

Housing Assistance Policy
Staff Review MEMO

STAFF SUMMARY:

The purpose of this policy is not to eliminate or accept projects. The purpose of this policy is to help policy makers rank projects, and provide a *basis* to accept or deny assistance requests. The grading/ scoring system set out in this policy is intended/ structured not to yield a perfect or very high score for any particular project.

PSD LLC partially complied with 2/12 housing priorities, 5/16 housing goals (minimum thresholds), and scored 68/152 within the scoring section of this policy. Staff believes, based on this policy, the PSD LLC request is reasonable and acceptable. Please see details below.

PROJECT BRIEF:

Please see project background included in case or in the attached application from PSD LLC.

PROJECT DETAILS:

122 units at 80% area median income.

HOUSING PRIORITIES:

1. NA
2. NA
3. NA
4. NA
5. NA
6. Partially. This project does include a handful of amenities. The proposed apartment complex will feature tuck-under heated and secured parking on half of the first floor, quality entrance area (fire place, couches, chandeliers), high quality detached garages, a small park (including a playground), a community garden, a mix of 1-2-3 bedroom apartments, a full size workout facility, quality community grills/ patios/ seating, community room/ game room, and quality interior design (granite counter tops, granite window sills, wood blinds, vinyl plank wood floors, stainless steel appliances, quality solid-wood cabinetry design, full-size in-unit washer/ dryers, triple pane high energy efficiency windows, garbage shoots). The proposed project will front The Draw Park along Ramsey Parkway, and will comply with the City's zoning regulations (i.e. architecture).
7. Partially. This project does include 18 3 bedrooms, and 14 2 bedrooms with dens.
8. NA
9. NA
10. NA
11. NA
12. NA

MINIMUM THRESHOLDS

Attached to this case is the application provided by PSD LLC; which includes details.

GOAL 1:

1. NA
2. Complies
3. Complies
4. NA
5. NA
6. NA

GOAL 2:

1. NA
2. NA
3. NA

GOAL 3:

1. NA
2. NA. However, this project does provide “architectural transition.”
3. Partially. This project does not go above and beyond minimum design standards for The COR. However, it is a quality project, with quality architecture.

GOAL 4:

1. Partially. This project does include maintenance free/energy efficient siding, triple pane energy efficient windows, energy efficient appliances, energy efficient heating/ AC systems, and LED lighting.
2. NA
3. NA
4. Partially. This project will connect “The Draw” to the central portion of The COR via new pedestrian walkways.

SCORING SHEET:

Affordable Housing – Rental

1. NA
2. NA
3. Complies with 80% AMI. (5 points)

Long-Term Affordability

1. NA
2. NA

Number of Bedrooms

1. Partially. This project does include 18 3 bedrooms, and 14 2 bedrooms with dens. (2 points)
2. NA

Development of Senior Housing

1. NA

Specialized Senior Housing

1. NA

2. NA
3. NA

Mixed Income Development

1. NA
2. NA

Proximity to Transit

1. Complies (10 points)
2. Complies (5 points)
3. Complies (5 points)

Architectural Standards

1. Complies (2 points)
2. Complies (2 points)
3. Complies (2 points)
4. NA, not 50%, but includes some.
5. Complies (2 points)
6. NA, building roof does not, garages do.
7. NA
8. NA
9. NA
10. NA, end of building does.
11. NA
12. NA
13. NA
14. NA
15. Complies (2 points)
16. Complies (2 points)
17. Complies (2 points)
18. Complies (2 points) follow up needed

Federal/ Local Philanthropic Partnerships

1. NA
2. NA
3. NA
4. NA
5. NA

Project Amenities

1. Complies (1 point)
2. Complies (1 point)
3. NA
4. NA
5. Complies (3 points)
6. NA
7. NA

Development Standards

1. NA
2. NA

3. Complies (2 points)
4. NA
5. NA
6. Complies (2 points)
7. NA

Energy Efficient Elements

1. NA, will be providing storm water credits for offsite project
2. NA
3. NA
4. NA
5. Complies (2 points)
6. Complies (2 points)
7. NA

TOTAL Points (68 or 152 possible)