



May 6, 2024

## Lee-Harvard RFQ Frequently Asked Questions (FAQ)

### Questions

1. **What does TOD/TDM stand for in the "Benefits to the Neighborhood and Engagement Strategy" section?**
  - a. TOD stands for Transit-Oriented Development.  
TDM stands for Transportation-Demand Management.
  - b. More information on these planning concepts can be found on page 21 of the RFQ, in the Transit-Oriented Development section. Information is also linked on page 8 regarding the City's key initiatives.
  - c. If interested, additional information on the definition and benefits of TOD can be found at the following links:
    - i. [https://planning.clevelandohio.gov/cwp/tt\\_policy.php](https://planning.clevelandohio.gov/cwp/tt_policy.php)
    - ii. <https://planning.clevelandohio.gov/TDM/tdm.html>
    - iii. <http://www.tod.org/>
    - iv. <https://www.transit.dot.gov/TOD>
2. **The RFQ states that the City's Construction Gap Financing incentive may provide up to \$75K/unit of total development and construction costs. The City's Housing Development Office website states \$40K/unit. Which subsidy amount is accurate?**
  - a. The language in the RFQ is correct. The Construction Gap Financing program incentive is authorized to go up to \$75K/unit, depending on the availability of funding.
  - b. The City's website will be updated to reflect this offering.
3. **Our group is interested in single-family home acquisitions and renovations with the goal of turning those properties back to the local residents. How do we go about purchasing a block of homes?**
  - a. Please connect with our Southeast Side Team or Harvard Community Services Center who are focused on acquisition/rehab.
  - b. The Southeast Side Team can be reached at [aaaron@clevelandohio.gov](mailto:aaaron@clevelandohio.gov).
  - c. Harvard Community Services Center can be reached at [goudreauhcsc@gmail.com](mailto:goudreauhcsc@gmail.com).





4. **When collecting community data from those that are under 18, what were the top experiences they wished to have in the neighborhood as a result of these development sites?**
  - a. Through the Lee–Harvard Community Master Plan process, there was a focus group with people under 18, largely students from JFK High School.
  - b. Moving forward we'd like to focus efforts to increase voices from young community members. We did not differentiate their feedback in the Master Plan Report, but third spaces and entertainment within the Lee–Harvard neighborhood were desired. The Van Aken District was discussed as an example of where young residents travel to.
5. **Are there any opportunities for construction work? I have a MBE dump trucking business and I am looking to help with these projects.**
  - a. If you are a certified MBE, FBE, or CSB, the City of Cleveland shares the Office of Equal Opportunity's lists directly with development project teams.
  - b. To learn more about the Office of Equal Opportunity, click [here](#).
6. **Overall, have residents expressed a desire and need for multigenerational housing? I know aging in place opportunities are also important for this community.**
  - a. Yes. There were many conversations during the Lee–Harvard Community Master Plan process around how different housing typologies can attract various populations of people (cottage courts, ADUs, tiny homes, detached garages), as well as housing rehabilitation to support aging-in-place opportunities.
7. **How will the redevelopment include police services, neighborhood security, and youth development in the entire area?**
  - a. As far as our public safety department, there is a fire station located on site that will be expanded or fully rehabilitated as part of this project.
  - b. Neighborhood safety has been a critical component of the Lee–Harvard Community Master Plan process, and the City and Harvard Community Services Center will work directly with selected project teams on incorporating those elements.
  - c. As far as youth development, the City's Southeast Side Cluster, which includes external partners, includes organizations that represent youth.
8. **Will the city provide any tours of the areas for investment groups from outside the area to become familiarized with the area?**
  - a. The City is very excited about the potential of both local and national firms participating in these opportunities. Because all three sites are





vacant land, we did not formally coordinate tours, but project teams are welcome to go throughout the public right of way and view the sites.

- b. When we have opportunities that include extant buildings we do provide building tours, but that wasn't applicable in this scenario.
- c. The other condition to point out is that the JFK site is an active demolition site that is fenced off. The site is being seeded and the public is not able to access the site at this time. However, you can visit the perimeter of the site at several different points. We do encourage respondents visit the site to better understand the neighborhood context. We are not formally providing tours of the vacant land as a part of this process.

**9. Will there be an opportunity to include eye sore homes, remodeling these homes on Harvard from Lee Rd to 189th in the plan?**

- a. Acquisition/rehab is outside of the scope of these RFQ redevelopment opportunities, but respondents can be connected to the City's Southeast Side Team who is coordinating acquisition/rehab efforts as a separate component of Mayor Bibb's Southeast Side Promise strategy.
- b. You can also reach out to Harvard Community Services Center, who is working with the Southeast Side Team to coordinate acquisition/rehab efforts.
- c. The Southeast Side Team can be reached at [aaaron@clevelandohio.gov](mailto:aaaron@clevelandohio.gov).
- d. Harvard Community Services Center can be reach at [goudreauhcsc@gmail.com](mailto:goudreauhcsc@gmail.com).

**10. For the former JFK site, must proposals be for the entire 14-acres, or can we propose to develop only a portion of the site?**

- a. Project teams may propose to develop only a portion of the site.
- b. However, it is the City's preference to select one lead developer for the entirety of the site who will sub-contract with additional partners if they choose to do so.

**11. If proposals must include all 14 acres, can we include a placeholder for the developer(s) of the remaining land or must we also have those identified in our proposal?**

- a. If you include all 14 acres in your proposal, it is preferred that developers identify partners. However, placeholders will still be reviewed.

**12. If we don't need to identify the other developer(s) in our proposal, will the City select it/them as part of this RFP?**





- a. Yes. If you choose not to identify partners, the City will pursue selecting them through the evaluation process.

**13. Is the idea that the City prefers single-family homes on the plats, or is the City open to a medium-sized mixed-use project?**

- a. Please review the [Lee-Harvard Community Master Plan](#), which prioritized resident and stakeholder engagement to ensure redevelopment scenarios and improvement preferences were rooted in community voice and legacy. The redevelopment scenarios for each site are preferences and suggestions for what has been discussed with the community thus far. However, projects are not required to be identical to those scenarios.
- b. The redevelopment scenario for Gracemount can be viewed on pages 100–103 of the Master Plan. Please also review the plan's "Guiding Principles" on page 103 to inform your RFQ response.

