RFP sites
City suggested considerations for sequencing
City participation in RFP process

• ARHA included City staff in the evaluation of proposals submitted during the RFP to provide guidance regarding consistency with master plans, City planning policies, and other City goals.

• City staff provided feedback to assist in the selection of preferred proposals, but no approvals were made.

• All proposals will go through the normal review process and comments, including opportunities for public participation.
RFP Sites – Considerations for Sequencing

• **Braddock area sites (Adkins and Madden)**
  • Community readiness for redevelopment: small area plan that envisions redevelopment is approved. Redevelopment near a Metrorail Station consistent with many City policies
  • Proposal appears to be generally consistent with intent of the SAP
  • Adjoining Metro site redevelopment will be encouraged by progress on these sites
  • All sites will require low income housing tax credits.
  • Current public safety issues
  • Madden is in the Parker-Gray district
RFP Sites – Considerations for Sequencing

• **Old Town North sites (HQ and Hopkins/Tancil)**
  - Community readiness for redevelopment: small area plan now under way; redevelopment of these sites is part of that community discussion. (Hopkins/Tancil straddles the Old Town and Old Town North planning areas)
  - Community discussions thus far indicate good potential that Plan and proposals will be roughly consistent
RFP Sites – Considerations for Sequencing

• **Cameron Valley**
  - Community readiness for redevelopment: 1992 small area plan; community has had limited involvement.
  - Proposal isn’t able to benefit from work already done with the community as part of a small area plan, so additional community engagement will be needed.
  - Site is less urban; density, urban design, and transportation concerns will be heightened as a result.
  - Some additional potential school impacts if number of affordable housing units increases.
  - Use of tax credits is anticipated.
### City Suggested Sequence

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- **Andrew Adkins and Samuel Madden**: DSUP
- **ARHA HQ and Hopkins/Tancil**: OTN Plan, Concept reviews, DSUP
- **Cameron Valley**: Early neighborhood meetings and concept reviews, DSUP
RFP Sites – Considerations for Sequencing

- **Other considerations**
  - First project launch should follow Ramsey DSUP approval and identification of supplemental staff resources.
  - Staffing plan: needed increase in City staff capacity is 1 FTE in P&Z; ½ FTE Housing
  - During Ramsey Homes project, ARHA expressed a willingness to provide support for needed staff
  - Community capacity
  - Regulatory hearing capacity and timelines
  - Both temporary and permanent relocation strategies will need to be developed
    - City is interested in a relocation plan oriented toward allowing people to remain in City
    - Need to explore replacing some of the housing in other locations in the community/City
RFP Sites – Considerations for Sequencing

• **Other considerations**
  
  • City financial support capacity, if funding beyond the $5M earmarked from the James Bland loan proceeds or from Braddock Developer Fund is needed
  
  • Coordinated outreach efforts will be essential
  
  • Physical condition of existing buildings