

REQUEST FOR PROPOSALS (RFP)

Cleveland Land Bank Authority (CLBA)

Re: Redevelopment of 1660 Blythe Ave SE, Cleveland, TN

The Cleveland Land Bank Authority (CLBA) is soliciting proposals from qualified developers, nonprofit organizations, or other eligible entities to acquire and redevelop the property located at 1660 Blythe Ave SE in the Blythe Oldfield neighborhood of Cleveland, Tennessee.

I. Property Overview

- Address: 1660 Blythe Ave SE, Cleveland, TN
- Parcel ID: 057K-E-007.00
- Current Zoning: R-2
- Property Size: approximately 0.21 acres or ~9000 square feet
- Condition: Vacant residential lot
- Neighborhood: Blythe Oldfield – a transitional area targeted for strategic reinvestment and housing stabilization

II. Disposition Objective

The primary goal is to redevelop the parcel as a high-quality, affordable, single-family, owner-occupied home that serves a household earning at or below 120% of the Area Median Income (AMI). Proposals should contribute to long-term neighborhood stability, affordability, and the mission of the CLBA.

III. Minimum Purchase Price

The minimum purchase price for this property is set at **\$20,000**. Proposals may exceed the minimum purchase price.

IV. Proposal Requirements

All proposals must include the following:

1. Overall Project Description – include the number of units, intended affordability for low-moderate income homebuyers, architectural approach, and development timeline
2. Experience and Qualifications – evidence of the applicant’s successful completion of similar projects. Local presence or partnerships are encouraged.
3. Alignment Statement – respond to the following prompt: “How do you commit to helping accomplish the goals of the Cleveland Land Bank Authority?”
4. Development Schedule – including acquisition, predevelopment, construction phases, and expected sale date
5. Budget and Financing Plan – outline the anticipated development costs, indicating committed and/or expected sources of funding.

V. Evaluation Criteria

Proposals will be evaluated based on the following criteria:

- Alignment with CLBA mission and neighborhood/city plans
- Strength of affordability and owner-occupancy commitments
- Development experience and organizational capacity
- Timeline and readiness to proceed
- Public benefit and long-term neighborhood impact
- Purchase offer price

VI. Required Deed Restrictions

The successful proposal will be subject to deed restrictions requiring long-term affordability, owner-occupancy, and single-family housing.

VII. Reversion Rights and Compliance Obligations

Pursuant to Tennessee Code Annotated § 13-30-111(c), the Cleveland Land Bank Authority (“CLBA”) has the authority to convey property subject to covenants and conditions governing its use and development. Accordingly, the conveyance of 1660 Blythe Avenue SE will be subject to a Development Agreement and Deed Restrictions that include reversion rights in favor of CLBA.

These provisions are intended to ensure timely and proper completion of the proposed project. At a minimum, the following will apply:

1. Performance Milestones – The successful proposer must commence construction within 6 months of closing and achieve substantial completion within 24 months, unless otherwise approved in writing by CLBA.
2. Use Requirements – The property must be developed and maintained in accordance with the approved proposal and any conditions adopted by the CLBA Board.
3. Reversion/Right of Re-Entry – If the purchaser fails to comply with the required performance milestones, use restrictions, or other material terms, and such failure is not cured within a reasonable period after written notice, CLBA shall have the right, at its sole discretion, to re-enter and take title to the property without compensation to the purchaser.
4. Recording of Conditions – These covenants and reversionary rights will be recorded in the deed and made a binding restriction running with the land.

VIII. Reservation of Rights

The CLBA reserves the right to reject any or all proposals, waive minor informalities, and select the proposal that best advances its mission and the public interest.

IX. Submission Instructions

Proposals must be submitted electronically (PDF format) to: dtommey@clevelandtn.gov

Deadline for submission: December 15, 2025

Questions may be directed to: Dustin Tommey, Redevelopment Coordinator, 423-284-6226