



September 16, 2024

Lorain Avenue Affordable Housing RFQ

Frequently Asked Questions (FAQ)

1. **Will the city provide a contact list of those who attended this call? We would love to provide architectural services for this project, but are looking for a development partner.**
 - a. We will reach out to those who registered for the Virtual Information Session to request permission and share contact information for those that respond.
2. **Understanding that there are some Form-Based Zoning Code pilot neighborhoods in the city, is there any chance that this site will be incorporated into a future form-based code area (within the next 6-12 months)?**
 - a. At this moment, there are no plans for this site to be incorporated into the form-based code pilot areas. Should anything change, we will update you.
3. **Is this a union project?**
 - a. Generally, the City's sale or ground lease of real property for private property does not trigger State prevailing wage requirements nor require union labor.
 - b. Development partners seeking City subsidy are required to participate in a [Community Benefits Agreement](#), which may include labor contract requirements.
 - c. The Mayor's recent commitment related to union labor is specific to public improvement projects and is not immediately applicable to the future redevelopment of this site.
4. **The most heavily weighted evaluation category "Completed Projects of Similar Scope & Complexity" is awarding points based on prior project experience. It's unclear to what extent affordable housing development will be prioritized, vs general development experience. Our team has significant development experience but almost entirely on the market rate side. We do however have a significant portfolio of affordable housing projects that we secured LIHTCs to substantially renovate and which we now own and operate. To make sure we obtain the best score we can, I'm trying to determine how much we need to focus on the affordable side. In**





essence, I'm wondering if it makes more sense to highlight three ground-up development projects even if just one provided for affordable housing, vs one ground up development project and two rehabs that all provide for affordable housing.

- a. We recommend that project teams submit a mix of both in order to articulate your experience in both financing affordable housing and getting a new construction project across the finish line. Providing an introduction similar to what you shared in your email could shed light on the breadth of your experience. Overall, though, evaluation for all project teams will focus on your ability to articulate how aspects of your completed projects have prepared you to be able to bring this project to the finish line. Another aspect to consider is to highlight any equitable development strategies that were used in your completed projects, focusing on your affordable housing portfolio.
- 5. **Does the City and OCI prefer to demolish the existing building? If so, do you expect the development teams to be responsible for demolition and remediation?**
 - a. Yes, demolition of the existing building is anticipated. It will be the responsibility of the developer, though the City will assist the selected project team in structuring a successful project lens.
- 6. **Is there a preference for senior or family apartments?**
 - a. No, there is not an immediate preference for senior or family apartments as long as all units are affordable (120% AMI and below). Once a project team is selected, they will be expected to conduct community engagement to solidify a vision that is rooted in community values and needs.
- 7. **Is there a new link to the community survey feedback? The link in the RFQ goes to the following page:**
 - a. The City of Cleveland is working closely with Ohio City Inc. to re-launch the CoUrbanize page where the Community Values Survey is hosted. We will send an email update as soon the survey information is accessible. In the meantime, we will post the responses received as of August 22, 2024 on the Asset Redevelopment webpage and the City's RFQ

A New Project
is in the Works

Please check back soon to start learning
and leaving valuable community feedback





webpage. Furthermore, the Asset Redevelopment Office is currently reviewing and analyzing all the feedback received from the survey to provide a report for the selected development team.

RFQ Amendment

1. Affordable Housing Requirements

- a. Previously stated on page 20 in Evaluation Criteria:
 - i. "Only project visions incorporating affordable housing (100% AMI and below and pursuing LIHTC) will be reviewed."
- b. Amendment states:
 - i. "Only project visions incorporating affordable housing (**120% AMI and below**) will be reviewed."
- c. Reason: According to OHFA's LIHTC guidelines, the AMI threshold for workforce housing is 120%. We want to offer project teams the chance to incorporate this level of affordable housing into their project visions. Additionally, while we encourage teams to consider LIHTC funding as part of their capital stack, we will not turn away any team that is capable of pulling together a successful project without it.

