

REQUEST FOR PROPOSAL

Acquire and Rehabilitate Single-Family Residential Property 3030 W. 110th Street, Cleveland, OH 44102

Key Details

Applications will be accepted on a rolling basis until project is awarded

Minimum Bid: \$35,000

Submissions: Email proposal to info@nwneighborhoods.org

1. Overview

Northwest Neighborhoods (NWN) is seeking a qualified developer or contractor to acquire and rehabilitate the property located at 3030 W. 110th Street, situated between Western Avenue and Belmont Avenue.

NWN is seeking a partner who can deliver a high-quality rehabilitation that returns the property to productive use, supports neighborhood stability, and contributes to homeownership opportunities or high-quality affordable housing for populations with unmet housing needs. A competitive response process is expected and NWN encourages complete and well-supported proposals.

2. Property Summary

- Single-family home
- Three bedrooms and one bathroom on the second floor
- Living room, dining room, and kitchen on the first floor
- Walk-up attic space (currently boarded; will require window and improvements for use)
- Full basement with laundry hookups
- Boiler present (operability unknown)
- Hot water tank present (operability unknown)

Site & Exterior Conditions:

- Detached garage was destroyed by fire prior to current ownership
- Fire damage impacted rear of house, possibly electrical lines as well
- Rear siding and soffit exhibit visible heat/melt damage and will require replacement
- Exterior rehabilitation will be a significant component of the project

Interior Condition:

- Limited interior debris; moderate cleanout required
- No obvious interior fire damage observed, but all systems should be evaluated
- Respondents should assume additional due diligence is required, particularly related to fire damage, utilities, and code compliance.

3. Important Considerations

- Fire damage may require additional permitting, inspection, or code compliance processes beyond a standard rehab
- Electrical service to the property may have been impacted and should be evaluated
- Respondents should demonstrate familiarity with navigating City of Cleveland requirements for properties with fire-related damage

4. Project Goals

NWN is seeking proposals that demonstrate:

- A complete and high-quality rehabilitation
- A clear and feasible execution plan
- Financial viability
- Experience with similar residential rehabilitation projects
- A preference for outcomes that support owner-occupancy and long-term neighborhood stability
- Consideration of affordability and access to homeownership opportunities

5. Acquisition Terms

- Minimum Required Purchase Price: \$35,000
- Respondents must include a proposed purchase price in their submission. NWN reserves the right to select a proposal based on a combination of price and qualifications, and is not obligated to accept the highest offer.
- Property conveyed as-is
- Buyer responsible for all closing costs
- Buyer responsible for securing all permits and approvals

Reversion / Clawback:

- Construction must begin within 30-60 days after closing
- Project must be completed within 12 months of transfer
- NWN retains the right to reacquire the property if conditions are not met

6. Scope of Work

Respondents must provide a proposed rehabilitation plan, including:

- Exterior repairs (including siding, soffit, and fire-related damage)
- Evaluation and repair/replacement of major systems (boiler, electrical, plumbing)
- Interior updates and finishes
- Approach to attic space (if included in scope)
- Site improvements (including potential replacement of garage, plans for off street parking)

7. Proposal Requirements

A. Development Plan

- Rehab scope and approach
- Proposed end use:
 - Owner-occupant (preferred)
 - Rental
- Description of target buyer or tenant
- If applicable, how the project supports access to homeownership or underserved populations

B. Budget Overview

Provide a high-level budget including:

- Exterior repairs
- Systems (mechanical, electrical, plumbing)
- Interior finishes
- Soft costs / contingency

C. Timeline

- Project start
- Estimated completion
- Key phases

D. Experience

- 2–5 comparable projects
- 2-3 References

E. Financial Capacity

Provide evidence such as:

- Proof of funds
- Financing commitment
- Line of credit (if applicable)
- Description of capital stack or funding approach

F. Purchase Price

- Proposed purchase price (must meet or exceed the minimum)
- Any contingencies associated with the offer

8. Evaluation Criteria

Proposals will be evaluated based on:

- Proposed purchase price
- Quality and feasibility of rehabilitation approach
- Relevant experience
- Financial capacity
- Timeline
- Alignment with neighborhood goals, including support for owner-occupancy and homeownership opportunities

9. Timeline

- RFP Issued: Week of April 13, 2026
- Applications will be accepted on a rolling basis until awarded

10. Property Access

- Walkthroughs can be scheduled upon request.

Exhibit A

Property Photo



3030 W. 110th Steet