

Lorain Avenue Affordable Housing Development: Transfer Legislation

Council Committee: Health, Human Services & the Arts | January 27, 2025



Site Information

Former McCafferty Health Center

4242 Lorain Avenue | Ohio City | Ward 3

Approx. 1.3 Acres | Historic Ohio City Design Review Region



Request for Qualifications Scope

Affordable Housing & Ground Floor Social Service Uses

- **AFFORDABLE HOUSING.** A non-negotiable use of this site will be affordable housing. This growing need in the Ohio City neighborhood has been articulated through the Councilman's vision, [Ohio City's Strategic Plan](#) and the Cleveland 2030 Equity Housing Plan. Team(s) will be responsible for reviewing these plans to guide their vision for the site.
- **NON-PROFIT/SOCIAL SERVICE SPACE.** Team(s) must designate ground floor space for nonprofit or social services that support neighborhood residents. Services offered should prioritize low-income individuals and families.
- **PUBLIC AMENITY SPACE.** Team(s) will be responsible for designing, constructing and maintaining an amenity space that provides opportunities for the public to gather. The amenity space should be collaboratively designed with input from residents.
- **ENGAGEMENT & COMMUNITY COLLABORATION.** Team(s) must address community priorities articulated through the Community Values Survey and additional, past engagement completed by Ohio City Inc. and Councilman McCormack. Teams will be responsible for developing and delivering a comprehensive community and stakeholder engagement process throughout the design and development phases to inform the final proposed project(s).
- **CSB/MBE/FBE PARTICIPATION.** The City of Cleveland is firmly committed to assisting Minority Business Enterprises (MBEs), Female Business Enterprises (FBEs), and Cleveland-area Small Businesses (CSBs) by providing and enhancing economic opportunities in City contracts. The successful Team(s) for this RFQ will share that commitment.
- **Development Teams will be required to enter into a Community Benefits Agreement. Other City Design Requirements & Regulations Apply.**

RFQ Schedule:

RFQ Released:
August 29, 2024

Virtual Information Session:
September 6, 2024 | 1 PM
([RSVP Here](#))

Questions Due:
September 11, 2024

RFQ Submissions Due:
October 1, 2024

Short List Notifications:
October 16, 2024

Final Selection:
November 1, 2024

CONTACT
AssetRedevelopment@clevelandohio.gov

REQUEST FOR QUALIFICATIONS

Lorain Avenue Affordable Housing Redevelopment Opportunity

1.3 Acres of Land Available for Redevelopment
4242 Lorain Avenue
Cleveland, Ohio 44113

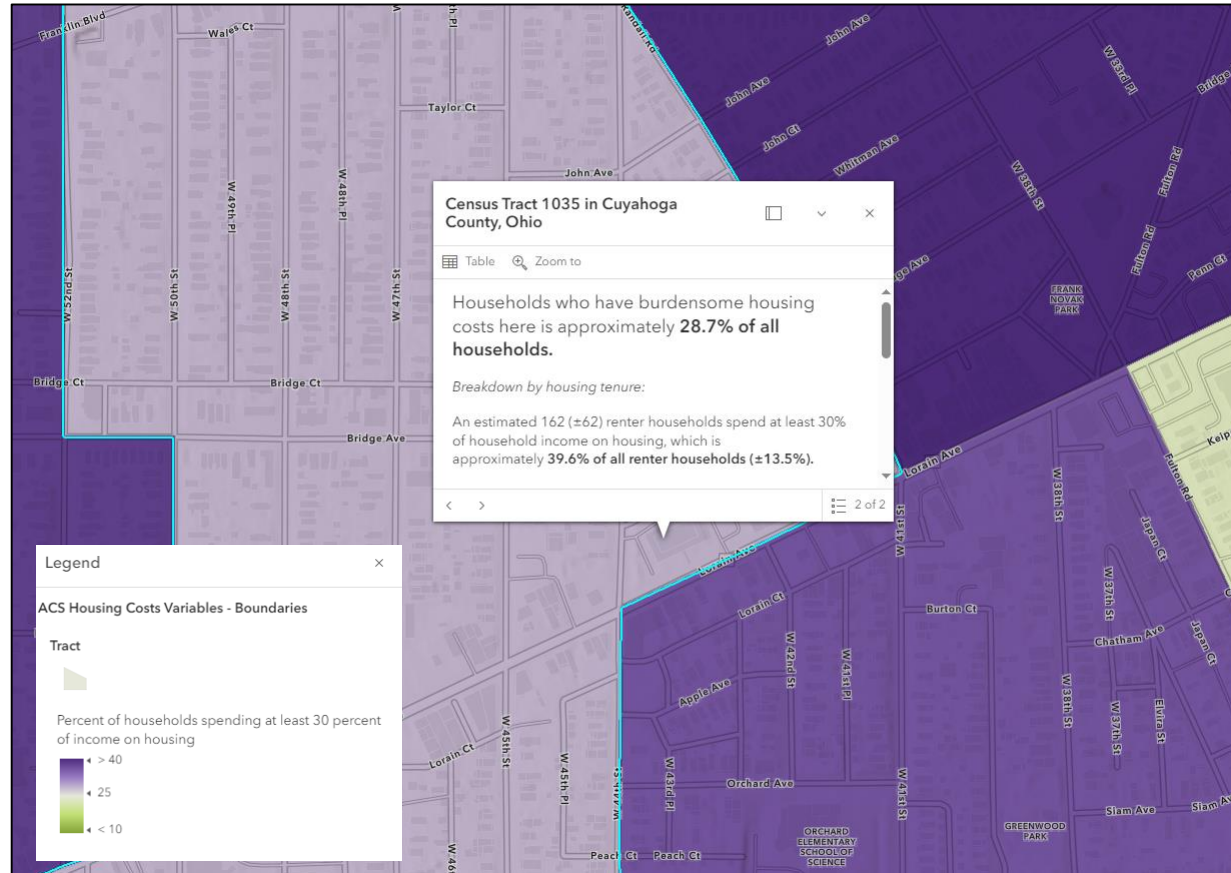


FOR RELEASE August 29, 2024



The Need for Affordable Housing

Recognizing Housing Cost Burden



Community Values Survey + Ohio City, Inc. Partnership

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



Awarded Proposal

Lorain Ave Affordable Housing Development

- Development Team
 - Pennrose, LLC: Lead Developer, Co-Owner
 - Ohio City Incorporated (OCI): Co-Developer, Co-Owner
- Pursuing Low-Income Housing Tax Credits (LIHTC) funding through OHFA's 9% Tax Credit Program
- 72-unit senior building with rents between 30% - 70% AMI, Mixed-Use Development with ground floor office space for non-profit use
- Emphasis on environmental sustainability to reduce utility costs, TOD, programmed community spaces
- Design Team: City Architecture, John G. Johnson Construction, Innova Services Co.
- Managed By: Pennrose Management Company
- Transfer Legislation required for OHFA's 9% LIHTC Application
- Project will go before Landmarks for all Design Review approvals



Tentative Project Timeline:

- February 2025:
 - Site Control Secured
 - 9% LIHTC Application submitted to Ohio Housing Finance Agency (OHFA)
- May 2025: OHFA Announces 9% Awards
- June 2025-January 2026:
 - Design moves from Conceptual to Schematic
 - Design Review Approval
 - Additional Financing Secured/Equity LOI Executed
 - Construction Plans Completed
 - Building Permit Submission/Approval
- February 2026: Financial Closing & Site Transfer or Ground Lease
- June 2027: Construction Complete
- December 2027: 100% Occupied



Legislation to enable Transfer of City-Owned Site at 4242 Lorain Avenue for the Purposes of Developing Affordable Housing

