CITY OF CLEVELAND

REQUEST FOR PROPOSAL (RFP)

AFFORDABLE HOUSING DEVELOPMENT IN CLARK-FULTON FOR INVESTMENT OF UP TO $1 MILLION IN LOW-INCOME HOUSING TAX CREDITS (LIHTC)

Proposals Due: Friday, April 17, 2020 by COB

QUESTIONS:
Contact the Department of Community Development at
(216) 664-2791
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Interested housing developers are hereby invited to submit project proposals for the following:

**AFFORDABLE HOUSING DEVELOPMENT IN CLARK-FULTON FOR INVESTMENT OF UP TO $1 MILLION IN LOW-INCOME HOUSING TAX CREDITS (LIHTC)**

Emailed proposals, addressed to the Director of Community Development, City of Cleveland, 601 Lakeside Avenue, Room 320, City Hall, Cleveland, Ohio, 44114 will be received until **Friday, April 17, 2020 by COB**.

All questions concerning this RFP should be directed in writing to the Department of Community Development via fax, at 216-664-4006, or email, at jchandler2@city.cleveland.oh.us.

The City recommends that all Applicants review the 2019 FHAct50 Addendum released with this current RFP, as many questions and their corresponding responses that arose from the 2019 RFP remain relevant to this current RFP. **All additional questions shall be submitted by Friday, March 27, 2020 and addendums, final revisions, or answers to questions will be posted on Monday, March 30, 2020.**

A Pre-Submission Meeting has been scheduled for **Thursday, March 26, 2020 at 9:30am** and will be held at City Hall, at 601 Lakeside Avenue, Room 320, Cleveland, Ohio, 44114. Applicants are advised that attendance at the pre-submission conference is not mandatory but is strongly recommended.

The top scoring proposals will be interviewed on **Thursday, May 7, 2020, between 8:30am and 12:00pm**.

The City of Cleveland reserves the right to waive any defect in any proposal and reserves the right to reject any or all proposals or any part thereof. Proposals, amendments to, or withdrawals of proposals received after the time set for the receipt of proposals will not be considered.

All proposals are subject to and must comply with the equal opportunity and non-discriminatory provisions set forth in the Affirmative Action Plan of the City of Cleveland.

**Date: March 9, 2020**

Cleveland, Ohio

Tania Menesse
Director of Community Development
GENERAL INFORMATION AND BACKGROUND

In the spring of 2018, the Ohio Housing Finance Agency (OHFA) received an increase in the number of 9% Low-Income Housing Tax Credits (LIHTC) it can award from 2019-2021. OHFA has designated a portion of the increase, about $9 million in tax credits, to furthering the creation of diverse and accessible communities in Cleveland, Columbus and Cincinnati. OHFA has designated this initiative the FHAct50 Building Opportunity Fund (FHAct50). Each community will receive up to $3 million in tax credits over the three year period, adding up to $30 million in equity for a City of Cleveland project or multiple projects. The City has made up to $1 million available for award in the 2020 round.

The FHAct50 Building Opportunity Fund is focused on developing affordable housing in neighborhoods that are quickly revitalizing or demonstrating the beginnings of strong market rate activity.

The City of Cleveland formally expressed interest in participating in the FHAct50 Building Opportunity Fund in September 2018. The City had to select a target investment area for FHAct50 Building Opportunity Fund tax credits, within which the tax credits may support one or multiple projects. The City selected Clark-Fulton as the target area through an RFP process that concluded in January 2019.

OHFA FHAct50 BUILDING OPPORTUNITY FUND DESCRIPTION

The following is a portion of the FHAct50 Building Opportunity Fund overview as issued by OHFA in September 2019. The Building Opportunity Fund description and requirements can be found in the 2020-2021 Qualified Allocation Plan (QAP), on pages 42-45. The QAP is available HERE.

THE FHACT50 BUILDING OPPORTUNITY FUND

OHFA will set aside a total of $9 million in HTC in years 2019, 2020, and 2021 for the FHAct50 Building Opportunity Fund to further the creation of diverse and accessible communities. During that three year period, each of Ohio’s three largest cities will be permitted to commit up to $3 million from this fund for eligible projects within the boundaries of one eligible Target Area Plan (TAP). OHFA will distribute any FHAct50 funds that are not committed by the end of the 2021 application cycle or that are otherwise waived or forfeited by the local jurisdiction through Strategic Initiatives funding.

A city’s election to participate does not prohibit developers from seeking funding for sites located within those cities but being developed with HTC resources distributed outside the FHAct50 process. Additionally, developments selected for FHAct50 funding will not count against the developer application limits.

Development Commitments by Cities

Cities may commit funds on any schedule they determine necessary to furthering the TAP goals (all commitments may be evenly distributed through the three-year period, or may be skewed to the back-end to permit additional planning and stakeholder engagement). Cities may choose any number of developments that are necessary to further the TAP goals.
Developers must submit an application to the city in the format they proscribe. All applications and any documents related to the competitive selection process shall be made available for public inspection upon request.

Upon selection, the city will provide a commitment letter (template provided by OHFA) that specifies the amount of FHAct50 funds it is committing to the development and proof of leveraged market rate units.

The city is responsible for:

- Adhering to the competitive selection process identified in the TAP;
- Ensuring at least fifty percent of the total affordable units committed in their target area will be dedicated to serving a family population; and
- Demonstrating that either (1) building permits or (2) certificates of occupancy were issued for an equivalent number of newly constructed residential, market rate rental units or newly constructed for-sale housing units within the target area within the eighteen months preceding the development application to OHFA.
  
  - For these purposes, “market rate” is defined as units that are not rent- or income-restricted and are available to the general public. Any market rate unit that is included within the proposed development may be used to satisfy this requirement. The city may submit both building permits and certificates of occupancy for the same units on different occasions; they may only use a market-rate unit once, regardless of the method.

Application Submission to OHFA

Upon receipt of a commitment letter from the city, the development will be eligible to submit an application to OHFA for funding.

Developments selected by the city will complete a FHAct50-specific AHFA made available on OHFA’s website and all other required final application documentation as outlined in the QAP. A copy of the city’s commitment letter must be included in the application submission. Developments nominated by the cities will not be scored competitively.

OHFA will accept FHAct50 development applications at any point during the year, with two caveats:

- Applications cannot be submitted during the competitive tax credit application review period (generally February 1-May 30); and
- Applicants must send a notification to the analyst at least 30 days prior to their expected submission so that the analyst can appropriately plan their time.

Exception requests must be submitted to OHFA on or prior to the 30-day notice described above.

FHAct50 Development Requirements

Cost Containment and Fees:

- There is no TDC per unit cap or TDC per Gross Square Foot cap for FHAct50 developments.
- There is no cap on the amount of tax credits a project can receive. It is up to the cities to determine how to allocate the $3,000,000.
- For New Affordability developments, costs are limited to $20,000 credits/unit;
- For Preserved Affordability developments, costs are limited to $13,000 credits/unit;
  
  - Preserved Affordability developments that propose demolition of an existing structure and new construction of replacement may submit an exception request for the above credit/unit cap.
- The base Developer Fee is $20,000 per affordable unit.

Other OHFA Funding:

- HDAP funding is only permitted for HOME set-aside eligible developments, contingent on availability.
- Applicants may seek HDL funding, contingent on availability. Projects should not be reliant on an
award of HDL funding to move forward so should provide evidence of project feasibility in the event HDL funding is not available.

Additional Requirements:

- Developments must meet all QAP General Requirements and HTC Requirements unless specifically exempted.
- Developments must meet all criteria set forth in the Multifamily Underwriting Guidelines and Design and Architectural Standards.
- Lease-purchase, substance abuse recovery, and assisted living developments are not permitted.
- Each project must have a local place-based, nonprofit owner with a 25 percent General Partnership interest. The nonprofit should be able to demonstrate that it has a history of serving the community in which the project is located, and should have as part of its mission the provision of affordable housing to the area(s) it serves. It is intended that the nonprofit owner hold an integral, ongoing, and relevant position in the project.
- For family developments, no more than 35 percent of affordable units may be one-bedroom and/or efficiencies. Five percent of all units must be three-bedroom or larger and also be affordable to those earning 60 percent AMI or less;
- For senior developments, at least 60 percent of affordable units must be one-bedroom. Three bedroom or larger affordable units are not permitted;
- All newly constructed affordable units must meet the Aging in Place requirements specified in the 2019 QAP, or the mandatory Universal Design criteria as specified in Appendix D (exceptions will be considered);
- One-for-one replacement is required for demolition of currently affordable units that have place-based rent and/or income restrictions; and
- All currently affordable developments that have place-based rent and/or income restrictions must consult with residents on redevelopment plans.

In order to meet the IRS requirement of three underwrites per project, developments receiving funding through FHAct50 will be required to submit an updated AHFA along with any commitments for funding sources that have changed at the time of 10% test/Carryover Agreement.

Following underwriting approval, developments will progress through the constructing monitoring and program compliance stages per usual. Participants agree to cooperate in any data collection and/or reporting requirements OHFA deems necessary for efficient program evaluation.
The Applicant shall include a detailed statement of their understanding of the requirements of this proposal and the approach to be taken to develop the site.

1. **SUBMISSION PROCESS:**

   The Applicant shall be required to submit **one (1)** electronic copy of their proposal to the Department of Community Development by close of business on **Friday, April 17, 2020**. Email the proposal to **jchandler2@city.cleveland.oh.us**. Use the RESPONSE COVER PAGE AND CHECKLIST on page 13 as the first page of your proposal.

2. **ELIGIBLE PARTICIPANTS:**

   Developers may be for-profit or non-profit.

3. **ELIGIBLE LOCATIONS:**

The Clark-Fulton FHA50 Target Investment Area map is shown below.
4. **AWARD AMOUNT:**

Individual projects may be awarded up to $1,000,000 in LIHTC.

5. **HOUSING DEVELOPMENT PROPOSAL COMPONENTS:**

The Applicant shall be required to submit the following information to the Department of Community Development with their proposal, assembled in the order presented. **All documents henceforth listed with an “*” must be prepared in accordance with applicable OHFA requirements and guidelines as outlined in the 2020-2021 QAP.** Any additional information that can assist in the evaluation of the proposal may be attached after the required documents.

- Completed [2020 FHAct50 Affordable Housing Funding Application](#) (AHFA)*
  - **NOTE:** Complete all relevant sections of the FHAct50 AHFA in its entirety, with the exception of the “Program Certification” tab. Please refer only to the components listed herein for additional Department of Community Development submission requirements, rather than those listed in the FHAct50 AHFA “Instructions” tab, as not all OHFA document submission requirements are requested by the City of Cleveland for review at this time.
- Project Narrative (see Attachment A)
- Entity Information
  - Organizational Chart*
  - Articles of Incorporation
  - Names and addresses of current Board of Directors
  - Audited financial statements for the last four (4) years
  - List of current and completed development projects within the last five (5) years, including: address, number of units, new construction or rehabilitation, rental or for-sale, year completed, current occupancy rates, and sources and uses.
- Evidence of Site Control*
- Pre-Development and Construction documentation
  - Include copies of any contractor(s) or architect(s) cost estimates or bids.
  - Include conceptual site plans, elevations, and specifications. See Attachment B for full list of Conceptual Submission requirements.
- Conditional Financial Commitments*
- Zoning*

6. **ADDITIONAL SUBMISSION REQUIREMENTS:**

The Applicant shall be required to submit the following documentation to the Department of Community Development ONLY IF they have been selected for recommendation to OHFA. The following must be submitted no later than close of business on **Friday, June 19, 2020.** Failure to do so will result in revocation of your proposal from City recommendation to OHFA.

- Schematic site plans, elevations, and specifications. See Attachment B for full list of Schematic Submission requirements.
- Community Outreach Plan*
- Relocation Plan (if rehabilitation)*
- As-is Appraisal for all development site(s)*
- Phase I Environmental Site Assessment*
- Physical Capital Needs Assessment and Scope of Work (if applicable)*
METHOD OF SELECTION AND CRITERIA FOR AWARD

All proposals will first be evaluated to ensure adherence to the FHAct50 project-level requirements listed on pages 5-6. If determined eligible, the following factors will be considered in evaluating the development packages submitted. The factors as follows will not necessarily be evaluated in the order in which they are presented. The criteria used for project selection will include:

A. City & Neighborhood Goals (35 possible points)
   - Extent to which the project supports the development of mixed-income communities by including both affordable and market-rate housing (maximum 10 points)
   - Adherence of site selection and design to the Planning Department’s stated Goals and Policies for encouraging Healthy, Sustainable, Equitable, Safe, and Pedestrian-friendly development (see Attachment C) (maximum 10 points)
   - Evidence of community support and alignment with neighborhood goals outlined by Metro-West Community Development Organization (see Attachment D) (maximum 10 points)
   - Extent to which project preserves or repurposes vacant structures (maximum 5 points)

B. Demand & Financial Characteristics (35 possible points)
   - Extent to which the project fills a demonstrated need for housing, particularly by providing below-maximum rents, a higher proportion of three-bedroom units, and a lower proportion of one-bedroom units than are permitted by OHFA (maximum 15 points)
   - Extent to which project leverages more investment relative to other projects under consideration (maximum 10 points)
   - Relative to other projects, the project is requesting fewer credits per unit (maximum 5 points)
   - Evidence of project long-term financial feasibility and cost reasonableness relative to other projects under consideration (maximum 5 points)

C. Site Location (10 possible points)
   - Extent to which project is located in close proximity to employment, educational opportunities, and commercial amenities (maximum 10 points)

D. Other Criteria (20 possible points)
   - Extent to which project represents a non-traditional tax credit proposal (maximum 10 points)
   - Evidence of strategically positioned and innovative project concept (maximum 10 points)

Total Points 100

The City’s Community Development Staff shall score and review proposals.

The top scoring proposals shall be invited to be interviewed on Thursday, May 7, 2020, between 8:30am and 12:00pm. If there is a tie, the Director of Community Development shall determine which proposals shall be interviewed.

The Director shall take into consideration results of scoring, interview performance, and if necessary, consultation with OHFA, and any other information to render a decision that is in the City’s best interest.

The City shall render and communicate a decision by Friday, May 15, 2020.
GENERAL TERMS AND CONDITIONS

Any prospective respondents must be willing to adhere to the following conditions and must positively state their compliance to them in the proposal document.

1. **Acceptance or Rejection by the City of Cleveland** – The City of Cleveland reserves the right to accept and/or reject any or all proposals submitted for consideration or to negotiate separately in any manner necessary to serve the best interests of the City. Respondents whose proposals are not accepted shall be notified in writing. It may be in the best interest of the City to select none of the proposals.

2. **Ownership of Proposals** – All proposals submitted in response to this RFP are to be the sole property of the City of Cleveland and subject to Freedom of Information requirements.

3. **Timing and Sequence** – Timing and sequence of events resulting from this RFP will ultimately be determined by the City of Cleveland.

4. **Amending or Canceling Requests** – The City of Cleveland reserves the right to amend or cancel this RFP, prior to the due date and time, if it chooses to do so for any reason.

5. **City's Clerical Errors in Awards** – The City of Cleveland reserves the right to correct inaccurate awards resulting from its clerical errors.

6. **Rejection of Qualified Proposals** – Proposals are subject to rejection in whole or in part if they limit or modify any of the terms and conditions and/or specifications of the RFP.

7. **Changes to Proposal** – No additions or changes to the original proposal will be allowed after submittal.

8. **Contract Requirements** – A formal contractual arrangement, or memorandum of understanding, may be entered into with the Agency that authored the FHAct50 proposal and required cooperation in OHFA’s Building Opportunity Fund program.

9. **Rights Reserved to the City of Cleveland** – It is the intent of the City to recommend the most qualified FHAct50 proposals to OHFA. The City of Cleveland reserves the right to designate in part, to reject any and all proposals in whole or in part, and to waive technical defects, irregularities and omissions if, in its judgment, the best interest of the City will be served. However, the City shall reserve the right to make designation(s) based upon whatever is in the best interest of the City.

10. **Partial Proposals** – Partial proposals will not be accepted.

11. **Termination** – If the Agency fails to fulfill its obligations under this RFP, violates any of the requirements, terms and conditions of this Request for Proposal, or if the City deems that the Agency’s conduct could have a negative effect on the reputation of the City, the City shall have the right, in its sole discretion, to terminate this Request for Proposal immediately. The City also shall have the right, in its sole discretion, to terminate this process without cause. Upon termination of the Request for Proposal, the City shall have no obligation to recommend a proposal or convey any other benefits that may have resulted.

12. **Interpretations and Addenda** – No oral interpretations shall be made to any Agency as to the meaning of any of the RFP documents or to modify any of the provisions of the RFP documents.

Every request for interpretation shall be made in writing, addressed and forwarded to the **FHAct50 Project Manager**, City Hall, 601 Lakeside Ave, Room 320, Cleveland, Ohio, 44114. Questions may be sent via facsimile to (216) 664-4006 or emailed to ichandler2@city.cleveland.oh.us.
To receive consideration, such questions shall be submitted in writing. **Deadline for submission of questions is Friday, March 27, 2020.**

The Director of Community Development will arrange an Addendum, which shall become a part of the contract, all questions received as above provided and the decision regarding each. The Director of Community Development will post said addenda to the City website at [http://www.city.cleveland.oh.us/CityofCleveland/Home/Government/CityAgencies/Finance/RFP](http://www.city.cleveland.oh.us/CityofCleveland/Home/Government/CityAgencies/Finance/RFP). Non-receipt of said Addenda shall not excuse compliance with said addenda. It is the bidder’s responsibility to determine whether any addenda have been issued and if so whether he/she has received a copy of each. Nothing in this section shall prohibit the Director of Community Development from posting Addenda to extend the deadline for the receipt of RFPs at any time and for any reason.

**It is the responsibility of each bidder to visit our website to view additional information and/or acknowledge any addenda issued prior to submitting an RFP.**

No alleged "verbal interpretation" shall be held valid. Any addenda issued during the bidding period shall supersede previous information.

13. **Withdrawal of Proposals** – Negligence on the part of the Agency in preparing the proposal confers no right of withdrawal after the time fixed for the acceptance of the proposals.

14. **Assigning, Transferring of Agreement** – The successful Agency is prohibited from assigning, transferring, conveying, subletting or otherwise disposing of award rights, title or interest therein or its power to execute such award to any other person, company or corporation without the prior consent and approval in writing by the City.

15. **Cost of Preparing Proposal** – The City shall not be responsible for any expenses incurred by the Agency in preparing and submitting a proposal. All proposals shall provide a straight-forward, concise delineation of the firm's capabilities to satisfy the requirements of this request. Emphasis should be on completeness and clarity of content.
Deadlines reflected in the following program calendar apply to the FHAct50 selection process and are subject to change based on the quantity of applications received and other conditions outside of the control of the Department of Community Development.

<table>
<thead>
<tr>
<th>DATE</th>
<th>APPLICANT</th>
<th>CITY OF CLEVELAND</th>
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<tbody>
<tr>
<td>September 28, 2018</td>
<td>Deadline for Letter of Intent to participate in FHAct50 program</td>
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<tr>
<td>November 1, 2018</td>
<td>RFP for Target Neighborhood released</td>
<td></td>
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<tr>
<td>January 15, 2019</td>
<td>Target Neighborhood selected</td>
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<tr>
<td>March 9, 2020</td>
<td>2020 RFP for FHAct50 Building Opportunity Fund released</td>
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<tr>
<td>March 26, 2020</td>
<td>Pre-submission meeting held at City Hall at 9:30am</td>
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<tr>
<td>March 27, 2020</td>
<td>Deadline to submit questions concerning RFP to Dept. of Community Development</td>
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<tr>
<td>March 30, 2020</td>
<td>Addenda, revisions, and/or answers to questions posted to City website</td>
<td></td>
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<tr>
<td>April 17, 2020</td>
<td>Deadline to submit FHAct50 proposal to Dept. of Community Development</td>
<td></td>
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<tr>
<td>April 29, 2020</td>
<td>Invitation to interview sent to Applicant</td>
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<tr>
<td>May 7, 2020</td>
<td>Interviews at City Hall from 8:30am-12:00pm</td>
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<tr>
<td>Week of May 11, 2020</td>
<td>Planning Dept. FHAct50 finalist proposal review with Planning and Community Development</td>
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<tr>
<td>May 15, 2020</td>
<td>Letter of Intent to Recommend to OHFA sent to Applicant</td>
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<tr>
<td>June 19, 2020</td>
<td>Deadline to submit final requirements to Dept. of Community Development</td>
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<tr>
<td>June 26, 2020</td>
<td>Letter of Recommendation sent to OHFA</td>
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REQUEST FOR PROPOSAL (RFP)

AFFORDABLE HOUSING DEVELOPMENT IN CLARK-FULTON FOR INVESTMENT OF UP TO $1 MILLION IN LOW-INCOME HOUSING TAX CREDITS (LIHTC)

RESPONSE COVER PAGE AND CHECKLIST

Issued: **Monday, March 9, 2020**  
Reply Date: **Friday, April 17, 2020 by COB**

Mailed To: Tania Menesse, Director  
ATTN: Jennifer Chandler  
Department of Community Development  
City Hall, 601 Lakeside Avenue, Room 320  
Cleveland, Ohio 44114  
jchandler2@city.cleveland.oh.us

RESPONDENT CHECKLIST

We have submitted the following for your review:

1. FHAct50 AHFA Workbook
2. Project Narrative
3. Organizational Chart
4. Articles of Incorporation
5. Board of Directors
6. Financial Statements
7. List of Development Projects
8. Evidence of Site Control
9. Cost Estimates or Bids
10. Site Plans, Elevations, & Specifications
11. Conditional Financial Commitments
12. Zoning Analysis

THE RFP MUST BE SIGNED BY THE AGENCY TO BE ACCEPTED

AGENCY NAME____________________________________  
SIGNATURE AND TITLE____________________________________
Please refer to the Method of Selection and Criteria for Award page of this document for detailed selection criteria when completing questions 3 through 7.

1. Please provide a brief overview of your project.

2. Describe how you selected and have engaged with your local, place-based, nonprofit owner.

3. Describe how your project aligns with stated City & Neighborhood Goals.

4. Describe how your project satisfies the Demand & Financial Characteristics criteria.

5. Describe how your project adheres to the Site Location criteria.

6. Please explain how your project differs from a traditional tax credit proposal.

7. Describe the ways in which your project concept is strategically positioned and innovative.
April 17 – Conceptual Submission (minimum requirements)

1. Written Project Summary – include location, scale, investment; number of units, square feet, residents, employees, parking spaces; potential code issues; and any other pertinent information
2. Site Location Map
3. Site Context Plan – show adjoining properties, buildings, and street names
4. Existing Conditions Plan – include color photographs displaying site context and nearby buildings
5. Site Plan – include north arrow, scale, legend, key dimensions, and notes
6. Conceptual Building Elevations – include material notations
7. Floor Plans – include dimensions and room designations

June 19 – Schematic Submission (minimum requirements)

1. Site Plan
2. Schematic Building Elevations – include material notations
3. Illustrative Rendering(s)
4. Proposed Furnishings and Site Amenities
5. Landscape Plan

Final OHFA Submission

Final applications must include 80 percent complete permit sets, including final plans for all trades, including:

- The DCF tab from the final AHFA included/incorporated into the front of the 80% plan sets. Information on the DCF tab must be updated, if needed, from the proposal application submission, and match the information in the 80% plans.
- The Construction Certification tab of the final AHFA, signed and submitted as a pdf.
- Verification that the drawings comply with any and all accessibility, energy efficiency, universal design, and/or green building requirements required for the development or committed to in the application for funding.
- Asbestos, mold, lead-based paint considerations as required.
- Items required to be completed per Phase I or II Environmental Site Assessment, or per applicable Environmental Review performed by OHFA.
- Plan sets, which shall include all of the following:
  - Site plans, Interior and Exterior elevations, Dimensioned floor plans, Wall sections (if applicable), Structure (if applicable), Finishes, Details, and Mechanical plans

City Planning Commission Design Review Submittals

All proposals involving new residential construction are required to submit to Design Review. Additionally, any proposals to demolish or modify existing structures, and/or erect new structures that are located within the Clark-Metro Design Review District (displayed in the map on page 7) must be approved by the City Planning Commission (CPC). If your proposal is selected for recommendation to OHFA, all CPC Design Review submission requirements will have been prepared for submission to this RFP with the exception of the following. Applicants may, but are not required to, submit their proposal to Design Review prior to final submission to OHFA:

1. Signage Plan – include wall signs, freestanding signs, illumination, method of attachment, colors, etc.
2. Lighting Plan – including locations, fixtures, heights, etc.
3. Material, Color, and Finish Samples and Lists
4. Determination Letter from NEORSD for Combined Sewer Coverage
ATTACHMENT C – PLANNING FHAct50 REVIEW CRITERIA

FHAct50 Review

In order to recommend projects that most closely align with the City’s goal to create Healthy, Sustainable, Equitable, Safe, and Pedestrian-friendly neighborhoods, City staff will evaluate how projects adhere to the recommendations below as they relate to specific policies within the Connecting Cleveland 2020 Plan:

- **Healthy:** Promote development that contributes to the health of the community, for example by: supporting a mix of transportation modes; encouraging community engagement via a mix of retail and other active uses; supporting the Cleveland Tree Plan.
- **Sustainable Development Pattern:** Create high-density, mixed-use districts that promote travel by transit, walking, and bicycling.
- **Equitable:** Provide new and renovated housing that meets the needs and preferences of Clevelanders of all incomes, ages, and lifestyles.
- **Safe:** Use safety-by-design standards to require adequate lighting, areas open to surveillance, windows and porches along public streets, and safe pedestrian circulation systems.
- **Pedestrian-friendly:** Make Cleveland a national model for pedestrian-friendly neighborhoods, featuring conveniently located sidewalks and paths, benches, and streetside development patterns.

1. Locate projects near transit.
   a) Build projects within 1300’ (5 min. walk) of RTA service with 30 min. frequency -OR- within 2640’ (10 min. walk) of RTA service with 10 min. frequency.
      ▪ To provide affordable transportation options for all residents.
      ▪ To support RTA’s long-term viability.

2. Limit block lengths to improve neighborhood walkability and equity.
   ▪ 500’ block lengths and 1500’ block perimeters max.

3. Preserve historic structures when feasible.

4. Parking
   a) Limit the number of parking spaces to the minimum needed to serve the facility.
   b) Provide District Parking solutions where possible.
   c) Screen parking from the street by providing liner buildings, active use spaces, and streetscreen walls.

5. Support implementation of the Cleveland Tree Plan/Zoning Code Section 341.051.
   ▪ Protect existing street and site trees.
   ▪ Provide street trees where none exist.

6. Provide Site Layout and Building Form that support a walkability and health.
   a) For townhouses, meet Townhouse Code Requirements.
   b) For multi-family and mixed-use buildings, meet the Urban Form Overlay.
   c) Provide continuous building frontages on streets.
   d) Provide windows on First Floor street frontages
      ▪ 30% for residential; 60% for non-residential
   e) Provide a pedestrian entrance facing the street.

*If you would like to review your drawings in advance of your submission to ensure adherence to the above criteria, please contact Matt Moss ([mmoss@city.cleveland.oh.us](mailto:mmoss@city.cleveland.oh.us)) to schedule a meeting.*
Metro West Community Development Organization (MWCDO) is a non-profit community development corporation located on the southwest side of Cleveland, serving the Stockyard, Clark-Fulton, and Brooklyn Centre neighborhoods. MWCDO’s mission is to revitalize our neighborhoods, celebrate our history, and strengthen collaboration, diversity and redevelopment.

The Clark-Fulton neighborhood is a thriving community full of vibrancy and diversity. The Clark-Fulton neighborhood is home to over 11,000 residents and the densest population of Hispanic and Latino residents in the state of Ohio. Overall, the population of Clark-Fulton is approximately 64% Hispanic/Latinx, 34% white, 17% black, and 3% other. The median household income for the area is $22,900.

**MWCDO’s goals for Clark-Fulton are to:**

- Create and preserve a diverse, mixed-income community
- Build upon and strengthen existing development initiatives (La Villa Hispana, International Village, MetroHealth Transformation, Mayor’s Neighborhood Transformation Initiative, etc.)
- Promote equitable development opportunities that attract new residents to our community while also empowering long-term residents
- Leverage the skills and expertise of residents, stakeholders, and community partners to ensure development that is culturally relevant and reflective of the community
To view the Market Feasibility Analysis prepared for the Clark-Fulton Target Area Plan, use the following link: https://bit.ly/2F3QDuV.