

Recommendations for RFP / Response Evaluation of  
Redevelopment of Messner-area Properties

**Design, Density, and Accessibility**

1. Require some units, including those that are affordable, to be accessible to large families, i.e. include 3 and 4 bedroom units. (Meeting Notes 1(f))
2. Require units that are accessible to persons with disabilities and encourage universal design, where all units can be easily converted to accessible units. (Meeting Notes 1(e))
3. Require project design to include green space that is family friendly and accessible to persons with disabilities. Raised beds gardening space should be encouraged. (Meeting Notes 1(c)&(d)).
4. Require project design to prohibit smoking in areas adjacent to Tenney Nursery. (Meeting Notes 5(a)).
5. Require developers to pursue an easement with adjacent property owner(s) to enable access to development from E. Mifflin St. (City guidance).
6. Permit, but do not require commercial space in the project. (Meeting Notes 4(a)).
7. Encourage workforce housing units, including partnerships that make units available to persons employed to support families or individuals living at the project, neighborhood schools and afterschool programs, and/or social service organizations. Encourage live-work units. (Meeting Notes 2(a)).
8. Encourage creative and cooperative use of shared spaces to accommodate more housing units and facilitate neighbor interaction and mutual aid. (Meeting Notes 2(a)).
9. Encourage sustainable design and consider county capital funding to support sustainable development, which would also reduce ongoing operating costs for the project and enhance affordability. (Meeting Notes 2(d)).
10. Encourage designs that promote the use of public transit and bicycling. (Meeting Notes 3(b),(f) & (g))
11. State the preferred or planned density in the RFP. (Meeting Notes, 1(a))

**Residential Unit Affordability**

12. Require housing units affordable to persons with different income levels (i.e. mixed income

project), including market rate and affordable units. (Res 497).

13. Require inclusion of units affordable to extremely low income (30% of county median income) and very low income (50% of CMI) families. (Res 497). The projects that include a higher ratio of affordable units should receive more points than those that have lower numbers of units. Consider the total cost of housing when evaluating affordability, including utilities, parking, and other charges/fees. (Meeting Notes 3(a)).

14. Require long term, no less than 50 years, and encourage/facilitate permanent affordability for the affordable units (see ¶ 2) in the lease (if County retains ownership) and land use restriction agreement (LURA).

15. Identify available funding sources for affordable housing development and request the developer to identify whether they seek County affordable housing development funds in 2017 and/or 2018 to complete the project.

#### **Neighborhood Impact**

16. Require relocation plans and assistance for persons in the county-owned units at 1314 E. Washington Ave to ensure they maintain housing and place them at the top of the housing applicant list, should they desire tenancy in the new redevelopment. (Meeting Notes 2(b)).

17. Evaluate all uses in the proposed development projects for compatibility with the Tenney Nursery. (Meeting Notes 5(a)).

18. Attach the notes of Todd Violante and Patrick Heck (TLNA Development Chair) to the RFP.

19. Follow the recommendations for RFP evaluation team composition as set forth in Res. 497.