CITY OF CLEVELAND
Mayor Justin M. Bibb

CUYAHOGA LAND BANK

Request for Applications (RFA)

Mayor's Southeast Side Performance-Based Gap Grant Program

A Partnership with Cuyahoga Land Bank

October 10, 2025

The City of Cleveland and the Cuyahoga County Land Reutilization Corporation, a/k/a the Cuyahoga Land Bank, announce the availability of construction gap grants to support the renovation of single-family residential housing in Cleveland's southeast side as part of Mayor Bibb's Southeast Side Promise. Mayor Bibb's Southeast Side Promise is a multi-faceted plan to address the issue of concentrated disinvestment in the neighborhoods of Cleveland's southeast side, including the Lee-Harvard, Union-Miles, Lee-Seville and Mount Pleasant neighborhoods, spanning across wards 1, 2, 4 and 6 in the southeast part of the city. The Southeast Side Promise's mission is to revitalize the area, providing residents with the safe, equitable, and vibrant community they deserve. Since the launch of the Southeast Side Promise Initiative in the Summer of 2023, over $10 million in funding has been deployed for home repair and small business assistance and over 50 blighted residential and commercial structures have been razed. The Southeast Side Performance-Based Gap Grant Program is a part of this initiative.

The Cuyahoga Land Bank will manage gap grant applications and the disbursement of funds on behalf of the City of Cleveland. The Cuyahoga Land Bank is a community improvement corporation formed in 2009. Its mission is to strategically return non-productive properties to productive use and to improve the quality of life for Cuyahoga County residents. The Land Bank is organized as an Ohio nonprofit corporation and as a county land reutilization corporation under Chapters 1724 of the Ohio Revised Code.

Threshold Criteria:

The City of Cleveland and Cuyahoga Land Bank will strategically invest in specific geographies (as defined below) by offering up to $82,500 per house in financing gap grants for eligible renovation projects. Our goal is to incentivize development activity and to stimulate higher market values in these areas. Developers who are awarded a grant will receive it during the closing process after the renovation is complete, when the home sells to a third-party owner occupant. Projects must show a financing gap and satisfy the following thresholds to be eligible for consideration:

> **Project location in emerging and target area markets**: Eligible projects must be located within the following micro-geography target corridors in Cleveland's southeast side unless approved by the City Southeast Side & Community Development Liaison on a case-by-case basis:

1) East 93rd Street (from Kinsman Road to Harvard Drive)
2) East 116th Street (from Kinsman Road to Harvard Drive)
3) East 131st Street (from Bartlett Avenue to Harvard Avenue)
4) Kinsman Road (from East 130th Street to Shaker Heights)
5) Harvard Avenue (from East 151st Street to East 176th Street) & Lee Road (from Biltmore Avenue to Judson Drive)

A map of these target corridors can be found in Exhibit A.

PLEASE NOTE: You do not have to purchase a home owned by Cuyahoga Land Bank for renovation in order to apply for the grant.

Project type: The project must be a renovation of a single-family home.

Disposition type: Homes must be sold to an owner-occupant(s). Investor-owned rental properties are not eligible. Renovation of the homes may not commence until after such time that a grant has been awarded.

Home sales price: There is no maximum sale price or income limits for the party who purchases the home from the original developer, but the project must show a financial gap based on reasonable construction costs.

Development entity: Developers desiring to apply may be organized as a for-profit or a non-profit entity registered with and in good standing with the Ohio Secretary of State. A developer is defined as a company whose principals and staff will conceive, control, invest in, and orchestrate the project from beginning to end.

Experience: Developers must demonstrate that they have renovated at least 2 single or two-family homes or 3 townhouse projects in Northeast Ohio and that the units were sold during the period January 1, 2020 – Sept 30, 2025.

No Debarment: The development company and/or each of its principals may not be on the Cuyahoga County Inspector General's debarred contractor list.

Other Property-related thresholds: The development company and/or each of its principals may not have owned any real property wherein they lost title to the property or had any foreclosure filings after August 1, 2022. In addition, the company and principals may not currently own any real property that:

1) is known to have material violation(s) of state and/or local codes or has a history of code violations;
2) is known to have a history of being a site for criminal activity during their ownership;
3) is tax delinquent.

Developers and projects that the Land Bank deems to have met the above-described thresholds may be eligible to apply for project financing. Please review this entire RFA to determine if your project qualifies.

The Land Bank will make up to $495,000 with a maximum of $82,500 per house in grant funding available for this program. Applications will be accepted, and awards made on a competitive basis. **Interested developers may submit applications starting on October 10, 2025. Applications will be accepted on a rolling basis until funds are spent.**

Evaluation Criteria and Process:

Applications that have satisfied the threshold criteria will be further evaluated with weight given to the following criteria and factors:

1. Projects which can be expected to: 1) have the greatest positive impact on surrounding home values, 2) encourage spin-off housing investment from others, and 3) strengthen and support current development efforts underway in the general vicinity;
2. Projects must result in a sale by the Developer of a renovated home and/or to an owner-occupant;
3. Projects for which site control has been secured either through direct ownership or by executed option agreements or other similar contracts. If site control has been established, applications must include supporting documentation;
4. Projects that are financially feasible based on our review of the proposed project, the asking price, the sub-market, the proforma showing all projected sources and uses and the status of securing financing. Direct hard and soft costs and reasonable Developer/GC fees should be included in project costs; however, indirect costs and developer overhead expenses should not be included. The degree to which the information that the applicant demonstrates that, but for the grant, the proposed project may not proceed, shall also be given weight in our evaluation;
5. Projects where the homes can feasibly be completed and a certificate of occupancy be obtained by December 31, 2026;
6. Projects supported by the local municipality as evidenced by a support letter executed by the City Councilperson for the ward in which the project is to be built, the Mayor, or the Director of the City's Housing, Community Development, or Building Department;

A review committee consisting of members of the Land Bank's staff and/or other industry professionals who have experience in the development, sale and/or financing of single-family homes shall review submitted applications and select projects for awards. The Land Bank reserves the right to consult others in this process, to accept and or reject any or all applications, to require additional information from an applicant, or to negotiate separately as necessary to serve its best interests.

Grant Awards:

The grant award minimum shall be $20,000 and the maximum shall be $82,500. The amount of each award will be determined by the Land Bank based on its evaluation of the financing gap, giving consideration to a reasonable return to the developer. Award announcements will be made no later than 30 days after a complete application is submitted to the Land Bank.

Developers must agree to be bound by the Contract Provisions under the Grant Agreement (Attached hereto as Exhibit B), the provisions of which are incorporated into any award to grant applicant.

A grant agreement shall define the terms of the grant including:

1) A requirement that the awardee submit quarterly progress reports until the funded homes are sold. The quarterly reports should mirror the milestone schedule that was indicated on the grant application with emphasis on the entitlement and pre-construction process.

2) Grant dollars awarded for each house will be funded in one payment at closing to a third-party owner occupant.

The Land Bank shall retain the right to revoke its obligation to fund the grant award if: 1) the developer fails to timely submit complete quarterly progress reports, 2) the project has not commenced construction within 3 months of the grant award and has not achieved 75% completion within 6 months of the grant award, or 3) the inspection reveals that the construction is not being executed in compliance with local codes and/or if required building permits have not been secured. Any changes to the grant agreement timeline must be approved through a written request to the Land Bank at least 30 days before the proposed change. The Land Bank retains sole discretion to honor such a request based on mitigating circumstances.

Application Process:

The application form, proforma worksheet and related supporting documentation can be found on the Land Bank's website at: https://cuyahogalandbank.org/about/public-notices/. We strongly encourage you to read through the entire application form, the proforma worksheet and related supporting documents before you commence completing the application materials. Developers must agree to be bound by the Contract Provisions under the Grant Agreement (Attached hereto as Exhibit B), the provisions of which are incorporated into any award to grant applicant.

Applications must be submitted electronically and will not be accepted on paper. Applicants must submit not only the narrative application form, but also the proforma worksheet. This worksheet was created with Excel software and includes many built-in calculations. Because of this, all applicants are required to submit this form to us in Excel format and not on paper. All application materials can be found at: https://cuyahogalandbank.org/about/public-notices/

Please submit any questions you may have to: gapgrants@cuyahogalandbank.org. In your e-mail, please provide your full name, the name of your company and your phone number.

The Land Bank reserves the right to amend this RFA, the application form or the proforma worksheet and any supporting documentation. Before submitting your application, please check for any amendments and for answers to frequently asked questions (FAQ) posted at: https://cuyahogalandbank.org/about/public-notices/.

Key Dates:

RFA released: October 10, 2025

Grant application deadline: Rolling

Awards announced: Rolling

Required Application Materials:

Application Form

Proforma

Exhibit A

Eligible projects must be located within the below target corridors within the Mayor's Southeast Side Initiative.