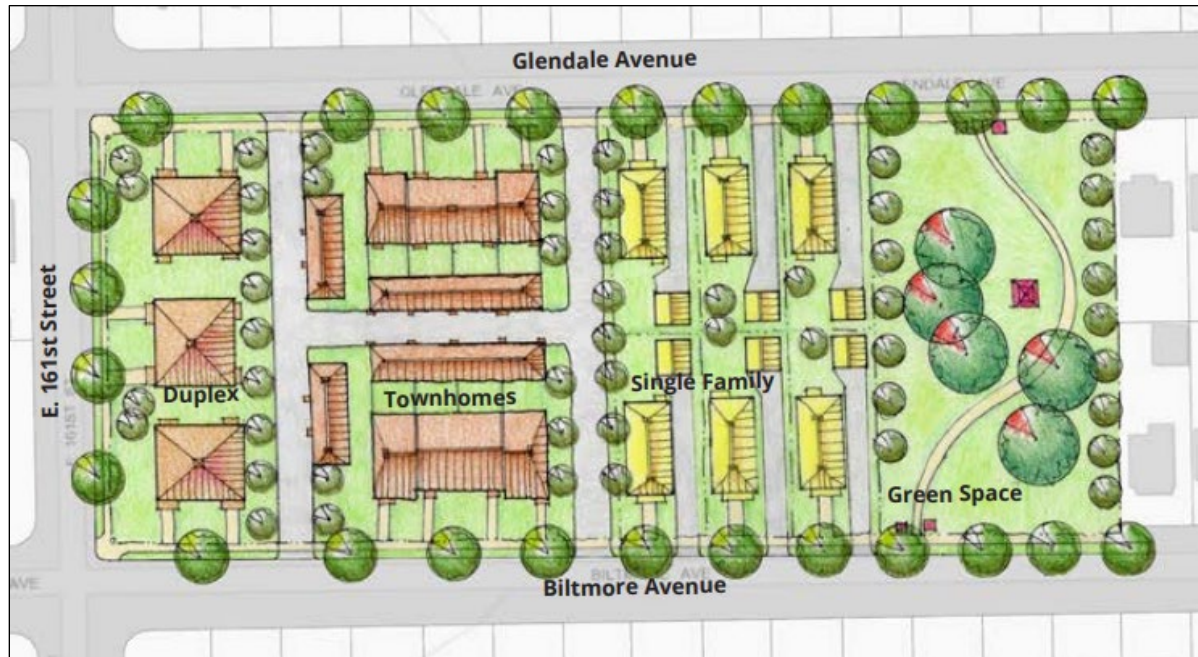
The **City of Cleveland, Water Division (CWD)** has reviewed the site and indicated that any new development will require the installation of new connections. 2,500 GPM of fire flow is available at the existing water main. The **City of Cleveland's Division of Water Pollution Control (WPC)** will provide information on existing and proposed sewers/dischARGE. Existing public sewers in the area are combined; there are no public sewers or associated easements on the property. The existing public sewers are within the right-of-way and are expected to be able to accommodate all storm and sanitary flow generated by new development; however, WPC may require stormwater management based on the amount of sewer discharge associated with a proposed project.

PARCEL ID	ADDRESS	LOT DIMENSIONS (approx.)	ACREAGE (approx.)
140-06-091	0 Glendale Ave.	55 FT x 116 FT	0.18 ACRES
140-06-092	0 Glendale Ave.	50 FT x 116 FT	0.13 ACRES
140-06-093	0 Glendale Ave.	50 FT x 116 FT	0.13 ACRES
140-06-094	0 Glendale Ave.	50 FT x 116 FT	0.13 ACRES
140-06-095	0 Glendale Ave.	50 FT x 116 FT	0.13 ACRES
140-06-096	0 Glendale Ave.	50 FT x 116 FT	0.13 ACRES
140-06-097	0 Glendale Ave.	50 FT x 116 FT	0.13 ACRES
140-06-098	0 Glendale Ave.	50 FT x 116 FT	0.13 ACRES
140-06-099	0 Glendale Ave.	50 FT x 116 FT	0.13 ACRES
140-06-100	0 Glendale Ave.	50 FT x 116 FT	0.13 ACRES
140-06-101	0 Glendale Ave.	50 FT x 116 FT	0.13 ACRES
140-06-102	0 Biltmore Ave.	50 FT x 116 FT	0.13 ACRES
140-06-103	0 Biltmore Ave.	50 FT x 116 FT	0.13 ACRES

140-06-104	0 Biltmore Ave.	50 FT x 116 FT	0.13 ACRES
140-06-105	0 Biltmore Ave.	50 FT x 116 FT	0.13 ACRES
140-06-106	0 Biltmore Ave.	50 FT x 116 FT	0.13 ACRES
140-06-107	0 Biltmore Ave.	50 FT x 116 FT	0.13 ACRES
140-06-108	0 Biltmore Ave.	50 FT x 116 FT	0.13 ACRES
140-06-109	0 Biltmore Ave.	50 FT x 116 FT	0.13 ACRES
140-06-110	0 Biltmore Ave.	50 FT x 116 FT	0.13 ACRES
140-06-111	0 Biltmore Ave.	50 FT x 116 FT	0.13 ACRES
140-06-112	0 Biltmore Ave.	55 FT x 116 FT	0.18 ACRES

Former Gracemount Elementary School RFQ: Scope

Redevelopment Scenario



The redevelopment scenario envisions infill development that respects the surrounding established residential context, while introducing comparatively scaled duplex, single family and/or townhomes. Activated green space creates an amenity that recalls the history of the site as a school with gathering space for families. There is also an opportunity to introduce Accessory Dwelling Units (ADUs) as part of detached single-family lots.

This scenario would yield:

- 6 duplex units in 3 buildings
- 8 townhomes
- 6 detached single family homes
- Detached garages for all dwelling units with parking for 2 cars/unit

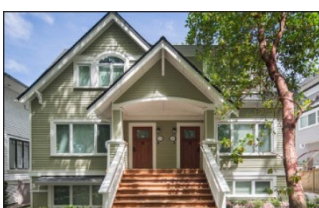
Proposals should be aligned with, but are not required to be identical to, the redevelopment scenario published in the plan. Projects must further the Vision and Guiding Principles established in the plan.

Development Examples

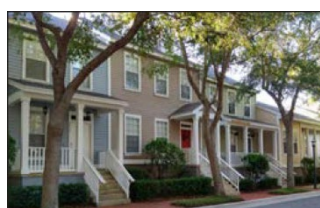
Single-Family Homes



Duplex



Townhomes



Guiding Principles

<p>1 Develop housing typologies that provide economically viable fee-simple housing that include single-family homes, townhomes, duplexes, and garages that range in size.</p> <ul style="list-style-type: none"> • Create a pattern book or design standards to ensure the scale and design of new homes that complement the current massing and character of the neighborhood. • Design and build homes that raise the neighborhood residential real estate standard as a means for achieving a mixed-income neighborhood. 	<p>2 Set aside public greenspace that provides clear sight lines and amenities in a manner that complements the urban design rhythm of the street.</p>
	<p>3 Explore innovative financial mechanisms to fund the development and long-term maintenance of the public park, including Tax Increment Financing, Land Trust, and the social housing model.</p>
	<p>4 Community engagement activities with youth, residents, businesses, churches, industrial companies, organizational partners should be conducted to ensure the proposed development aligns with the community</p>

Development Requirements

The selected Project Team(s) will be responsible for all aspects of the project development, adhering to all City approval processes. Through project



conceptualization, the selected Project Team(s) will be required to collaborate with City and community partners in the design, negotiation and execution of the following project components:

Alignment with Lee-Harvard Community Master Plan: Project Teams are required to review the [Lee-Harvard Community Master Plan](#). Proposals should be aligned with, but are not required to be identical to, the redevelopment scenario published in the plan. Projects must further the Vision and Guiding Principles established in the plan.

Engagement: Project Team(s) must address community priorities defined in the Lee-Harvard Community Master Plan. Project teams will be responsible for expanding on engagement from the Community Plan process to develop and deliver community and stakeholder engagement that informs the final proposed project(s). HCSC and other community stakeholders will support the Project Team's engagement efforts.

Sale or Ground Lease: The Development Site may be offered as a direct sale to a developer, or ownership will be structured as a Ground Lease, with the City of Cleveland maintaining ownership of the land while the developer(s) enter into a long-term lease to construct, manage and own the development. Cleveland City Council must legislatively approve property sales and ground leases. Appraisals will be ordered following the selection of a project team, and the cost of land *may be* negotiated below fair market value with special consideration for affordable housing projects that are aligned with Cleveland's [2030 Housing Plan](#).

Public Amenity Space: Developer(s) will be responsible for designing, constructing and maintaining a public amenity space that provides opportunities for the public to gather as part of the project scope.

CSB/MBE/FBE Participation: The City of Cleveland is firmly committed to assisting Minority Business Enterprises (MBEs), Female Business Enterprises (FBEs), and Cleveland-area Small Businesses (CSBs) by providing and enhancing economic opportunities in City contracts. The successful Project Team(s) for this RFQ will share that commitment.

Other City Regulations Apply.

Development Preferences

In addition to the Development Requirements stated above, the following themes and concepts are preferred in order to generate optimal outcomes for the Lee-Harvard Community and City of Cleveland.

Innovative Approaches to Implementing Guiding Principles: Preferred projects will identify meaningful and innovative approaches to incorporate guiding principles from the [Community Plan](#) into their proposed redevelopment project.

Vibrant Pedestrian Experience: All blocks and all building and property entrances should be served by safe, continuous walkways, connected in all possible directions to the adjacent pedestrian network. The pedestrian realm should be active and vibrant.

Generational Wealth Building: Create opportunities for community ownership of property located in the neighborhood, real estate investment trusts, land trusts, and/or opportunities for direct and accessible resident investment in commercial real estate projects.

Exceeding General Sustainability Approaches: Overall design should embrace concepts of sustainability and living buildings by creating positive impacts on the human and natural systems that interact with them. Project Team(s) should 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. Project should generate positive and equitable public health outcomes as a key component of the project investment.

Submission Process

I. Letter of Intent – Due 1/3/2025

Project Teams intending to submit Qualifications should submit a Letter of Intent with the following content: Name, Address and Website of Company; Name and contact information for the proposal contact; reference number of the RFQ (ARO/#04/2024); clear statement of your intention to submit a proposal and preliminary proposal description; sign-off and signature. LOIs can also include questions related to the site, RFQ requirements and/or process. LOIs should be no more than 2 pages, 8.5 x 11 inches in size and emailed as a PDF attachment.

II. Final Submission – Due 2/3/2025

Development Teams are invited to submit Qualifications for the Former Gracemount Elementary School Redevelopment Opportunity. Qualifications shall be sent electronically and formatted in a searchable .pdf format. Pages shall be 8.5 x 11 inches. Font shall be no smaller than 10 point. Qualifications should not exceed 20 pages in length.

Letters of Intent and Final Submissions must be emailed to AssetRedevelopment@clevelandohio.gov no later than the dates listed above. Only emailed, PDF submissions will be accepted. Use "Gracemount RFQ" followed by the Project Team Name in the subject line.



Evaluation Process

An Evaluation Team comprised of representatives from the City of Cleveland and Harvard Community Services Center will review all submissions and rank them based on the Evaluation Criteria described below. If necessary, a shortlist of project teams will be invited to interview.

Evaluation Criteria

Points	Category	Content
	Contact Information	<ul style="list-style-type: none"> Project Team Contact Information 3 References with Contact Information (<i>references cannot be from HCSC, City of Cleveland, or other government staff members</i>)
5	Cover Letter	<ul style="list-style-type: none"> Statement of Interest Design a Mission Statement that will guide your Team's work on this project
15	Project Team Information	<ul style="list-style-type: none"> 5 pts: Provide an Overview of each firm represented on the project team and their proposed role 5 pts: Provide Key Team Member Resumes with headshots. Outline their responsibilities related to this project. 5 pts: Exemplify Team's approach to Diversity, Equity, Inclusion and Belonging. For example, is diversity reflected in team leadership? Does the project create the opportunity for minority and/or emerging real estate developers to participate?
15	Project Vision	<ul style="list-style-type: none"> 15 pts: Describe the Team's vision for the site (<i>include proposed typologies, target market(s), and sales approach</i>)
15	Mission Alignment	<ul style="list-style-type: none"> 5 pts: Describe how the Team will work to incorporate the Development Preferences 5 pts: Describe how the project aligns with the Lee Harvard Community Master Plan (i.e. redevelopment scenario, guiding principles, community priorities, neighborhood history, etc.) 5 pts: Describe how the project will align with and implement components of relevant plans/initiatives such as the 2030 Housing Equity Plan, Cleveland Climate Action Plan, Health Equity, TOD/TDM, Vision Zero, and 15-Minute City
20	Benefits to the Neighborhood and Engagement Strategy	<ul style="list-style-type: none"> 10 pts: Identify the Team's Equitable Development Strategy. Outline how the community will directly benefit from this project in any or all of the following areas: housing, health (personal and public), education, employment (short-term project employment), economic (long-term economic impact), community safety, and arts/culture 10 pts: Provide an engagement strategy with a timeline including clear benchmarks and deliverables outlining how the Team will build from the Lee-Harvard Community Master Plan to further engage residents and stakeholders in meaningful, collaborative engagement that informs the design and details of the project

20 (10 per project)	Completed Projects of Similar Scope and Complexity	Outline 2 completed projects of similar scope and complexity, including the following details for each project: (10 total points per completed project) <ul style="list-style-type: none"> • 2 pts: Describe the Team’s specific role on the project; Include images of completed project • 4 pts: Highlight innovative practices in construction, sustainability, social impact, financing, public health, etc. • 4 pts: Provide the capital stack including evidence of specific sources of funding the Team secured (source name, amount, date, commitment/award letters)
20	Financial Capacity	<ul style="list-style-type: none"> • 10 pts: Identify the project’s potential sources of funding • 10 pts: Provide evidence of Team’s creditworthiness and the amount of equity the Team intends to bring to the project
10	Project Schedule	<ul style="list-style-type: none"> • 5 pts: Present a project schedule including but not limited to design development, engagement, funding applications, design reviews, permitting, and construction phasing • 5 pts: Outline clear benchmarks and deliverables for the first three months following project team selection including stakeholders you anticipate working with
5	Challenges	<ul style="list-style-type: none"> • 5 pts: Outline 2 challenges the Team anticipates. Provide solutions to how the Team may approach or overcome them

RFQ Schedule

The City intends to process proposals received according to the following schedule:

City of Cleveland Releases RFQ.	12/5/2024
Letters of Intent Due. <i>Submit via email to AssetRedevelopment@clevelandohio.gov</i>	1/3/2025
Responses Due. <i>Submit via email to AssetRedevelopment@clevelandohio.gov See "Submission Process" and "Evaluation Criteria" for more information.</i>	2/3/2025 by 4 PM EST
Evaluation Period.	2/4/2025- 3/7/2025
Short List Notifications (<i>if necessary</i>).	2/14/2025
Finalist Presentations (<i>if necessary</i>).	2/17-24/2025
Selection.	3/7/2025

Post-Selection Process

The selected Project Team(s) will have the opportunity to enter into a Memorandum of Understanding (MOU) and 12-month Site Access Agreement with the City within 60



days of final selection through the RFQ process. Details of the post-selection process for each development site will be finalized in the MOU.

Generally, it is anticipated that project teams will perform due diligence, at their own cost, for up to twelve months and will include site due diligence, community engagement, conceptual design, financial feasibility, and financing strategy. At the end of the 12-month Due Diligence Period, the City of Cleveland and Project Team(s) will determine if the project is feasible and can proceed into additional predevelopment work, or be terminated.

Project Team(s) will be fully responsible for completing the Final Design, Financing, Construction Plans, Permitting, and Construction for the project. Generally, sites are anticipated to proceed with transfer and/or execution of a development agreement or ground lease following the project team securing at least 75% of their total project funding; receiving final design review and zoning approvals; and legislative approval from Cleveland City Council and associated required administrative approvals.

Contact Information

The Former Gracemount Elementary School RFQ is being facilitated by the City of Cleveland's Department of Community Development, with leadership from the Southeast Side Senior Strategist and neighborhood partners. Other Departments are also engaged in the process. Questions related to the RFQ should be directed to AssetRedevelopment@clevelandohio.gov.

Southeast Side Promise inquiries should be directed to MOwens@clevelandohio.gov.

Media Inquiries should be directed to mzickefoose@clevelandohio.gov.

Former Gracemount Elementary School RFQ: Resources

Lee-Harvard Catalytic Sites RFQ

The previously released Lee-Harvard Catalytic Sites RFQ contains supplemental information important to designing a place-based project vision. The Lee-Harvard neighborhood narrative, asset map, and recent investments in Cleveland are three sections project teams are encouraged to review to inform their response. The document can be accessed on the [Asset Redevelopment webpage](#).

Incentive Toolkit

Through the Department of Community Development, the City can provide subsidy resources to support a successful redevelopment project. Tools listed below can reduce cost and risk to a development team and improve the efficiency and quality



of a project through the pre-development, construction, and closeout phases. Project Teams will be responsible for submitting applications for each incentive or entering into direct negotiations with the City as needed. The availability of any incentive is contingent upon application and approval by the applicable governing bodies and may or may not be available at the time of application.

RESIDENTIAL TAX ABATEMENT: Parcels are located in a “Middle Market” zone. Affordable housing projects receive 100% abatement. To learn more, view the graphic below or visit [Residential Tax Abatement’s webpage](#).

Effective Jan 1, 2024	Single Family		Multi-Family	
	New Construction	Rehabilitation	New Construction	Rehabilitation
CRA 2 – Middle Market	Abatement 100% Term 15 Years Unit Cap \$400,000 CBA Req. NA Set-Aside NA Contracting Req. NA Green Building Req. Yes	Abatement 100% Term 15 Years Unit Cap \$450,000 CBA Req. NA Set-Aside NA Contracting Req. NA Green Building Req. Yes	Abatement 90% Term 15 Years Unit Cap NA CBA Req. Yes Set-Aside 15% Contracting Req. Yes Green Building Req. Yes	Abatement 100% Term 15 Years Unit Cap NA CBA Req. Yes Set-Aside 15% Contracting Req. Yes Green Building Req. Yes

REDUCED LAND VALUE: Through this competitive process and in compliance with the Ohio Revised Code, the value of land may be negotiated below fair market value. Special consideration will be given to affordable housing projects and projects that align with Cleveland’s 2030 Housing Plan. Value is subject to approval by Cleveland City Council and the City’s Board of Control.

HOUSING TRUST FUND COMPETITIVE

FUNDING: Loans and grants are available to support affordable housing projects that serve low- and moderate-income households, including market-rate projects that contain affordable housing units. This program can provide support for projects in the form a low interest, soft loan for 20% of the total development costs of a given project (8% for LIHTC projects). An annual RFP through the City’s Department of Community Development is circulated to determine which projects will receive funding. To learn more, visit [Housing Development’s webpage](#).

CLEVELAND HOUSING INVESTMENT FUND (CHIF):

This newly established housing fund will provide debt and equity-like funding to neighborhood-scale housing development with a focus on affordability, developers who have been historically excluded from capital markets, and neighborhood impact. [Click here](#) to learn more about the fund and access the Developer Inquiry Form.

TAX INCREMENT FINANCING (TIF): The City is willing to discuss the utilization of non-school tax increment financing following the expiration of residential tax abatement. [Click here](#) to learn more about the City of Cleveland’s TIF Strategy.



CONSTRUCTION GAP FINANCING: This program may subsidize up to \$75,000 per unit of total development and construction costs. It is available to both new construction and rehabilitation projects and prioritizes projects that make a strong, positive visual impact in a neighborhood. To learn more, visit [Housing Development's webpage](#).

PARTNER PROGRAMS: Numerous lending partners may be approached to provide additional, creative financing solutions to help support projects in the Cleveland area. Project Teams will need to work directly with partner agencies to apply for these incentives. Project Teams are expected to pursue partnerships with additional funders beyond those listed below.

- [The Cleveland-Cuyahoga Port Authority Financing Options](#) include fixed-rate loans, sales tax exemptions, and infrastructure funding.
- [Local Initiatives Support Corporation \(LISC\)](#)
- [Cleveland Development Advisors \(CDA\)](#)
- Cleveland Neighborhood Progress's [Village Capital Corporation](#), [Enterprise Community Partners, Inc.](#),

Disclaimers

Communications – Project Teams considering responding to this RFQ are required to conduct preparation of their submissions with professional integrity and are prohibited from communicating with any member of City staff, the Evaluation Team, or other project representatives outside of the formal process outlined in this RFQ.

Expenses – The City accepts no liability for the costs and expenses incurred by firms or project teams responding to this RFQ.

City Rights – The City reserves the right to cancel the RFQ process at any time and reject any and all submissions. The City shall have no liability to any firm arising out of such cancellation or rejection. The City reserves the right to waive minor variations in the selection process. The City reserves the right to contact references who are not listed in the firm's submission and investigate the qualifications of the firms or individuals identified in the submission.

Public Disclosure – All documentation and submittals provided to the City may be considered public documents under applicable laws and may be subject to disclosure. Firms recognize and agree that the City will not be responsible or liable in any way for any loss firms may suffer from the lawful disclosure of information or materials to third parties.

Appendix

- I. Lee-Harvard Economic Market Analysis
- II. Lee Road Complete & Green Streets Project Fact Sheet
- III. Gracemount Site Subdivision Plat certified February 2020

