



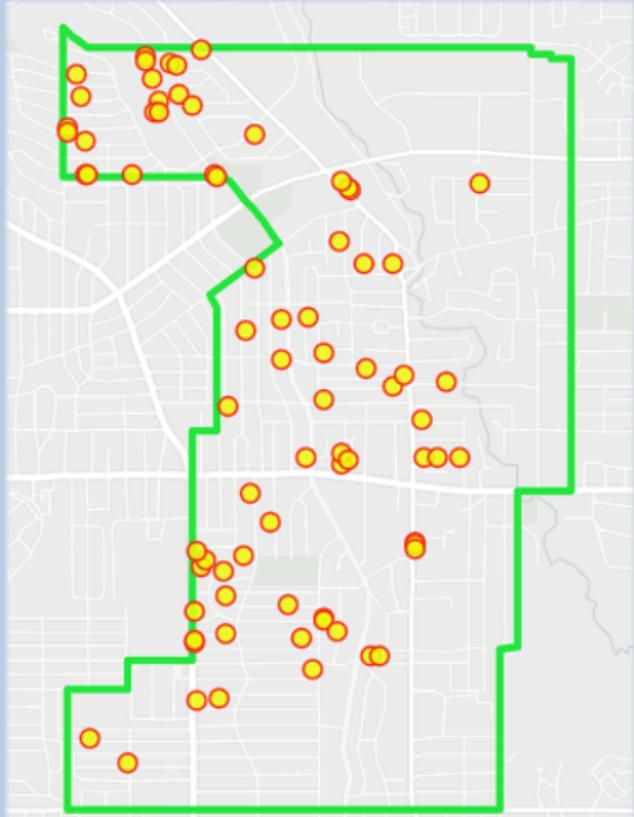
Request for Proposals
Single-Family Home Infill Development
in support of
One South Euclid Build | Grow | Thrive Program



NEW HOME CONSTRUCTION



AVAILABLE LAND BANK PROPERTIES



Introduction

One South Euclid seeks proposals for a partner developer(s) for the development of properties controlled by One South Euclid (OSE). These properties consist primarily of single-family scattered site vacant lots suitable for infill development.

OSE is a non-profit community development corporation that works with residents and businesses to ensure vibrant neighborhoods and commercial districts. Our mission is to promote sustainable economic, social and cultural connections in South Euclid. The work is driven by a volunteer Board of Directors that reflects the diversity of the community and our strategic partner, the City of South Euclid.

OSE was established in 2009 in response to the foreclosure crisis. The organization created the Build | Grow | Thrive Program in order to restore dilapidated properties back to productive use and stabilize our community's neighborhoods by maintaining the supply of owner-occupied homes. Since 2013, over \$1,000,000 has been invested into the South Euclid community from revenue received through the Build | Grow | Thrive Program including through grants for exterior home improvements, business storefront renovations, community engagement and beautification activities, and senior landscaping services. OSE now seeks developers that will contribute to South Euclid's vibrant community by creating new single-family homes in our city.

Goals and Objectives

The primary goal of the Build | Grow | Thrive Program is to welcome new homeowners into the South Euclid community. This Request for Proposals (RFP) seeks submissions from interested development teams that can demonstrate their vision, capability, and experience to build new houses on various single-family lots throughout the City of South Euclid. OSE encourages home designs that support first time home buyers, conform to universal design standards, or allow residents to age in place.

The purchase agreement will contain the following contingencies and obligations to support a positive outcome for all involved:

- Agreement is contingent on the developer securing all necessary approvals from the City of South Euclid, including but not limited to, approvals from the South Euclid Building Department, Board of Zoning Appeals, and Architectural Review Board, in order to begin construction. Money is held in escrow and once approval is obtained, the transfer of property actually occurs.
- Within six months begin new construction of a residential home
- Landscaping improvements must be in compliance with the City of South Euclid's landscaping standards as detailed in Chapter 771 of the Planning and Zoning Code in the City's Codified Ordinances.
- Within one year, complete construction.
- Not sell or otherwise transfer an interest in property before two years unless it is to an owner-occupant or occupy as primary residence.

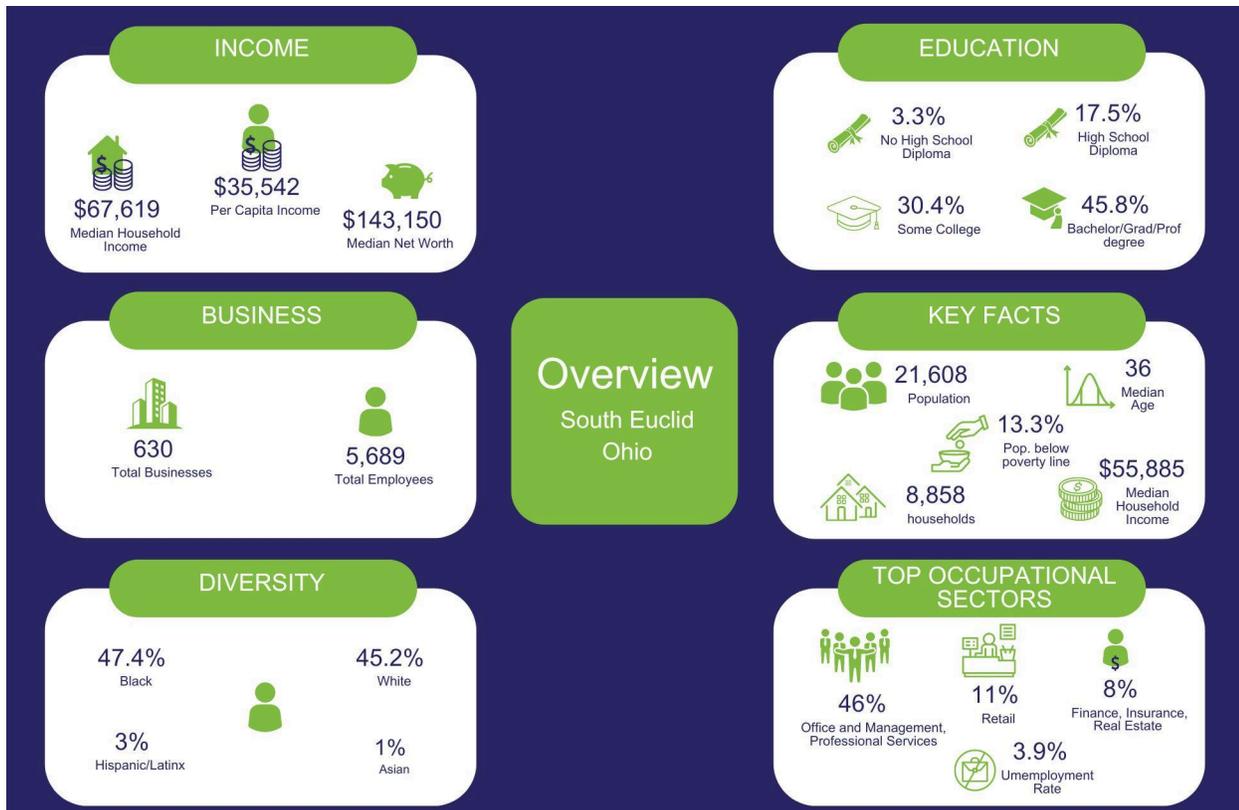
Qualified individuals or developers with the financial capacity to move projects forward and an interest in the South Euclid area should apply. Creative ideas that meet the demands of home buyers are strongly encouraged.

About the City of South Euclid

The City of South Euclid is an inclusive community with inviting, walkable neighborhoods and architecturally diverse housing options to fit every lifestyle and budget. It is a transit friendly community of over 22,000 residents located minutes from University Circle, Downtown Cleveland, and the I-271 Corridor. As a first-ring suburban community located on the east side of Cleveland, housing is the city's primary industry. However, South Euclid is home to [a diverse range of over 300 businesses](#). These businesses include Notre Dame College and University Hospitals Suburban Health Center, along with many other educational and medical institutions, manufacturers, national retailers and restaurants, small businesses, and professional offices.

The city also includes the Euclid Creek Reservation, a branch of the world-renowned Cleveland Metroparks. South Euclid is centrally located between many thriving retail centers including: Legacy Village, Beachwood Place, Cedar Center, and Oakwood Commons. Within the city there are three parks, one of which includes a renowned playground, eight community gardens, and other green space that adds up to almost 60 acres of public park land.

Key Demographics



Housing Makeup

Much of the housing stock in South Euclid can be defined as post-World War II bungalow and colonial housing, built between the end of the war and the mid 1950's. However, South Euclid has a diverse range of housing options, including ranches, built in every decade from the early 1900's all the way to 2023. Since the early 2000's, over 150 cluster homes have been built in four different developments. These homes serve both the young professional and empty-nester demographic and retail well above market rate.

Currently there are four new homes under development as well as a larger new development project beginning in and around the former Lowden School in the northern area of South Euclid that will add an additional 26 new homes in our community. Each of these developments utilized the City's five-year 75% residential tax abatement program.

Housing Statistics

Since 2020, developers have built nine newly constructed single-family infill homes on vacant lots throughout the city. Those homes range in size from 1,500-2,000 square feet and have sold at an average price of nearly \$185,000.00. An analysis by cleveland.com showed increasing sales prices over the past decade:

South Euclid			
Data is for single-family home sales, excluding sheriff's sales. (Trends are not reliable where there are few sales.)			
Median sales price		Number of sales	
2022 median	\$149,940	2022	577
2021	\$132,000	2021	678
2020	\$120,000	2020	563
2019	\$95,000	2019	569
2018	\$87,000	2018	552
2017	\$87,000	2017	533
2016	\$78,900	2016	481
2015	\$70,000	2015	396
2014	\$68,400	2014	392
2013	\$59,900	2013	441
2012	\$55,000	2012	367
2011	\$57,250	2011	272
2010	\$80,000	2010	281
2009	\$79,450	2009	364
2008	\$74,200	2008	398
2007	\$115,000	2007	362

More recently data from the Akron Cleveland Association of Realtors in July 2023 shows home values and listings prices continue to increase in South Euclid:

	South Euclid	Cuyahoga County	Ohio	USA
Median Estimated Home Value	\$166K	\$234K	\$251K	\$351K
Est. Home Value 12-Mo. Change	+6.1%	+6%	+5.9%	+2.4%
Median List Price	\$174K	\$169K	\$270K	-
List Price 1-Month Change	+7.1%	+2.3%	+5.3%	-
List Price 12-Month Change	+12.4%	+5.5%	+86.3%	-
Median Home Age	73	69	56	42
Own	78%	58%	67%	65%
Rent	22%	42%	33%	35%
\$ Total Value <small>(of all buildings for which permits were issued)</small>	-	\$239.54M	\$6.42B	\$307.21B
% Change in permits <small>(for all buildings)</small>	-	+8%	+15%	+13%
% Change in \$ value <small>(for all buildings)</small>	-	+11%	+18%	+10%



About the Available Lots

Properties are held by the City of South Euclid Land Bank. OSE has an option to purchase those properties in order to facilitate the sale to a developer in accordance with the Build | Grow | Thrive Program. There are currently 70 scattered parcels in South Euclid available through this program. Each lot varies in square footage and lot width, but most of the parcel frontages range from 40 - 60 feet, and parcel depths range from 100 - 200 feet.

Interested developers can review a map with property location and information [here](#).

The majority of the parcels are zoned as single family residential, which allows for single and two-family housing. A zoning map with a link to applicable code is available [here](#).

All properties purchased through this program are entitled to receive a 5-year, 75% property tax abatement upon project completion. In addition, the City of South Euclid approved a new set of single-family zoning codes to create an overlay district making it easier for developers to build new homes for the emerging consumer. More about that project is available [here](#).

Submission Requirements

This Request for Proposals (RFP) is for development of properties controlled by One South Euclid (OSE). Interested parties may respond with proposals for individual or multiple properties. Developer selection will be based on the evaluation of the proposal and decisions will be made by OSE's Revitalization Committee and Board of Directors. OSE may select one or more developers, or it may decide not to select any developers at the time a particular application is considered.

Submissions will be accepted by OSE on an ongoing basis and reviewed on a rolling basis. Before a final decision is made, the applicant may be asked to provide evidence of financial capacity.

1. **Cover Letter:** State your understanding of the goals for the project, your approach to meeting those goals, and a summary of your proposed program including identification of the parcels in which you are interested. The cover letter should be no more than one page in length.
2. **Development Proposal:** A statement no longer than three pages that explains your interest and related experience, a comprehensive description of your project approach including the number of units, number of bedrooms, square footage, and pricing levels.
3. **Project Timeline:** Please provide projected time of construction including key dates such as necessary entitlements, financial closings, and construction benchmarks.
4. **Project Budget:** Please include both the proposed Uses and Sources of funds. The budget must indicate a proposed purchase price for OSE controlled properties.
5. **Team Resume & Portfolio:** Current resume that describes your development team members, education, experience and representative clients. Please include relevant projects accomplished within the last 10 years, as well as a list of references. Also include information about any project partners that will have more than 20% interest in the development. Please identify the entire development team, including general contractor and architect.

Response Due Dates: The deadline for submissions is May 1, 2024 and will be reviewed by the OSE Revitalization Committee on a rolling basis at their monthly meeting, which typically takes place on the first Tuesday of the month, at 8:30 a.m. Submissions will be accepted either electronically or via mail at:

One South Euclid
Attention: Annette Iwamoto
4645 Mayfield Road
South Euclid, OH 44121
annette@onesoutheuclid.org

NON-DISCLOSURE STATEMENT

Responses to the RFP shall become the sole and exclusive property of One South Euclid. OSE reserves the right to reject any or all submissions or portions of them, to waive irregularities, informalities, and technicalities, to re-issue or to proceed to obtain the service(s) desired otherwise, at any time or in any manner considered in OSE's best interests. The Director may, at her sole discretion, modify or amend any provision of this notice or the RFP.

Please direct questions to:

Annette M. Iwamoto, Executive Director
annette@onesoutheuclid.org
216.316.5373