



Developing Affordable Housing on City-Owned Land

August 27, 2024



Purpose of Discussion

- Strategy review
- Status update on identified sites
- Proposed framework to guide decisions when evaluating the use of city-owned land for affordable housing



What is Affordable Housing?

- Below market rate
- Range of affordability & income target/restriction options
- May or may not include subsidized / income-based aid



Why Affordable Housing on City-Owned Land?

- Land costs & scarcity:
Suitable development sites are a limited commodity
- Localities may condition sites based on needs, gaps, & goals
- Discounted land reduces overall development cost
 - “Subsidized” land transfer (match) may help access other public funds
 - Greater affordability can be passed along to the consumer
 - Potentially enables projects that wouldn’t be feasible otherwise
- Study recommendation: Identify suitable City-owned parcels for affordable and/or mixed income residential development



Which City-Owned Land?

- Parcels deemed surplus
 - Undeveloped
 - Under-utilized
 - Vacant
 - Neither used nor needed

Not a discussion regarding the policy, protocol, or process by which parcels are deemed surplus



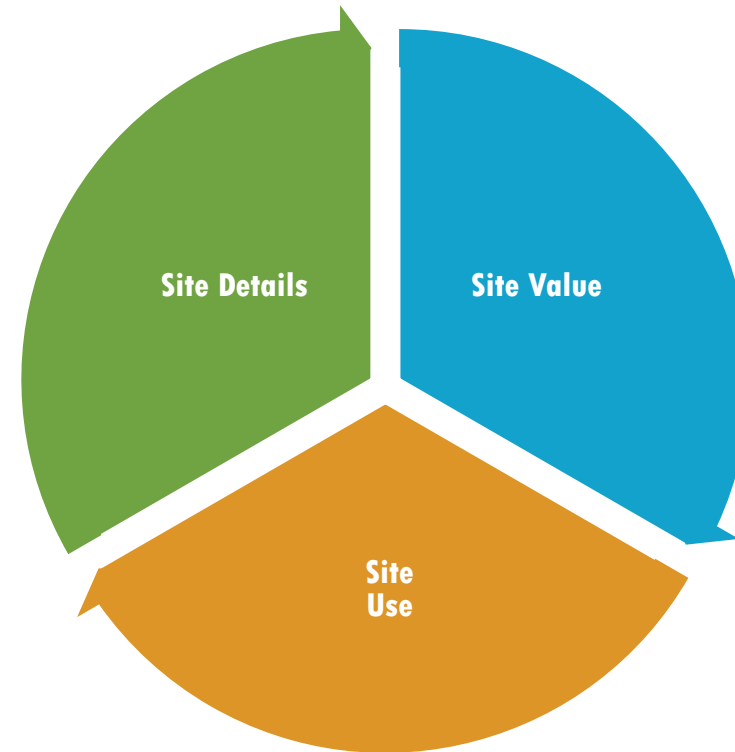
Which Sites Specifically?

1. Parcels identified in the 2021 study
2. Remnants
3. Inquiry-Based



Considering City Land: Not All is “Surplus”

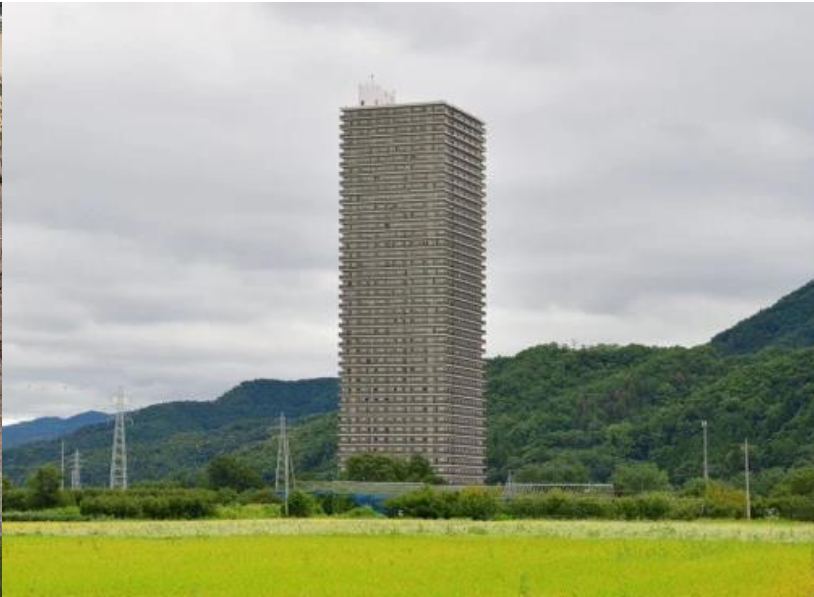
- Current active use
- Planned future use
- Passive use
- Public service obligation
- Value





Site Evaluation Generally

- What do we need to know, and how should that knowledge inform decisions?
- Identifying constraints → process of elimination
- Can ≠ should





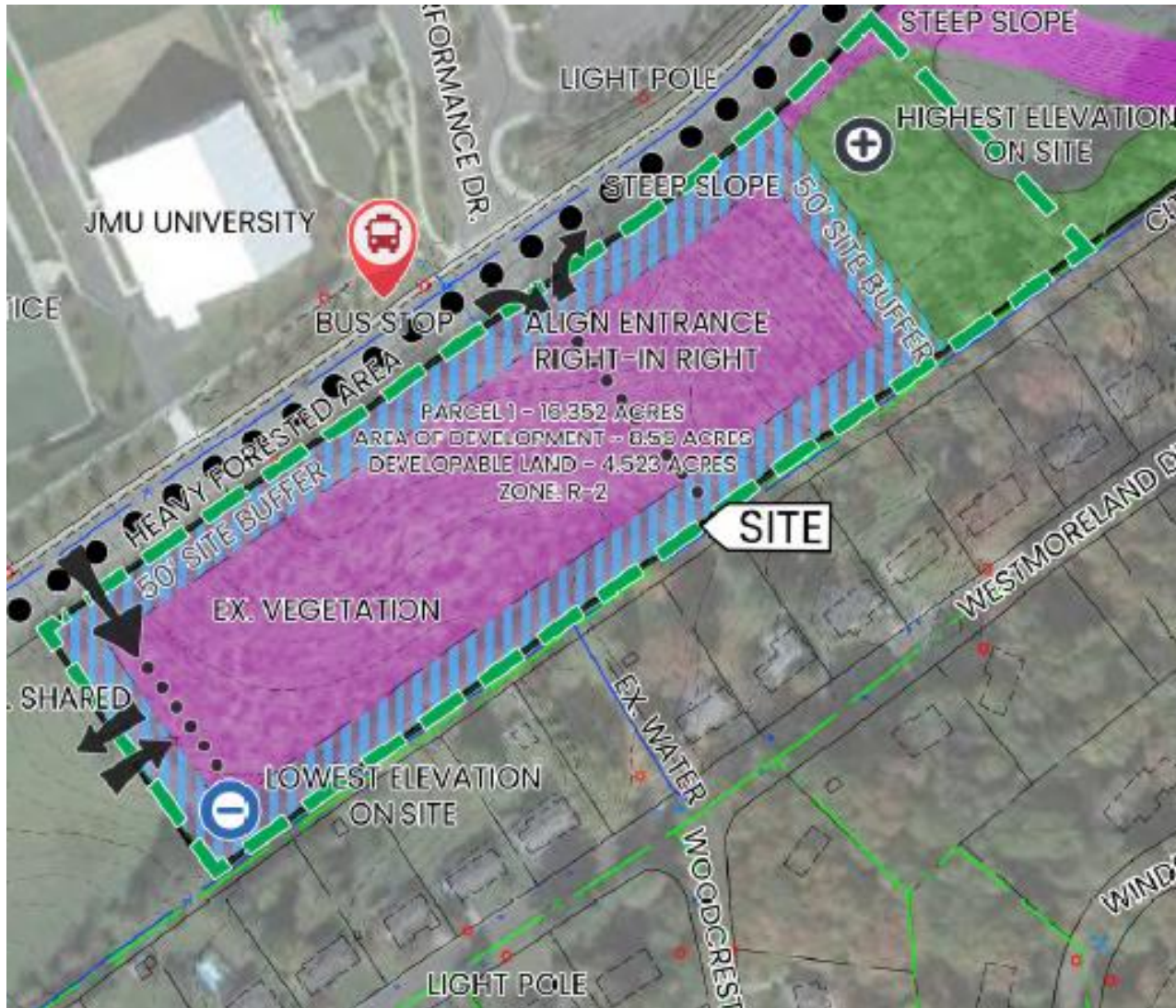
Site Details & Analysis

- Potential environmental issues (floodplain, etc.)
- Lot size, access points, zoning
- Existing land uses
- Utilities and infrastructure - availability and needs
- Topography, easements, setbacks
- Possible building & infrastructure footprints
- Surrounding uses and proximities

- Financial feasibility; development cost/financing scenarios



Neff Avenue Analysis



- Wooded/heavy vegetation with sloped topography
- Not flood zone or wetland
- Utilities accessible
- No sidewalk
- Neff Ave street access, sight distance, and intersection alignment
- Stormwater solutions
- Qualified Census Tract
- Zoned R-1
- Nearby surrounding uses, proximate transit, and infrastructure capacity support residential use for the site



Neff Avenue Proposed Scenario



- Site constraints limit scenarios
 - Topography supports multifamily
 - Demographics support LIHTC
- 180-200 apartments
 - Garden style
 - 830-1000 average square feet
 - Split-built 3 to 4 stories
 - Underground stormwater
 - Rezoning needed

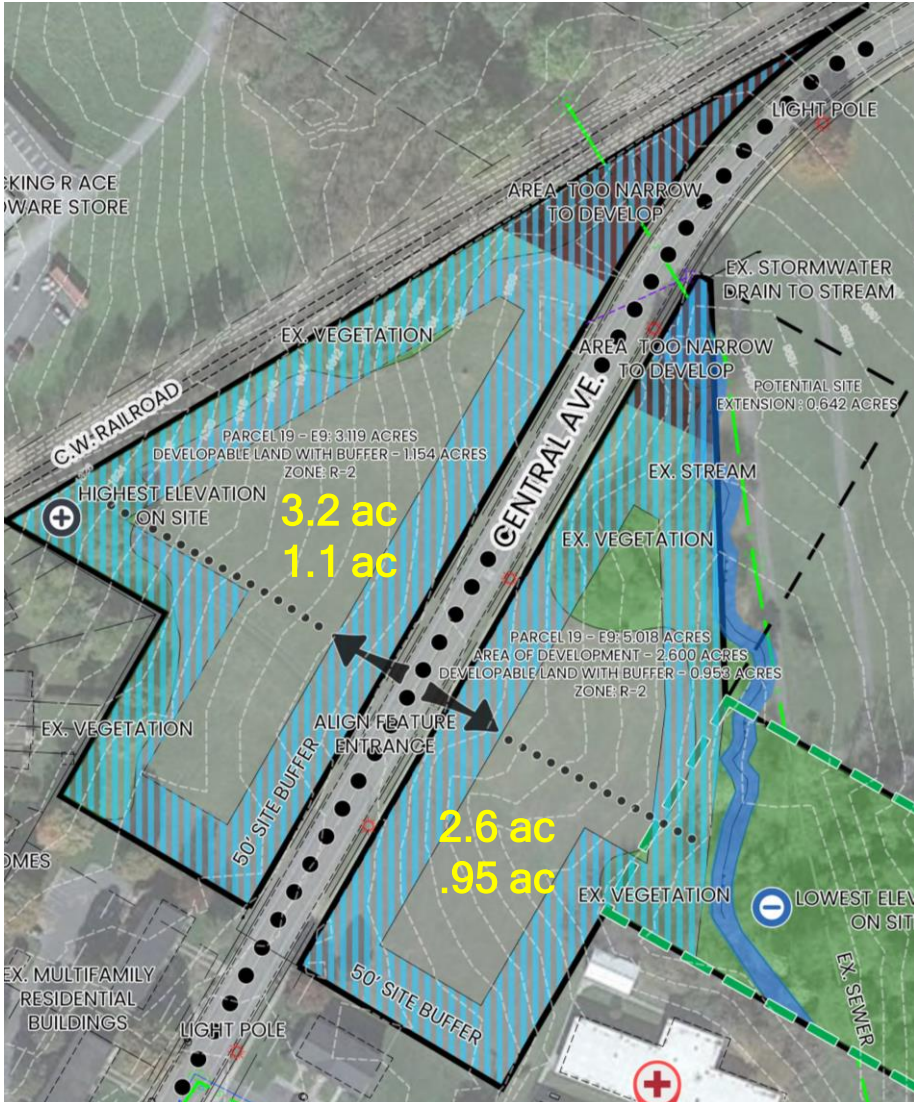


Next Steps for Neff

- Subdivision and anticipated assessment update
- Draft Request for Proposal using PPEA structure
- Set goals & evaluation using ARPA Housing Fund framework
 - Density, size, affordability
 - Musts versus wishes
 - Keep it simple
- Clear process, timeline, expectations, contingencies
- Entitlement & plan approval



Central Avenue Analysis



- Mostly grass/open field with gradual slope
- No wetland or flood zone issues
- Irregular shaped parcels adjacent to railway
- Water main extension needed to connect
- Partial sidewalk
- Not Qualified Census Tract
- Zoned R-2
- Nearby surrounding uses, proximate transit, and infrastructure capacity support residential use



Next Steps for Central

- Land cost and topography make site development more affordable
- Fewer constraints limit scenarios that would dictate or define a development plan
- Flexibility provides opportunities for unique potential
- Continued research of models including land trust (subsequent presentation)
- Intention for community engagement and visioning
- Possibility for collaborative development partnership



Evaluating Other Sites

- Establish as “surplus”
- Details, use, and value analysis
- Consider any conditions of disposition



Basic Framework- affordable housing land use strategy

1. Alignment with policy and planning documents
2. Established legal authority for disposition scenarios
3. Defined process for site evaluation and analysis
4. Clear process with stated goals, targets, and timelines
5. Demonstrated support and adoption