

*Redevelopment Opportunity
Request for Qualifications*

Lorain Avenue Affordable Housing RFQ

Virtual Information Session | September 6th, 2024 at 1 PM EST



Welcome

Trudy Andrzejewski, Bureau Chief Neighborhood Revitalization
City of Cleveland, Department of Community Development

CITY *of* **CLEVELAND**

MAYOR JUSTIN M. BIBB

COMMUNITY DEVELOPMENT



Welcome

**Councilman Kerry McCormack
Cleveland City Council, Ward 3**



**Cleveland
City Council**



Welcome

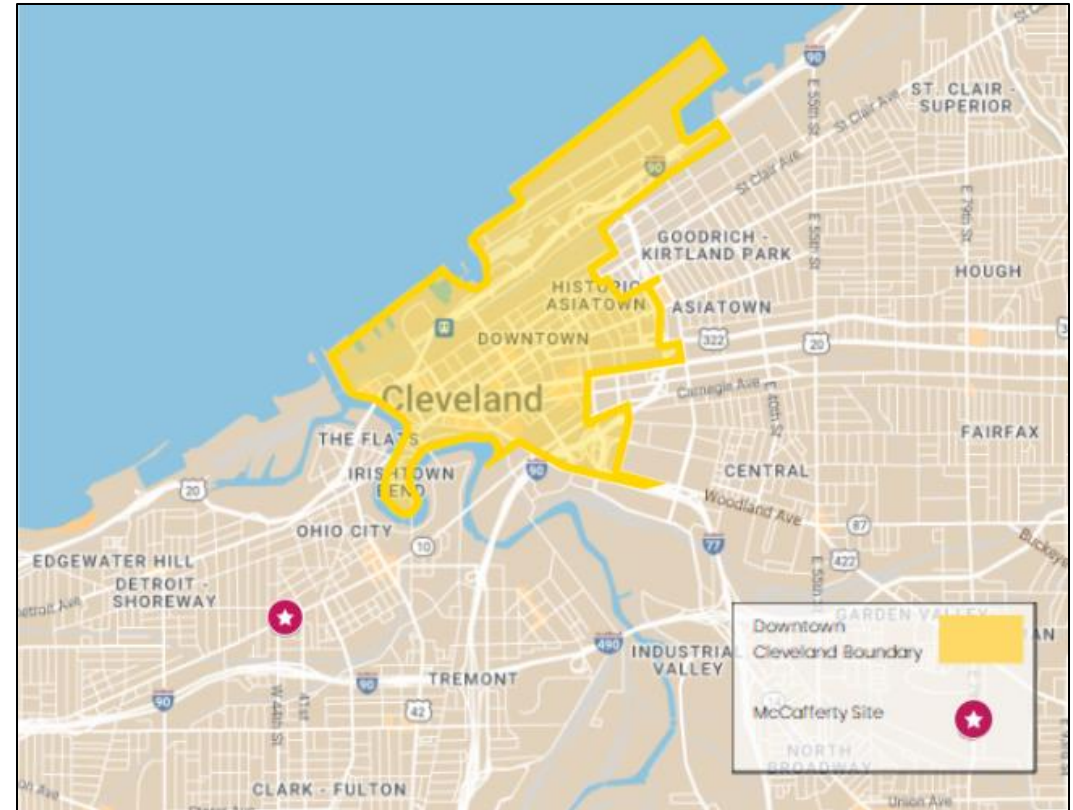
Ben Trimble, Chief Real Estate Officer
Ohio City Incorporated



Investing in Cleveland, OH

Downtown Cleveland Market Study

- [2023 Downtown Cleveland Economic Development Report](#) (Downtown Cleveland, Inc.)
- 37K+ Residents in Greater Downtown
- Approx. 10% residential growth over past 10 years
- 2K+ new residential rental units were added in the last 5 years, and approx. 2K under construction
- Corporate Headquarter projects including Sherwin-Williams Global HQ and Cross Country Mortgage
- 1,000+ new residential units added in Ohio City in the past 10 years (largely market rate)

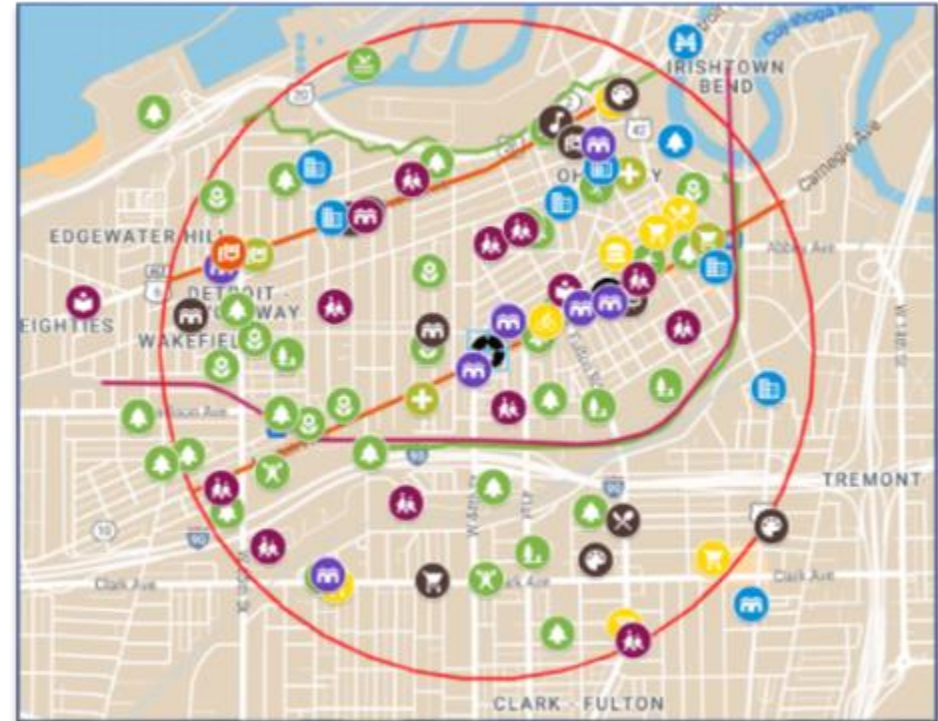


Neighborhood Context

Ohio City



Asset Map



Neighborhood Context

Ohio City Demographics

Ohio City Neighborhood Factsheet



Demographics	Ohio City	
Population	8,389	
<i>Under age 18</i>	1,493	17.8%
<i>Ages 18-64</i>	6,021	71.8%
<i>Ages 65+</i>	875	10.4%
Race	Count	%
<i>White</i>	5,070	60.4%
<i>Black/African American</i>	2,355	28.1%
<i>Asian-American/Pacific Islander</i>	177	2.1%
<i>Other race reported</i>	787	9.4%
Ethnicity	Count	%
<i>Hispanic/Latino (of any race)</i>	1,225	14.6%



Income, Employment & Poverty	Ohio City		Cleveland
Median Household Income	\$40,170		\$30,907
Employment (Age 16+)	%		%
<i>Labor Force Participation Rate</i>	68.3%		59.1%
Poverty	Count	%	%
<i>Persons living below poverty</i>	2,387	29.3%	32.7%
<i>Children (Age 0-17) below poverty</i>	751	48.6%	48.2%
<i>Families with children living below poverty</i>	344	42.2%	41.3%
<i>Older Adults (Age 65+) below poverty</i>	194	26.2%	20.5%
<i>Persons in or near poverty (under 200% of poverty)</i>	3,854	47.2%	57.7%
<i>Persons in deep poverty (under 50% of poverty)</i>	1,087	13.3%	15.2%



Site Overview

McCafferty Health Center

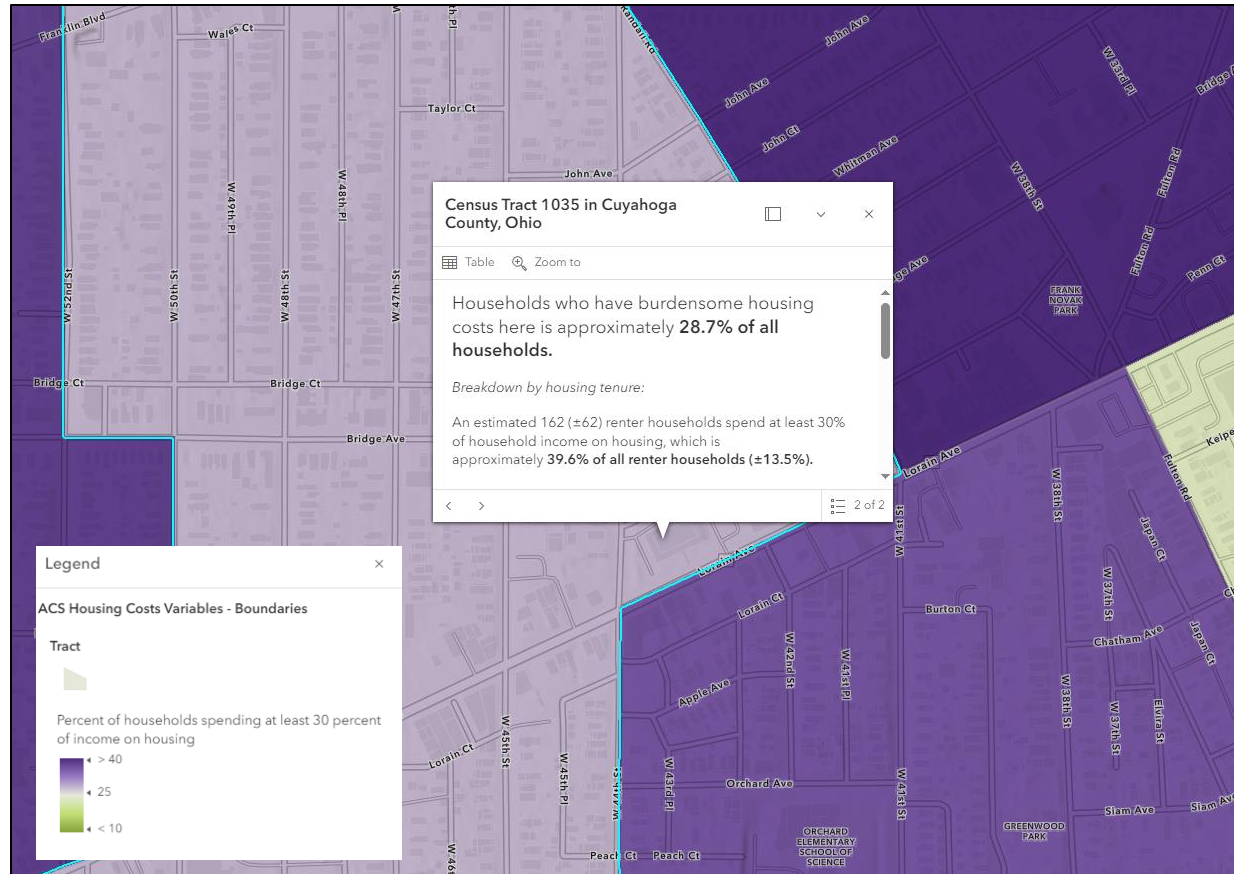
4242 Lorain Avenue | Ohio City | Ward 3

Approx. 1.3 Acres



The Need for Affordable Housing

Recognizing Housing Cost Burden



Community Values Survey

Content

- Community Values
- Gaps in Services & Amenities
- Values --> Investment
- Barriers to Accessing Affordable Housing
- Important Amenities in Affordable Housing
- Who Needs Affordable Housing?
- Amenities that Encourage Safety
- Inclusivity & Community Health
- Demographics

Distribution

- [Co.Urbanize](#)
- Flyers & Postcards
 - Lorain Avenue Businesses
 - Spanish American Committee
 - May Dugan
 - West Side Catholic Center
 - Young Latino Network



McCafferty Community Values Survey

Healthcare services currently offered at the McCafferty Center are being relocated and the site will be redeveloped into affordable housing with space for social services. Fill out the survey below to help ensure this site meets the needs of our community!



Share Your Thoughts

- Scan QR Code for Survey
- Open until late September

Email AssetRedevelopment@clevelandohio.gov with any questions



CITY of CLEVELAND OHIO CITY
MAYOR JUSTIN M. BIBB INCORPORATED 1836



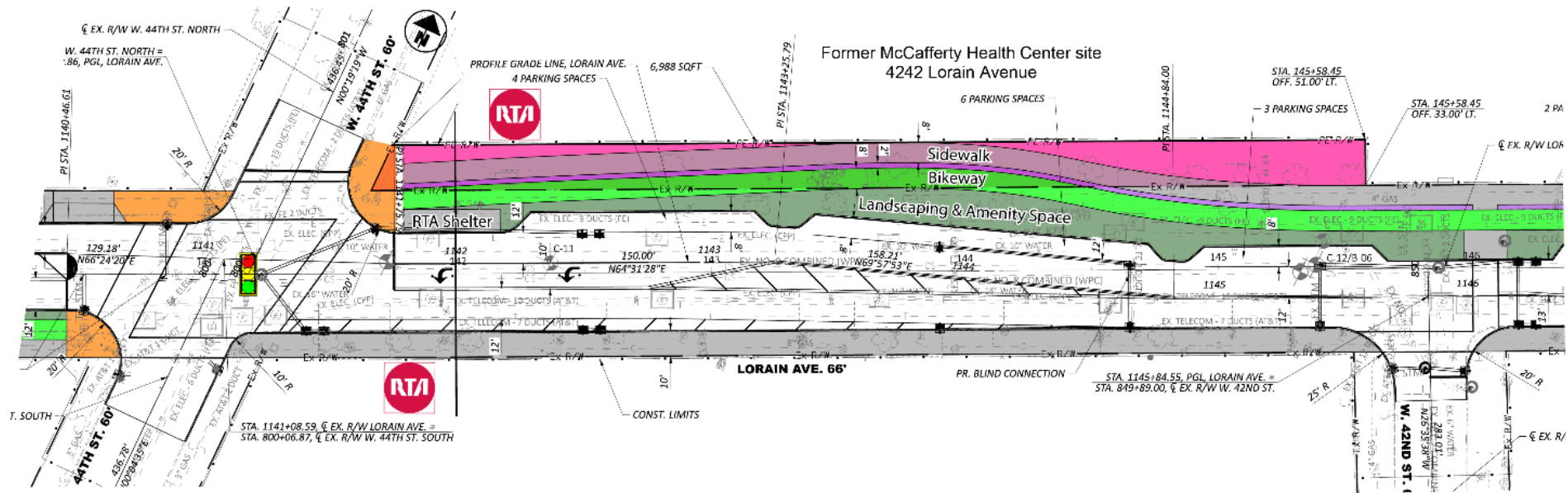
Lorain Midway

Dave Bass, Major Transportation Projects Coordinator



Lorain Midway

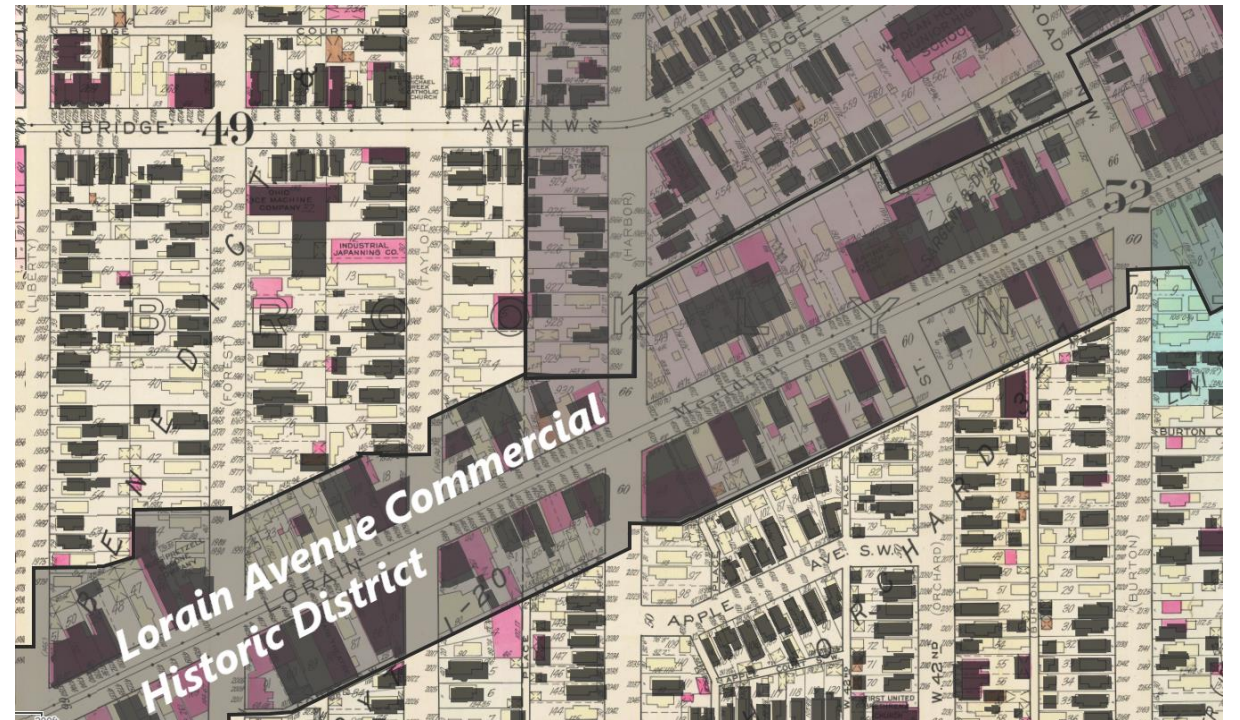
Dave Bass, Major Transportation Projects Coordinator



Design Review

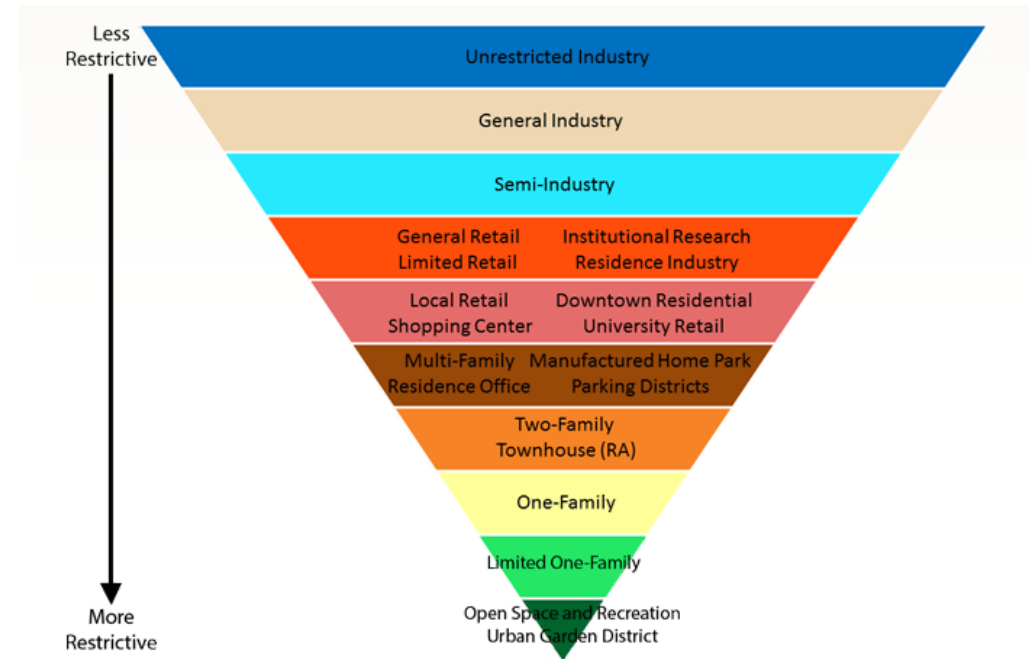
Dan Musson, Secretary & Chief City Planner
Landmarks Commission

- Lorain Avenue Historic District
- Design Review Process
- Section 106 Review if Federally Funded



Zoning

Britany Pabon, Near West Side Neighborhood Planner



Transportation Demand Management

Matt Moss, Strategic Planning Initiatives

Parking requirements are out, multi-modal is in

- All projects within the TOD Zone are no longer required to build a minimum amount of off-street parking.
- New construction projects in Tier 1 or above must develop, submit, and register a TDM plan
 - TDM kicks in for changes of use/expansions at Tier 2.
- TDM plans must include menu items totaling enough points, include a detailed site plan, narrative, and supporting documentation (if required).
- TDM plans are reviewed during the normal entitlement process.



Transportation Demand Management

Matt Moss, Strategic Planning Initiatives

Main Definitions

TDM:

Design features, incentives, and tools implemented by a Transit Oriented Development Project designed to reduce Vehicle Miles Travelled (VMT) and/or Single Occupancy Vehicle (SOV) trips.

TOD Project:

Any land use development, including new construction, which changes or expands the use(s) on a parcel of land entirely or partially within the TOD Zone.

TOD Zone:

The area within $\frac{1}{4}$ mile radius of a High Frequency Transit Station (15-minute headway or better) and that is depicted in the TDM Program Standards. This is estimated as a 5-minute walk.



TDM Tiers

Matt Moss, Strategic Planning Initiatives

TDM Tiers	Applicability		Project Characteristics			TDM Points required
	New Construction	Change of Use/Expansion	Dwelling units	Retail SF	On-site Employees	
Tier 1	X		≥10	≥5,000	≥10	10 points
Tier 2	X	X	>20	>10,000	>20	15 points
Tier 3	X	X	>30	>15,000	>30	20 points
Tier 4	X	X	>40	>20,000	>40	30 points
Tier 5	Gross square footage >50,000 sq. ft.					60 points

The project's tier is determined by any project attribute crossing that tier's threshold.



TDM Strategy Menu

Matt Moss, Strategic Planning Initiatives

STRATEGY	STRATEGY SUMMARY	STRATEGY DESCRIPTION	TDM POINTS EARNED				
TRANSIT-A	Subsidize transit passes at 100%	Transit passes shall be offered to residential tenants and employees at a 100% subsidy in partnership with RTA.	20	ACTIVE-C*	Bicycle parking	The project should include bicycle parking for residents, visitors, and employees alike. Bicycle parking requirements will be specific to the project and bicycle parking types.	5
TRANSIT-B	Subsidize transit passes at 75%	Transit passes shall be offered to residential tenants and employees at a 75% subsidy in partnership with RTA.	15	ACTIVE-D*	Long-term bicycle facilities	Non-residential uses that implement long-term bicycle parking and are greater than or equal to 25,000 sq. ft. in gross floor area shall provide long-term bicycle facilities that support infrastructure and user amenities for active transportation modes such as, but not limited to, parking, shower, and storage facilities.	5
TRANSIT-C	Subsidize transit passes at 50%	Transit passes shall be offered to residential tenants and employees at a 50% subsidy in partnership with RTA.	10				
TRANSIT-D	Subsidize transit passes 25%	Transit passes shall be offered to tenants and employees at a 25% subsidy in partnership with RTA.	5				
TRANSIT-E	Transit stop investments	Requires transit stop amenity improvements at a transit stop within ¼ mile radius of the development project, approximately a 10-minute walk. Investment must be above and	10	ACTIVE-E	Host shared mobility hub	The property owner shall host a shared mobility hub on site. Multiple hubs are permitted per site, where appropriate. Each hub is worth 1 TDM point.	1



Transportation Demand Management

Matt Moss,
Strategic Planning Initiatives



TDM Plan and Design Review Process

STEP 1

Applicant submits proposal for new construction to Building and Housing.



STEP 2

Building and Housing determines whether project is approved or needs to go to City Planning or Landmarks.



STEP 3

If City Planning or Landmarks review is required, the application is assigned to a planner, who confirms TDM applicability.



STEP 4

Unless already included in the permit application, City Planning staff advise applicant of the need for a TDM plan, and work with applicant to develop one.



STEP 5

City staff reviews TDM plan for approval or revision.



STEP 6

Project proceeds through design review and other city reviews as applicable.



STEP 7

Project is reviewed by local design review committee. If changes impact the TDM Plan, City Planning staff will review any changes.



STEP 8

Once approved in design review, construction may begin.



STEP 9

Applicant registers TDM plan through Licenses and Assessments, and City Planning staff confirm approval. Registration is then issued.



STEP 10

If the site passes inspection, applicant submits their TDM Plan Application and Registration fee to the Division of Assessments and Licenses in Building and Housing, and the Certificate of Occupancy is issued.



Financial Toolkit

Tony Bango, Bureau Chief Housing Development Office
RFQ Pages 15-16

- Reduced Land Value
- Residential Tax Abatement
- Tax Increment Financing (TIF)
- Housing Trust Fund Competitive Funding
- CHIF (*in process*)

- Low-Income Housing Tax Credits (LIHTC)
 - 9%
 - 4% + OLIHTC



Evaluation Criteria

RFQ Pages 20–21

1. Meets Project Criteria
 - *Only project visions incorporating affordable housing (120% AMI and below and pursuing LIHTC) will be reviewed*
2. Contact Information
3. Cover Letter
4. Project Team Information
5. Project Vision
6. Benefit to the Neighborhood & Engagement Strategy
7. Completed Projects of Similar Scope and Complexity
8. Financial Capacity
9. Project Schedule
10. Challenges



Submission Process

RFQ Page 19

- Due: October 1, 2024 at 4 PM EST
- Email to:
AssetRedevelopment@clevelandohio.gov
- Subject Line: Lorain Avenue Affordable Housing RFQ – [Project Team Name]
- Searchable, PDF Format
- Page Count: 25 pages on 8.5 x 11
- Font Size: 10+



Accessing the RFQ Documents

City Finance Department Request for Qualifications/ Proposal Webpage



LINK: <https://www.clevelandohio.gov/city-hall/departments/finance/request-qualificationsproposal>

⊖ Lorain Avenue Affordable Housing Redevelopment Opportunity

The City of Cleveland is issuing a Request for Qualifications seeking professional real estate development project teams to reinvest in 1.3 acres of land along Lorain Avenue in the Ohio City neighborhood. This site is currently home to the McCafferty Health Center, owned and operated by the City of Cleveland's Department of Public Health. Clinic services are currently in the process of being relocated. Project teams are asked to submit proposals for affordable housing with ground-floor uses dedicated to non-profit or social services that will benefit neighborhood residents.

Opening Date/Time: August 29, 2024

Closing Date: October 1, 2024

Dept/Div: Community Development

Contact Email: AssetRedevelopment@clevelandohio.gov

Information Session: September 6, 2024 at 1 PM EST. [RSVP Here](#).

 [Lorain Avenue Affordable Housing Redevelopment Opportunity](#) →



Accessing the RFQ Documents

Asset Redevelopment Webpage

— Current Redevelopment Opportunities



Lorain Avenue Affordable Housing RFQ

The Lorain Avenue Affordable Housing RFQ invites real estate development project teams to respond to a Request for Qualifications (RFQ) to redevelop 1.3 acres of land along Lorain Avenue in Cleveland's Ohio City neighborhood. The site is currently home to the McCafferty Health Center, owned and operated by the City of Cleveland's Department of Public Health, who are working to relocate clinic services. Project teams are asked to submit proposals for affordable housing with ground-floor uses dedicated to non-profit or social services that will benefit neighborhood residents. Teams are also encouraged to review responses to a [community engagement survey](#) jointly administered by the City of Cleveland and Ohio City Inc. to help shape their project vision. A virtual information session will be held on September 6 at 1 PM EST. Please [RSVP here](#), if you are interested in attending.

• [RFQ](#) →

City Press Release

City of Cleveland issues RFQ to redevelop the McCafferty Health Center Site into affordable housing

Thursday, Aug 29, 2024

Thursday, August 29, 2024 - Cleveland - The City of Cleveland invites professional real estate development teams to respond to a Request for Qualifications (RFQ) to redevelop the McCafferty Health Center Site to address the need for affordable housing in the Ohio City neighborhood.

The 19,000-square-foot clinic, constructed in 1971, is largely underutilized, with approximately 25 percent of the space occupied by the Cleveland Department of Public Health. The relocation of the public health center offers a unique opportunity for reinvestment in the 1.3-acre site on Lorain Avenue—a thriving commercial corridor in Cleveland's Ohio City neighborhood. The City and Councilman Kerry McCormack are seeking project visions for affordable housing with ground-floor uses aimed toward nonprofit or social services that support neighborhood residents.

Transforming this city-owned site to meet the neighborhood's affordable housing needs has long been a part of Councilman McCormack's vision and Ohio City's Strategic Plan. This initiative is further supported by the [Cleveland 2030 Housing Equity Plan](#), as well as local, state, and national studies that validate the need for affordable housing due to the rising number of households that pay high percentages of their income toward housing costs.



RFQ Schedule

August – November 2024 | RFQ Page 19

City of Cleveland and Ohio City Incorporated Release Community Values Survey.	7/1/2024 <i>Survey ongoing</i>
City of Cleveland Releases RFQ.	8/29/2024
Virtual Information Session. <i>RSVP via THIS LINK</i>	9/6/2024 at 1 PM EST
Questions Due. <i>Submit Questions via email to AssetRedevelopment@clevelandohio.gov</i>	9/11/2024
FAQ Responses Published.	9/16/2024
Submissions Due. <i>Submit via email to AssetRedevelopment@clevelandohio.gov</i>	10/1/2024 by 4 pm EST
Evaluation Period.	10/1-11/1/2024
Short List Notifications (<i>if necessary</i>).	10/16/2024
Finalist Presentations (<i>if necessary</i>).	10/21-10/25
Final Selection.	11/1/2024

 We Are Here



Question Period

Questions due 9/11/2024

- Submit Questions and Requests in writing, via email
- All Questions and Inquiries related to the RFQ should be emailed to AssetRedevelopment@clevelandohio.gov
- FAQ will be published no later than 9/16/2024
 - City's Finance Department RFQ Webpage
 - Asset Redevelopment Webpage



Helpful Links

- [City Press Release](#)
- [City's RFQ/RFP Webpage](#)
- [Asset Redevelopment Office Webpage](#)
- [Housing Trust Fund](#)
- [Residential Tax Abatement](#)
- [OHFA 9% LIHTC](#)
- [Transportation Demand Management](#)
- [Ohio City Incorporated](#)
- [Cleveland Landmarks Commission](#)
- [Cleveland Zoning Viewer](#)



Questions?

RFQ Submissions due October 1st, 2024 at 4 PM EST

Email Questions & Submissions to AssetRedevelopment@clevelandohio.gov

