

# Congress Park Affordable Housing Development



Type A Board  
March 16, 2020



# Background

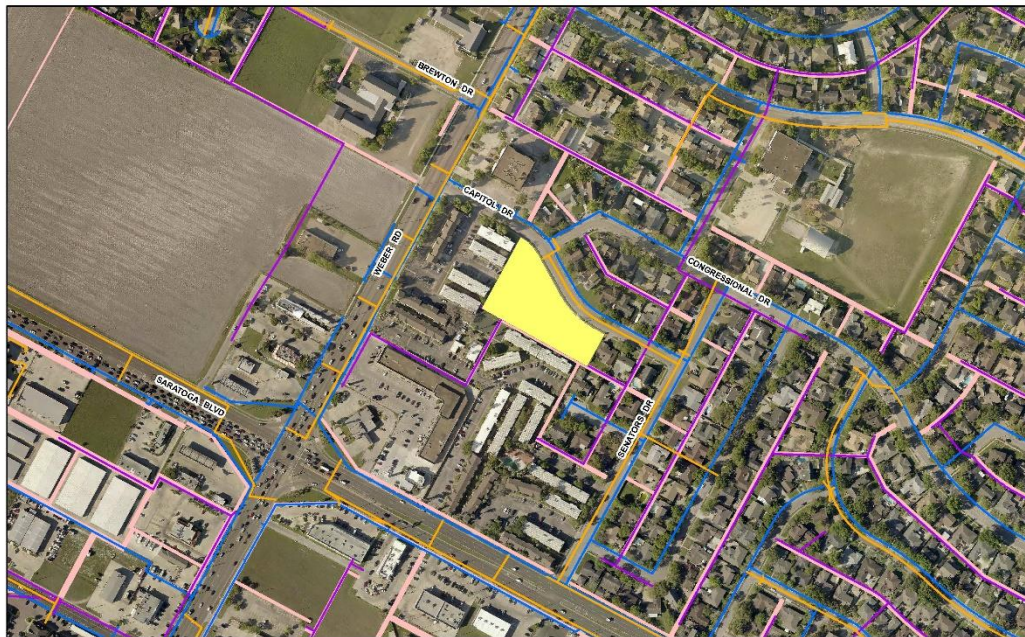
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- Decommissioned Park and approved by voters: November 4, 2014
  - 4017 Capitol Drive
  - 1.95 acres lot
  - Zoned RS6 (single family detached, 6,000 sq. ft. lot minimum
  - Existing utilities
  - Wastewater to the south contiguous to subject property along utility easement
  - Fire hydrant accessibility
  - Future Land Use indicates RM-1 (multi-family residential)
  - Abuts existing apartment complex to the south
  - Near to grocery stores and businesses
  - RFP – Developer of Affordable Housing (Released October 7, 2019)
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# Aerial

Congress Park - 4017 Capitol



Water  
Wastewater  
Stormwater  
Congress Park  
Utility Easement

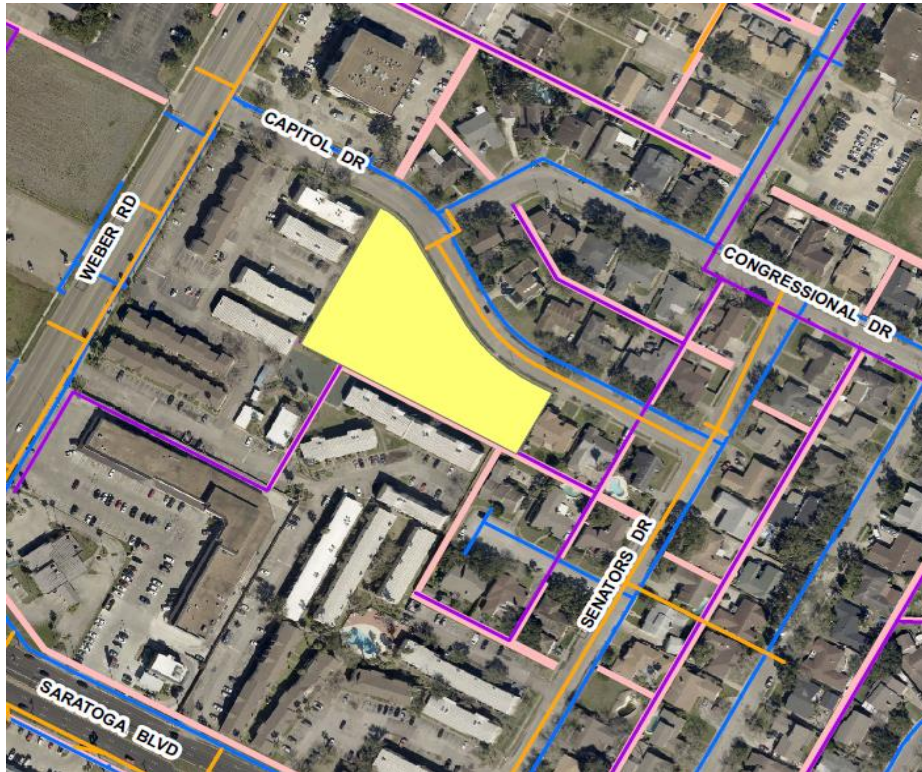
0 180 360 720 Feet

Date Created: 08/15/2018  
Department of Development Services

- Decommissioned Park approved by voters: 11/04/2014
- 1.95 acres lot
- Zoned RS6 – single family detached, 6,000 sq. ft. lot minimum



# Aerial



- Existing utilities
- Wastewater to the south contiguous to subject property along utility easement
- Fire hydrant accessibility







# South of Subject Property





# North of Subject Property





# East of Subject Property







# West of Subject Property







# Agreement Terms

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- Provide detailed project concept and scope of work within 60 days of execution
  - Project must be for affordable housing (create homes for homeownership)
  - Complete project within two (2) years
  - Board to provide \$154,227 within 60 days after approval of project concept and scope of work on request of CDCB.
  - Use of property limited for affordable housing for no less than 20 years.
  - Claw-back if not completed on time or if not limited to affordable housing.
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# Critical Path Forward

## Congress Park Affordable Housing Project Critical Path (Tentative)

Task	Responsible	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20
Type A - Affordable Housing Development	Type A and City Staff									
City Council - Agreement for Development Funding	City Staff									
Neighborhood Charrette	CDCB									
Final Project Design Draft	CDCB									
City Council - Additional Development Funding and Development Agreement	City Staff									
Zoning Process to Planning Commission - (if applicable)	City Staff									
Zoning Process to City Council - (if applicable)	City Staff									
Convey Land to Developer	City Staff									
Begin and finalize development and subdivision of property	City Staff									
Begin Home Construction	CDCB									



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Discussion?