

**Neighborhood Redevelopment Program – Phase I – responses to questions regarding RFQ/RFP updated 12/8/2020:**

- 1) **The Cover Sheet of the RFQ/RFP – refers to this project as the Neighborhood Redevelopment Programs (NPR) Sites - Phase I – Are there other phases?**

***City Response:** The lots included in and available through this RFQ/RFP represent the first phase of the Neighborhood Redevelopment Program (NRP) in the City of Cleveland Heights. While we anticipate additional lots being redeveloped through future phases, this is the only currently active phase open for redevelopment of City/Land Bank-owned/controlled lots at this time.*

- 2) **Section 1. A. page 5 - states "the City envisions consideration of several site control options such as selling the lots to be redeveloped to the selected developer, entering into a long-term ground lease, or other arrangements..."; How does the City envision control options other than a fee simple sale would be workable, if the intent is to ultimately have the homes owner occupied?**

***City Response:** The City intends to negotiate the process of the flow of ownership of the properties through the Development Agreement. However, the questioner is correct that the most straightforward and likely approach to assuring ultimate ownership of the properties / single family homes by owner-occupied homeowners is through selling/transferring the lots via a fee simple transaction. The most effective best practices for infill housing redevelopment is the desired path by the City.*

- 3) **If the intent is to have owner-occupied single-family dwellings, I am confused by the question listed in 3.A. page 15 that asks "Your firm's long-term goals related to ownership of this development." Will you provide additional information/clarification as to the City's thinking/desires?**

***City Response:** Please refer to the response provided in Question 2 above; In addition, if the Developer is intending to sell the homes they construct for owner occupied SF homes, then that would be a responsive answer to the question on page 3.A. page 15 of the RFQ/RFP.*

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- 4) **Section 2.B. Master Plan - Land Use Plan, page 14 "calls for the Desota neighborhood to be developed with detached, attached, or two-family development, single-family residential use, two family homes or townhomes would be appropriate redevelopment in this neighborhood". 2.B. Zoning, page 14, states "The City strongly desires to pursue and will likely require, the redevelopment of these neighborhoods with new owner-occupied single-family detached dwelling unit infill housing development..." Will you provide additional clarification to these statements which seem to be somewhat in conflict with one another?**

***City Response:** The City strongly desires new owner-occupied single family detached dwelling units on the lots made available in the RFQ/RFP. That said we recognize what is allowed through the zoning code and envisioned in the Master Plan. Please know we would also consider the other housing types noted, especially fee simple townhome development in the Desota Neighborhood.*

- 5) **Section 2.B. Incentives, pages 14 and 15 seem to indicate that there may be opportunities for the City to provide for Tax Increment Financing (TIF) as part of this redevelopment. Would this be in lieu of, or in addition to the Community Reinvestment Area (Cleveland Heights Grow Program) tax abatement being offered? If it is to be in addition to the CRA, how does the City feel a TIF may be incorporated?**

***City Response:** The City is open to discussing incentives of various types for this project. That said, the CRA and TIF's typically are used separately, one or the other, since they both utilize new property tax value created by improvements. We would anticipate that the CRA (Grow Program) would be the primary incentive available for this project, but again, we are open to discussing incentive structure that make this project possible and successful.*

- 6) **Section 3.D., page 16 will City provide a list and/or maps of the other City-owned, Land Bank-owned lots in other areas of the City?**

***City Response:** The City anticipates that such a list/map should be available on the City website in the near future.*

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- 7) **Section 3.H., page 18 mentions that it may be possible to obtain "financial assistance from the City, County, State or Federal Government." To what extent does the City feel that other types of financial assistance may be available and what might those be?**

**City Response:** *Please see response to question #5 above. The CRA is the most impactful assistance the City anticipates being able to provide. We would be happy to discuss other financial assistance and structuring during negotiations of the project Development Agreement.*

- 8) **Has the City approached formally or informally other developers directly to solicit Requests for Qualifications and Preliminary Development Proposals and if so, what developers were contacted?**

**City Response:** *The City declines to address this question as stated. However, I want to emphasize that the City desires as many quality responses as possible from qualified infill housing developers in response to this RFQ/RFP. We are interested in as great a response as possible from the marketplace and seek a developer with a track record of success to partner with on this incredibly important project in our City.*

- 9) **Can the City provide the dates of demolition on all lots and a statement that all demolitions were performed in compliance with the Cleveland Heights Policy Bulletin No. 88-01 Rules and Regulations for Demolition of Buildings?**

**City Response:** *The date of demolition for the lots has been added to the spreadsheet found [HERE](#). All demolitions of lots in this RFQ/RFP had demolition permits associated with them that were subject to follow the rules and regulations in [Policy Bulletin No. 88-01](#). Obtaining the permit does not ensure that compliance was met in all cases, especially as the demolitions were performed by a variety of contractors and the lots were acquired by the City via various means.*

- 10) **Is the city "kicking anything in" as far as funding? Are permit costs abated?**

**City Response:** *The City is open to discussing incentives of various types for this project. That said, we would anticipate that providing the land and the CRA (Grow Program) would be the primary incentives available for this project. We are open to discussing an incentive structure that makes this project possible and successful. Responders to this RFQ/RFP are welcome to outline a proposed incentive structure for the City's consideration, with the rationale provided as to why such additional*

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*incentives are necessary in the view of the responder and how they will make this a successful project. Incentives, including permit costs would be open to negotiation of the Development Agreement for this project, but waiving of such fees may not be possible.*

- 11) Beyond the CRA tax abatement for owner occupancy are there any other city financial incentives?**

**City Response:** *Please refer to the response in Question #10 above;*

- 12) Are we to assume that the lots have the old basements just left behind and will require bringing in all-new fill and removing the debris underneath?**

**City Response:** *Please refer to the response in Question #9 above. It should be assumed that demolitions were performed to the specification in Policy Bulletin 88-01. Given those specifications, it is likely that excavation and removal of the current fill would be required in order to construct a new home.*

- 13) What is the tax assessed value of the land for each vacant lot?**

**City Response:** *This information is available on the County website at: <https://myplace.cuyahogacounty.us/>*

- 14) Is there a formula for determining the tax assessed value of the land for each vacant lot?**

**City Response:** *Please refer to the answer to the question above – this type of information is determined by the County, not the City. In Ohio, the “assessed value” of a property is 35% of the market value as determined by the County. Additional information regarding property valuation and property taxes can be found at <https://fiscalofficer.cuyahogacounty.us/>.*

- 15) What is the Effective Rate to apply to the tax assessed value of land?**

**City Response:** *Please refer to the answer to the questions above – this type of information is determined by the County, not the City. Additional information regarding local tax rates can be found at <https://treasurer.cuyahogacounty.us/en-US/community-tax-rates.aspx>.*

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**16) Clarification of the term “Development Partner.”**

*City Response: The “Development Partner” refers to the development firm or development team that the City anticipates entering into a Memorandum of Understanding (MOU) and Development Agreement with for this firm or team to then proceed to design and construct infill housing on the available lots that are a part of the City’s Neighborhood Redevelopment Program -Phase I project.*

**17) Evaluation Criteria – clarification of “Impact on parking and traffic conditions, as well as lot ingress and egress.”**

*City Response: The City does not anticipate the need for a full traffic study as part of this project, but is anticipating receiving a general statement as to the impact that new infill housing will have on traffic flow and ingress/egress.*

**18) Evaluation Criteria – clarification of “Pedestrian friendliness and walkability.”**

*City Response: The City does not anticipate the need for a walkability study as part of this project, but is anticipating receiving a general statement as to the impact that new infill housing will have on improvements such as sidewalks;*

**19) Are 15 hard copies required to be submitted as part of the initial submission?**

*City Response: An electronic copy of the proposal is all that is initially required to be submitted. The City MAY ask for 15 hard copies during the review process.*

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