

AFFORDABLE HOUSING DEVELOPMENT CONSIDERATIONS

- 1) What's the City's role in this development?
- 2) Will the City retain ownership of the property?
- 3) Is the City willing to contribute or subsidize this project?
- 4) Will the city, developer, or property manager collect and be the beneficiary of the sale, rental proceeds, and/or Section 8 vouchers?
- 5) Will the developer be responsible for hiring a contractor or will the city provide public bidding services?
- 6) Is the City looking for a development team to include financing, project management, architect, landscape architecture, engineering, and construction manager? Leasing agent? Property maintenance? Minimum qualifications? Are joint ventures allowed?
- 7) What are the city's expectations around number of housing units?
- 8) Is the development to be a combination of studio, 1-bedroom, and/or 2-bedroom units? Rentals or condos for sale?
- 9) What's the price point / AMI expectation for affordable and/or workforce housing?
- 10) Are any other amenities required by the city (playground, pet area, community room, gym, outdoor kitchen, etc.)?
- 11) What kind of safety requirements does the city have in mind (i.e., security fencing, alarm systems, security exterior lighting, etc.)?
- 12) Are there any off-site improvements required (access to bus stops)?
- 13) Are there incentives offered to increase density (increased height, impact fee waivers, reduced or waived permit fees, tax exemptions, reduced parking, etc.)?
- 14) Is the Council willing to bond for public improvements for the project?