CITY OF HARRISONBURG
CITY MANAGER

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DEVELOPMENT OPPORTUNITY COVER PAGE

ISSUE DATE: July 2, 2025	**CONTACT** Liz Webb, Housing Coordinator Questions to: Liz.Webb@harrisonburgva.gov	**FOR:** Neff Avenue Affordable Housing Development
DATE/TIME LAST DAY FOR QUESTIONS: Friday, August 22, 2025 on or before 12:00pm (noon) local time	**NON-MANDATORY PROJECT MEETING:** Virtual via Microsoft Teams Tuesday, July 15, 2025 at 11:00am Meeting link available through SurveyMonkey	**DATE/TIME OF CLOSING ON EVA:** September 15, 2025 at 3:00pm

DEVELOPER INFORMATION

Developer Name: ______________________________

Address: ______________________________

Contact Name: ______________________________

Contact Phone Number: ______________________________

Contact Email Address: ______________________________

The purpose of this Development Opportunity by the City of Harrisonburg, Virginia (City) is to solicit unsealed proposals from development firms to develop, own and operate approximately 200 to 220 units of affordable, income-and rent-restricted rental housing on approximately 7.825 unimproved acres of city-owned property (the "Neff Avenue site") located in Harrisonburg, Virginia and further described in Attachment A. To sustainably support high quality affordable housing development, the City plans to grant the land at zero cost to the selected Developer. Interested Developers are invited to review the attached document for more information on this opportunity.

A virtual, non-mandatory project information meeting will be held on the date and time listed above. To register for the meeting, complete the information here: www.surveymonkey.com/r/MRWJKY5. Registered participants will receive a link in their email 24-48 hours prior to the meeting. The purpose of the meeting is to give Developers a detailed overview of the project. Participants can submit written questions via chat during the virtual meeting, for acknowledgment only; answers will not be provided during the meeting. A list of questions will be generated from the meeting and will be posted with answers as an addendum on the eVA website at https://eva.virginia.gov/.

Questions may be submitted to Liz Webb at the email address above. Questions will be addressed in writing and posted on the eVA website at https://eva.virginia.gov. All responses to inquiries will be in writing and will be posted as addenda on the eVA website at https://eva.virginia.gov/.

Complete & return this document with submission.

Table of Contents

1.0 INTRODUCTION

The purpose of this Development Opportunity by the City of Harrisonburg, Virginia (City) is to solicit unsealed proposals from development firms to develop, own and operate approximately 200 to 220 units of affordable, income-and rent-restricted rental housing on approximately 7.825 unimproved acres of city-owned property (the "Neff Avenue site") located in Harrisonburg, Virginia and further described in Attachment A. To sustainably support high quality affordable housing development, the City plans to grant the land at zero cost to the selected Developer. Interested Developers are invited to review the attached document for more information on this opportunity.

A virtual, non-mandatory project information meeting will be held on Tuesday, July 15, 2025 at 11:00am. To register for the meeting, complete the information here: www.surveymonkey.com/r/MRWJKY5.

2.0 BACKGROUND

2.1 The City of Harrisonburg

The City of Harrisonburg is an independent city located in the central Shenandoah Valley region of Virginia. It is the county seat of Rockingham County and encompasses 17.3 square miles, serving a population of approximately 56,000. Harrisonburg is located along Interstate 81 and is only two hours away from both Richmond, Virginia and Washington, D.C. Harrisonburg is home to two university campuses – James Madison University and Eastern Mennonite University – as well as numerous other businesses, non-profit organizations and a vibrant downtown.

There are 18,654 housing units in the City of Harrisonburg, reflecting a mix of single family detached units (38%), multifamily units (38%), single family attached units (23%), and manufactured homes (1%). The majority of the City's housing stock was built after 1990. Students comprise roughly half of the City's 10,409 renter households, and 6,922 units are owner-occupied. Fair Market Rents, which reflect the average cost of affordable housing in the area, have increased by over 40 percent in the last three years. The rental vacancy rate is around 2.5 percent. The most recently completed rent-restricted family development in Harrisonburg was placed in service in 2011. There are 850 income restricted rental units in Harrisonburg.

2.2 Harrisonburg City Council Vision: Available Housing For All

Expanding housing stock through new development is a primary goal of the City of Harrisonburg. The Harrisonburg City Council first identified Available Housing For All as a focus area in its 2019 Vision. This prioritization was reaffirmed in the 2045 City Council Vision (www.harrisonburgva.gov/city-council-vision), adopted in March 2025, which states:

> Harrisonburg is at the forefront in developing a comprehensive approach to meeting a spectrum of housing needs through innovative planning and effective partnerships. The city has logistically integrated high quality affordable housing throughout its neighborhoods. As a result, Harrisonburg's neighborhoods reflect its diverse and unique character. Creative land use planning has permitted flexible redevelopment of our residential areas. Support and services are available for people experiencing housing insecurity so they can remain safely and securely housed. Moreover, the city has achieved these goals while maintaining a strong and sustainable tax base.

2.3 2021 Comprehensive Housing Assessment and Market Study ("Housing Study")

In 2021, the City of Harrisonburg completed a Comprehensive Housing Assessment and Market Study ("Housing Study"). The Housing Study (www.harrisonburgva.gov/housing-study) highlighted the limited availability and affordability of rental housing for families at the lower end of the income spectrum, with key findings as follows:

- Thousands of households live in units that do not align with their income due to a "housing mismatch"
- The lowest income group has the smallest housing inventory available and affordable to them.
- Levels of affordable housing need among renters are much greater than among owners in Harrisonburg

- More than 3,600 lower income renter households are cost-burdened and pay more than 30% of their income on housing costs.
- There is strong demand for expanding the rental housing inventory at both ends of the income spectrum.

The Housing Study characterized four market types within Harrisonburg and suggested suitable housing strategies for each. The Neff Avenue site is located in Market Type A, which features "above median overall access to amenities such as public transit within walking distance, full-service grocery stores, and multiple parks and recreation facilities." Development of new affordable housing is considered an appropriate strategy:

> "While it is suggested to increase density throughout Harrisonburg as an overall strategy, it is recommended to *site affordable housing in areas that have higher access to amenities such as public transit, grocery stores, parks and jobs*. Market Types A and C are areas with above median access to amenities but because Market Type A tends to be more built out than Market Type C (there are more home sales, which contributes to the Higher Market Activity score of Market Type A over Market Type C), priorities and policies that are appropriate to Market Type A areas include an emphasis on increasing density through zoning changes, infill development and housing rehabilitation to maintain the quality of housing."

Identification of City-owned assets suitable for affordable housing, and issuing requests for development, was one of 21 actions recommended in the Housing Study. City staff identified ten potential sites for affordable housing, including the undeveloped City-owned parcels on Neff Avenue and Central Avenue. The Neff Avenue site was recognized as a unique opportunity to meaningfully respond to Harrisonburg's housing needs, add affordability and diversity in housing choice to the surrounding area, and locate high quality new construction residences near desirable amenities.

2.4 Site Assessment Report

With a Virginia Housing Community Impact Grant, the City of Harrisonburg engaged Land Planning and Design Associates, Inc. (LPDA) to complete a preliminary site assessment, site plan and engineering report, and financial feasibility study of the Neff Avenue and Central Avenue sites. The report is available at www.harrisonburgva.gov/public-land-housing#LargeParcels.

Offerors are strongly encouraged to read the report, which reviews existing site conditions, summarizes opportunities and constraints, and estimates development costs of various scenarios. With details related to topography, easements, setbacks, potential environmental issues, possible layouts, and financing scenarios, the study informed City Council's decision to release this Development Opportunity notice. Recommendations for the Neff Avenue site include utilizing the site's topography to support density for multifamily housing, and seeking subsidized financing such as Low Income Housing Tax Credits (LIHTC) to support long-term residential rental affordability.

3.0 DEVELOPMENT OPPORTUNITY INFORMAION

The City of Harrisonburg is seeking an Offeror to develop the 7.825-acre Neff Avenue site (described in Attachment A "Property Description") into a new residential rental multifamily community of the highest quality, and to operate the development with a long-term commitment to affordability.

The successful Offeror will submit a detailed proposal that demonstrates a high likelihood for successfully developing the project with the ability to ensure its long-term affordability and operational success as a residential development in Harrisonburg. The Offeror will be fully responsible for all associated costs and risks.

The proposal shall present a clear vision for the site with a development plan that aligns with the goals outlined in this document including those related to overall concept, design, affordability, and alignment with local needs.

Proposals will be evaluated on overall feasibility as demonstrated by a highly capable team, reliable credit and financial history, relevant successful past experience developing and managing affordable rental housing, and capacity for project financing including a strong record of obtaining public funds. Plan components including budget, schedule, site concepts, and renderings should demonstrate a clear understanding of site conditions and constraints, realistic expectations for cost determinations and financing, as well as entitlement, site planning, and permitting processes.

Offerors should consider development concepts summarized in the Site Assessment Report; however, the City encourages creative approaches for development of the Neff Avenue site, and is open to flexibility related to design, style, layout, build type, construction materials, structure height, energy efficiency features, sustainability measures, community amenities, parking, landscaping, and unit configuration.

3.1 Experience and Qualifications

Proposals shall demonstrate relevant organizational and individual expertise in affordable housing finance, development, and operations including design, construction, and community engagement. The identified project team, resumes, and past project examples shall illustrate the Offeror's established track record in comparable affordable multifamily development and management, with examples of successfully completed affordable housing projects that contain public funding, and Virginia Housing LIHTC in particular. References are expected to show a high level of satisfaction, with continued satisfaction after construction when possible.

3.2 Anticipated Process

The City of Harrisonburg intends to convey the vacant 7.825-acre site at no cost to the selected Offeror in exchange for development of affordable housing. The City anticipates that the selected Offeror will complete predevelopment activities, including obtaining financial commitments and required land use approvals prior to final conveyance.

Based on the City's expectations for housing type and density, the selected Offeror is expected to lead the entitlement process to rezone the site from R-1 (Single-Family Residential District) to B-2 (General Business District) conditioned for multifamily as a special use. The selected Offeror will submit a detailed development plan during the entitlement process which shall be used subsequently for approval and development.

Necessary contracts, deeds, and final income and affordability restrictions will be drafted after negotiations, including terms related to any assignment clause. Agreements shall present no cost or risk to the City.

3.3 Development Goals

The project will generate new affordable rental housing that encompasses excellence in design, construction, and operations, through a plan of development that is practical, feasible, and financially sound, resulting in housing that is durable, maintainable, sustainable, and attractive. The completed multifamily residential community site shall be a safe, desirable, and beautiful place to live that contributes to diverse housing options in the area with sophisticated architecture, high-quality materials, and market-rate features and amenities that complement innovative site layout and building design.

The development's innovative approach to layout will allow for density while preserving green space, provide adequate parking without oversupply, foster safe and convenient multimodal transit, enhance the streetscape along Neff Avenue, contribute to walkability and social interactivity, facilitate effective transitions with the surrounding area, and address compatibility of adjacent uses, including A Dream Come True playground. This project shall utilize creative and functional site design and architectural elements to optimize land use in plans for a safe, livable, walkable community. Sustainable development principles, environmentally friendly materials, energy efficient features, and renewable energy sources shall be adopted whenever possible. Universal design features throughout the project are encouraged to enhance accessibility and usability.

3.3.1 Affordability
The project is expected to maximize the yield of affordable housing supply. Affordable housing is defined herein as income-restricted housing set at area median income (AMI) limits established by the U.S. Department of Housing and Urban Development (HUD), with rents corresponding to the applicable income level. The maximum AMI for the project is 80% with the expectation that the overall average limit will not exceed 60% AMI. Proposals with an average rent/income limit below 60% (e.g., 50% AMI) are preferred. Current Multifamily Tax Subsidy Projects (MTSP) limits for the Harrisonburg MSA are posted at www.huduser.gov/portal/datasets/mtsp.html.

Proposals must reflect a commitment to specified rent, income, and affordability restrictions for a minimum of 30 years, with preference to longer affordability periods. Offerors should be able to demonstrate applicable funding sources or regulated funding mechanisms that will be utilized to ensure compliance with income, rent, and affordability restrictions.

3.3.2 Alignment with Identified Local Priorities
The proposed development should be responsive to the goals outlined in this document and to local housing needs, as demonstrated by its approach to unit mix/type/size, accessibility, any target beneficiary preferences (e.g., seniors, veterans, etc.), and income and affordability levels.

Offerors should cite data such as the 2021 Housing Study (www.harrisonburgva.gov/housing-study) and the Regional Housing Study (https://connect.cspdc.org/cspdc-housing-study) to support the project's approach.

Community amenities, project features, and site and unit layouts should reflect an awareness of regional housing trends and cite market research when appropriate.

Proposals should also align with relevant local priorities detailed in City plans (www.harrisonburgva.gov/city-plans) such as environmental sustainability, expanded multimodal access, and preservation of green space.

3.4 Development Plan
Offerors should include the following development plan components in their proposal response:

3.4.1 Conceptual Vision, Plan, and Design Renderings
The Offeror should describe their vision for the project including conceptual plans detailed in narrative and visual components. The site concept plan and supporting graphics should portray the layout, the visual character of the proposal design, and the relationship to adjacent properties. The narrative should explain the concept and organizing principle, describe land uses and areas proposed to be developed, and indicate design characteristics such as features, construction type, and style. Visual representations of the site layout including general expectations for major site elements such as parking, green space, community facilities, infrastructure improvements, and multifamily structures should be included.

Though rezoning is expected to allow higher densities and unit totals, strategies should correspond with project sizes described in the preliminary study, around 200 to 220 units, or substantially explain higher or lower totals as related to site use, layout, and financial structure.

3.4.2 Development Approach, Summary of Existing Conditions, and Community Engagement Strategy
A summary of existing conditions (e.g., infrastructure, utilities, access, topography) shall demonstrate a clear understanding of the site's opportunities and constraints. The proposal should describe its overall planned approach for meeting the City's objectives related to stormwater management, public transit, and mitigations and improvements generally. The Offeror should describe how the development will meet the City's Comprehensive Plan, Zoning Ordinance, and required land use actions, including expectations for proposed zoning districts, proffers, special use permits, and any exceptions or waivers such as parking reductions. Proposals should adequately demonstrate the Offeror's knowledge of local zoning, site planning, and permitting processes.

The Offeror should have experience working with the community to build trust and engage in project plans related to land use. The proposal should include the developer's overall operational approach for community engagement that describes its strategy for public participation with neighboring residents, businesses, and stakeholders; as well as its approach to marketing and lease-up featuring local outreach.

3.4.3 Development Program Summary Sheet

Offerors should complete the Development Program Summary Sheet, which is Attachment B, with requested details including unit size, type, and income/rent mix, and affordability term.

Note: Attachment B will be shared in MS Excel format.

3.4.4 Project Schedule

Offerors should provide a realistic development timeline that specifies the duration (in number of months) and anticipated start and finish dates for key milestones, plan elements, tasks, and deadlines, beginning at initial award / selection and going through stabilized occupancy of the completed project. The schedule, at minimum, should include timelines for conveyance, concept plan approval, zoning entitlement actions, site plan submissions and approvals, architectural design and permitting, any other required approvals (e.g., environmental) as needed, project financing (construction loans, permanent loans, LIHTC equity, bonds, and any other funding sources), construction (in multiple phases, if proposed), pre-occupancy scoping meeting, lease-up, stabilized occupancy, and bond release dates. Activities requiring government approvals should reflect anticipated and reasonable turnaround times.

3.4.5 Requested Statements

Offerors shall include the following requested statements as applicable:

- That the project will conform to all applicable federal, state, and local laws, regulations and ordinances including all federal and relevant local environmental regulations
- Identification of past, current or anticipated contractual or financial relationship of any member of the Development Team (including, but not limited to, the Developer partners or co-ventures) with the City of Harrisonburg. The development team must also disclose any contractual or financial relationship which may give the appearance of a conflict of interest.
- Attestation confirming that the developer (including all team members) is not debarred from any governmental procurements and is eligible to receive certain funds, if applicable.

3.5 Financial Proposal

Development of the Neff Avenue site must be economically feasible. Offerors shall propose sound financial strategies for all phases of the project and demonstrate capacity to secure appropriate project financing. The City is unable to provide any subsidy or match other than the site itself.

The City considers the Neff Avenue site potentially competitive for 9% LIHTC through Virginia Housing. While the City envisions project financing that reflects this funding source, the City will consider alternatives that can achieve comparable levels of density, affordability, and quality including but are not limited to private borrowing, tax-exempt bonds, and 4% LIHTC.

Offerors should include the following financial proposal components in their response:

3.5.1 Financial Strategy

Offerors should describe their strategy for financing the project on a long-term basis from initial development and construction through long-term operation of the completed project, including anticipated financing costs, discussion of the risks and benefits of the structure, long term outlook for project financial viability, timing for execution of financing and financial closure, proposed financing mechanisms including use of competitive financing and related contingency plans, and why this strategy is the most feasible and beneficial.

3.5.2 Financial Plan & Transactional Instruments

The City anticipates conveying the Neff Avenue site to the selected Offeror through a traditional fee simple transfer. However, the City does not wish to constrain the Offeror's flexibility in planning suitable financing strategies. Alternate conveyance structures such as long-term ground leases may be considered if proposed by the Offeror as part of an overall financial plan. The financial plan should also describe expected transaction and transfer terms and timing, and explain how site valuation factors into the overall financial strategy.

3.5.3 Project Pro Forma

The Offeror's financial proposal must include a detailed project pro forma demonstrating the project's long-term viability. The submitted pro forma model must be dynamic and formatted in a single Microsoft Excel file with working formulas. Include the development scope, project financing, operating projections, and capital events details for all phases, with funding sources and uses for each project phase, thorough development budgets reflective of financing terms and costs, and project cash flows reflective of capital repair and replacement reserves.

3.5.4 Proposed and Prior LIHTC Scoresheets

The Offeror shall provide a LIHTC scoresheet from the most current Virginia Housing LIHTC competition identifying possible and likely point sources for this project.

Offerors should also include LIHTC scoresheets from previous development(s) in the past ten years that utilized 9% tax credits to highlight the developer's capacity to successfully access this resource.

3.5.5 LIHTC Contingency Plan

Applicants proposing to utilize competitive LIHTC must include a contingency plan in case credits are not obtained.

3.5.6 Established Financial Capacity

The team must have the financial capacity to undertake and complete the project, as demonstrated by past project examples and contingency plans, as well as the following requested financial information:

- Historical Financials: Copies of the developer's audited financial statements for the past three years.
- Financial Qualifications: Statements demonstrating financial creditworthiness and past development experience that can be verified, including the names and addresses of at least three (3) commercial or institutional credit references and a letter authorizing each credit reference to respond to inquiries from the City of Harrisonburg. At least two (2) of the references should be lending institutions.

4.0 PROPOSAL REQUIREMENTS

The proposal shall provide information necessary for City of Harrisonburg to evaluate the qualifications, experience, and expertise of the Developer. The format of each proposal must contain the following elements organized into separate sections, as the Developer may deem appropriate:

SECTION 1	• Cover Page, completed; • Table of Contents – all pages are to be numbered; • Cover Letter/Executive Summary (5 pages maximum) on company letterhead, signed by a person with the corporate authority to enter into any contract which results from this Development Opportunity. The letter should summarize the proposed project, including key technical and financial details, the overall approach to development, and a high-level description of the project's affordability and alignment with identified local needs. It should also introduce the development team and highlight relevant experience and qualifications related to affordable housing development and work with local governments that indicate the ability to successfully execute the project.
SECTION 2	**ORGANIZATIONAL INFORMATION**

	• Project Team: List all identified team members and partners by name and organization. Specify their role in the project and current workload/availability. Include at minimum the lead developer, project manager, engineer, and architect. Identify other partners (e.g., service providers, property managers, etc.) if known, with descriptions and/or documentation of commitments (e.g., contracts, letters of intent, memoranda of understanding, etc.). • Organizational Chart: Show the proposed team structure with delineated relationships and roles. • Resumes or Bios of Key Project Team Members: Summarize qualifications, expertise, and relevant experience. • Client References: Include names, addresses, phone numbers, email addresses, and a letter authorizing each reference to respond to inquiries regarding the design, financing, development, and ongoing operations of the project as well as prior projects. • Past Project Examples: Illustrative materials of up to four similar or comparable projects over the past ten years, with summaries of how each project compares to the Neff Avenue site (e.g., scope financing, structure, region, scale, etc.). Include project name, location, address, scope (land area, building size, housing type, unit mix, affordability, and amenities), total costs, source and structure of public funds including LIHTC, measures of success (ongoing occupancy, completion timelines, budgeted versus final costs), photos or illustrations, and lead team members, lenders, and equity providers. Please describe any negotiated considerations such as assessments of donated public land, conveyance structure, and contractual terms including if projects utilized a similar arrangement with a municipality. Examples should include context that highlights familiarity and success with similar projects.
SECTION 3	**DEVELOPMENT PLAN** • Development Program Summary Sheet (Attachment B) • Conceptual Vision, Plan, & Design Renderings • Development Approach, Summary of Existing Conditions, Community Engagement Strategy • Project Schedule • Requested Statements (as applicable)
SECTION 4	**FINANCIAL PROPOSAL** • Financial Strategy • Financial Plan & Transactional Instruments • Project Pro Forma • Proposed and Prior LIHTC Scoresheets • LIHTC Contingency Plan • Historic Financials • Financial Qualifications
SECTION 5	**ADDENDA**, signed *(if any)*

5.0 SUBMISSION INSTRUCTIONS

All proposals for this Development Opportunity shall be submitted through the eVA platform (https://eva.virginia.gov/). Proposals shall be received no later than the date and time listed on the Cover Page of this document.

To submit a proposal through eVA, the Developer must be a registered vendor on eVA. To register as a new vendor, visit: https://eva.virginia.gov/register-now.html. If you have questions or issues during the process of submitting a proposal, contact eVA Customer Care at: 1-866-289-7367. Do not contact the City regarding issues with the eVA platform. The City of Harrisonburg is not responsible for any delays in submission caused by the eVA platform, vendor registration, or internet outage. Please ensure you have allotted ample time to submit your proposal document(s). The Developer has the sole responsibility to have the proposal submitted on or before the above stated time and date. All expenses for making proposal to the City shall be borne by the Developer.

6.0 PROPOSAL EVALUATION CRITERIA

Selection of the successful proposal will be based upon submission of proposals meeting the selection criteria. Proposal evaluations will be based on a points scale, using the following minimum selection criteria:

Evaluation Criteria	Points
Experience and Qualifications Proposals will be evaluated based on the specific professional competence and qualifications of the Offeror's project team, with experienced individuals and organizations identified for all essential roles, and demonstrated availability and capacity to perform responsibilities related to development, finance, design, construction, and ongoing management of affordable housing operations. Resumes, past project examples, and references indicate successful experience with relevant comparable projects and demonstrate an established track record in multifamily affordable housing development and success in obtaining and utilizing public and subsidized funding, with a preference for proven ability with Virginia Housing Low Income Housing Tax Credits (LIHTC).	**30**
Development Plan Proposals will be evaluated based on the extent to which the development plan's narrative concept, site plan, and graphics convey a comprehensive concept aligned with the development goals specified in the Scope of Work. Proposals will be considered for how written and rendered proposal materials demonstrate a thoughtful and responsive overall vision that makes effective use of the site in terms of surrounding context, layout, and density. Offerors must demonstrate in their proposals a high degree of readiness and feasibility, as reflected in a realistic summary of existing conditions, a clear understanding and approach to the work to be performed, a practical community engagement strategy, and compliant, satisfactory requested statements. The proposed timeline in the project schedule should be realistic, reasonable, detailed, consistent with industry best practices, and aligned with project goals and specified components in the statement of work.	**25**
Financial Proposal The financial proposal will be evaluated based on overall economic feasibility for all phases of the project, from planning and design through long-term operations. Financial models should be clear and well structured, while demonstrating cost-effectiveness, long-term sustainability, and a commitment to quality. Sound financial strategies are expected to contain realistic cost and market assumptions and suitable contingency plans. Proposals that demonstrate the ability to effectively leverage the equity from the site's value as public match to secure competitive public and private funding commitments will be prioritized. Demonstrated capacity to secure appropriate project financing, as described in the proposal's financial strategy and plan and as exemplified by the developer's historical financials, financial qualifications, and creditworthiness; financial strategies that feature LIHTC will be scored based on their likely ability to access tax credits as demonstrated by the proposal's LIHTC scorecard, past LIHTC scoresheets, and LIHTC contingency plans.	**25**
Affordability Proposals will be evaluated based on the extent to which the proposed project maximizes the yield of affordable housing supply, income levels, rent levels, and the affordability period, as detailed in this document and captured in the proposal's narrative and the Development Program Summary Sheet.	**10**
Alignment with Identified Local Priorities Proposals will be evaluated based on the extent to which the development plan responds to the goals specified in this document, housing needs identified in referenced studies, and overall project	**10**

alignment with local policy objectives, market research, and prior site assessment efforts. The degree to which the proposal explains its approach to housing and development plans, citing data and past projects, will be considered.	
TOTAL AVAILABLE POINTS	**100**

As part of the evaluation process, the City may ask questions of a clarifying nature from Developers as required. The City may also request an oral presentation to explain the proposal and answer questions.

7.0 PRE-REQUISITES TO FINAL AWARD

The Harrisonburg City Council is required to hold a public hearing on any disposition for the conveyance of real property.

ATTACHMENT A. PROPERTY DESCRIPTION

Parcel Details

The 16.352-acre parcel includes Dream Come True playground (8.527 acres) and the project site (7.825 acres). The property will be subdivided into a separate parcel as pictured in Figure 2.

- Street Address: 1950/1050 Neff Avenue, Harrisonburg, VA 22801
- Parcel Reference: Tax Map 087-G-2 (undeveloped portion)
- Deed Book / Page: 2716, 233 (August 2005)
- Size (project site only): 7.825 acres
- 2025 Estimated Assessed Value (project site only): $626,000

Site Information

Location and Surrounding Land Use

The site is located along the south side of Neff Avenue, east of Interstate 81 in the Southeast quadrant of the City of Harrisonburg. It is roughly 0.2 miles from Port Republic Road, a minor arterial street with access to I-81.

The site was part of the City of Harrisonburg's 1983 annexation of roughly 11 miles from Rockingham County. Neff Avenue between Port Republic Road and Reservoir Street was constructed in the late 1990s. In 2005, the City owned 50+ acres on both sides of Neff Avenue. An unsolicited proposal for a multi-use development including retail, hospitality, and recreation/sports facilities was considered by the City. Ultimately, James Madison University (JMU) purchased 35 acres for a university athletic park ("UPARK"). In 2011, the City developed 8.5 acres into A Dream Come True playground, a heavily used accessible/inclusive park.

Parcels adjacent to the site represent the following varied uses:

- To the north, across Neff Avenue, is UPARK, a JMU athletic facility with features including fields and courts for soccer, lacrosse, and field hockey.
- To the east is A Dream Come True playground, owned and operated by the City of Harrisonburg.
- To the south is a single-family detached neighborhood built in the 1960s.
- To the west, on the corner of Neff Avenue and Port Republic Road, is an undeveloped 7.23-acre privately owned property, zoned B-2C.

Figure 1 – General Vicinity Map

Residential and commercial uses are proximate to the site. Several large rental developments that cater to college students are nearby. Commercial areas on the west side of Port Republic Road contain a pharmacy, a grocery store, retail, fuel station and convenience store, and casual and fast-food restaurants. Undeveloped tracts in the area are mainly zoned for either low density residential or commercial uses, with use designations including mixed use, low-density residential, and low density mixed residential.

Public services, educational, medical, retail, and entertainment amenities are nearby as follows:

- Adjacent to A Dream Come True playground
- Within 1 mile of a Food Lion grocery store
- Within 1 mile of Stone Spring Elementary School
- Within 1 mile of James Madison University (JMU)
- Within 1 mile of Healthy Community Health Center (HCHC) Stone Port
- Within 2 miles of Valley Mall
- Within 3 miles of Sentara RMH Medical Center
- Within 3 miles of downtown Harrisonburg

Topography

There are no existing structures on the site, which is undeveloped and heavily wooded/vegetated. The topography slopes continuously from the northeast to the southwest for a total elevation difference of approximately 80 feet (elevation 1470 to 1390). The site is not in a flood zone and does not appear to contain or border any wetland areas or streams.

Transit and Access

Neff Avenue is a four-lane major collector street, with bike lanes on both sides, and sidewalk on the north side. Bus stops are within a quarter mile of the site. Due to the grading along Neff Avenue, sight distance is an important consideration when considering access points to the site.

Utilities

The property does not have existing on-site utilities, though the utilities necessary for development surround the property and are located within a reasonable distance. A city owned 20' right-of-way to the south of the site has existing water (City of Harrisonburg) and wastewater (City of Harrisonburg); electricity (Harrisonburg Electric Commission) is also located nearby. *This preliminary information must be independently determined and verified by the Offeror.*

Census Tract Demographics

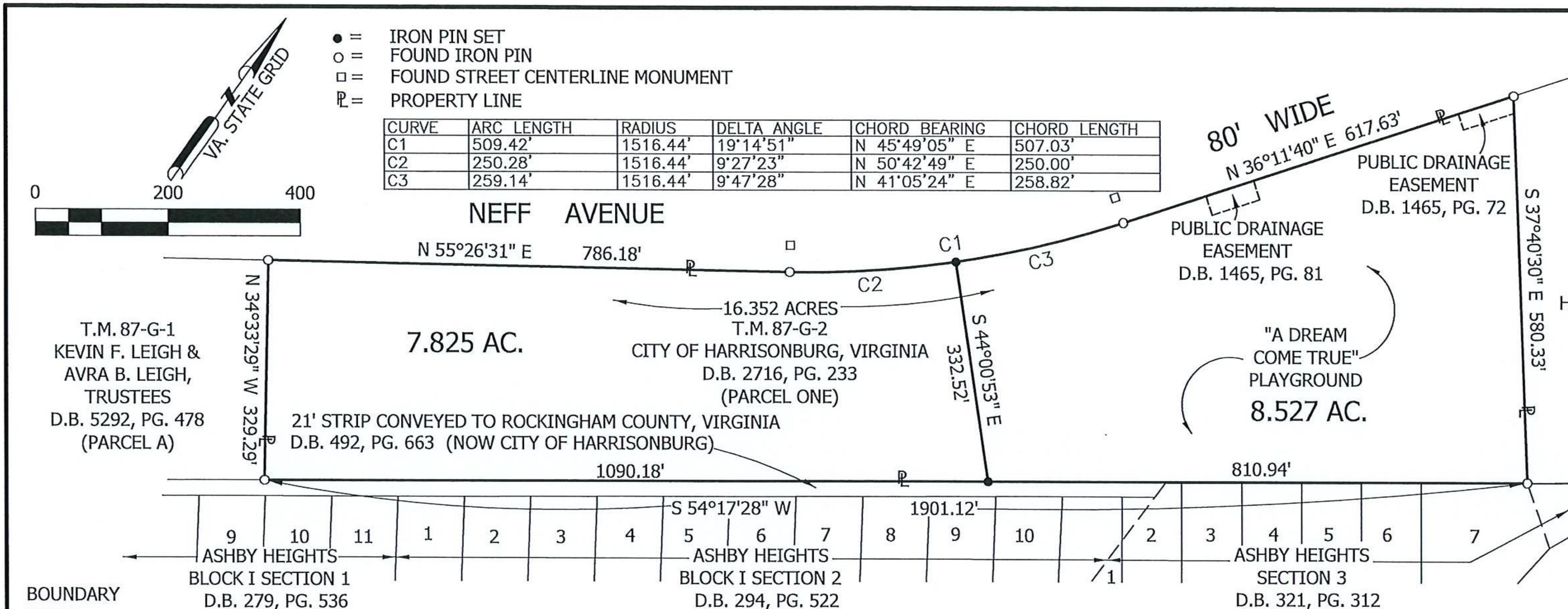
Census tract 2.05 is a qualified census tract as defined by HUD, in which family poverty status in the last 12 months is below ten percent.

Zoning and Land Use

The site is currently zoned R-1 (Single Family Residential District). The Land Use Guide identifies the property as Governmental / Quasi-Governmental, essentially due to its public ownership. The land use guide designations for the surrounding properties are Governmental / Quasi-Governmental for the JMU-owned athletic facilities, Conservation, Recreation, and Open Space for A Dream Come True Playground, Low Density Residential for the developed neighborhood south of the site, and Mixed Use for the vacant parcel on the corner of Port Republic Road and Neff Avenue. The Comprehensive Plan (2018) states that "[r]esidential density in Mixed Use areas outside of downtown should be around 24 dwelling units per acre, and all types of residential units are permitted: single-family detached, single-family attached (duplexes and townhomes), and multi-family buildings."

Site Assessment Report

A 2023 preliminary site assessment, site plan and engineering report, and financial feasibility study (available at www.harrisonburgva.gov/public-land-housing) reviewed existing site conditions, summarized opportunities and constraints, and estimated probable costs to develop the site for single family attached, multifamily, and a mixed scenario. The report includes financing scenarios, topography, easements, setbacks, potential environmental issues, and possible layouts for access, infrastructure, utilities, stormwater, parking, landscaping, and building footprints.



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	509.42'	1516.44'	19°14'51"	N 45°49'05" E	507.03'
C2	250.28'	1516.44'	9°27'23"	N 50°42'49" E	250.00'
C3	259.14'	1516.44'	9°47'28"	N 41°05'24" E	258.82'

BOUNDARY NOTES:

1.) FOUND REAR LOT CORNERS FOR LOTS 9 THROUGH 11 OF ASHBY HEIGHTS, BLOCK I, SECTION 1 AND FOR LOTS 1 THROUGH 6 OF BLOCK I, SECTION 2, ON AVERAGE MEASURE 23.5' FROM THE SURVEYED SOUTHEASTERN LINE.

2.) FOUND REAR LOT CORNERS FOR LOTS 7 THROUGH THE UN-NUMBERED LOT OF BLOCK I, SECTION 2, ON AVERAGE MEASURE 22.5' FROM THE SURVEYED LINE.

3.) FOUND REAR LOT CORNERS FOR LOTS 2 THROUGH 7 OF SECTION 3, ON AVERAGE MEASURE 1.5' SOUTHEAST FROM THE SURVEYED LINE.

4.) THE FOUND STREET CENTERLINE MONUMENTS MEASURE 39.8' NORTHWEST FROM THE FOUND IRON PINS AT THE BEGINNING AND END OF THE CURVED STREET LINE.

5.) THIS 16.352 ACRE BOUNDARY WAS ESTABLISHED BY MICHAEL W. MARS OF VALLEY ENGINEERING - SURVEYING - PLANNING BY A SURVEY DATED MAY 27, 2005, RECORDED IN D.B. 2716, PG. 233 AS PARCEL ONE.

COMMONWEALTH OF VIRGINIA
10/10/24
CHARLES E. WINGARD
Lic. No. 1768
Charles E. Wingard
LAND SURVEYOR

DIVISION SURVEY OF THE LAND OF CITY OF HARRISONBURG, VIRGINIA (D.B. 2716, PG. 233, PARCEL ONE)

CITY OF HARRISONBURG, VA

SCALE: 1" = 200'		
DRAWN BY	DATE	
JRS	OCT. 10, 2024	
SHEET	BLOCK	LOT
87	G	2

DIVISION OF ENGINEERING
CITY OF HARRISONBURG
409 SOUTH MAIN STREET
HARRISONBURG, VA 22801

Figure 2 – Survey Map