

COUNCIL ACTION FORM

**SUBJECT: UPDATE ON REQUEST FOR PROPOSALS (RFP) FOR
REDEVELOPMENT OF THE CITY-OWNED PROPERTIES
AT 519-521 6TH STREET**

BACKGROUND:

At the May 12, 2015, the City Council directed staff to proceed with soliciting development opportunities for the City properties at 519-521 6TH Street. At this meeting Council approved the following:

- 1) The criteria for the re-development of the City-owned properties at 519-521 6th Street purchased with Community Development Block Grant funds,
- 2) The authorization to issue a RFP with application requirements and scoring criteria, and
- 3) The direction to initiate rezoning of the property from RM/O-SFC to RM.

A recap of the criteria and content of the RFP is included as Attachment A.

Prior to the RFP submittal deadline date of June, 30, 2015, staff invited interested developers and/or contractors to a Question and Answer session to provide background information and address any questions. There were four (4) developers/contractors that attended.

The City received one proposal by the June 30th deadline. The proposal was received from Benjamin Design Collaborative/ Story County Community Housing Corporation (BDC+SCCHC), see Attachment B. Staff convened a committee of 5 members from the following Departments: Planning, Finance, Purchasing, Building/Inspections and Housing to review the RFP. The team initially met to review the process and selection criteria and then separately reviewed and scored the proposal.

The RFP included a requirement for a proposal to receive a minimum of 85 points out of the maximum 172 available points to be considered further in the process and to receive a referral to the City Council. The final scoring of the lone proposal was 81 points.

The consensus of the committee's concerns regarding the BDC+SCCHC proposal was the project feasibility and the ability of the group to meet CDBG administration requirements. The main concerns were the financial instability of the organization (based on prior financial audits), project pro forma, overall lack of federal/state grant experience and administration, and organizational capacity for a project of this size and scale.

Staff learned through the process that the low response rate to the RPF was not from lack of interest in housing in Ames, but due the small number of units being proposed. In order to apply for larger funding sources to produce lower income housing units, such programs as the Low Income Tax Credit Program (LITC) or Work force Tax Credit Program (WTC), the minimum number of units to be proposed to be built is generally 20 units either in one project or package of projects. This is minimum unit threshold is due to how tax credits are syndicated for financing of projects.

POSSIBLE NEXT STEPS:

To address the potential financing gap in the pro forma for the 6th Street site, staff believes there are, at least, two strategies to pursue in regards to the disposition of the 6th Street properties:

Strategy 1. Acquire additional land to package with the 6th Street properties in order to increase the developable rental units to a minimum of 20 units.

Acquiring additional land would be consistent with the current Annual Action Plan. Once the land is acquired, the combined land package would be the subject of an RFP.

Strategy 2. The City can explore the feasibility of directly applying for grants on the behalf of the City, e.g. state HOME funds, to help pay for construction costs of the project.

If the City receives a grant, it administers project compliance and seeks a qualified builder to construct the units for the City. This option would involve substantial staff resources to prepare a grant application, administer the grant, and oversee the project construction. There would be additional costs for hiring design and consulting services for the project. Finally, the City will have to identify a new owner or operator for the rental units once the project is constructed.

ALTERNATIVES:

1. The City Council can approve a motion to postpone seeking the redevelopment of the 6th Street properties at this time and to direct staff to continue to seek opportunities to acquire additional properties that will result in an increase the number of affordable rental units that can be constructed.
2. The City Council can approve a motion to postpone seeking redevelopment of the 6th Street properties and to direct staff to explore the feasibility and timing of seeking state HOME funds for construction of affordable rental housing at the City's 6th Street site.
3. The City Council can refer this request back to staff further analysis and recommendations.

MANAGER'S RECOMMENDED ACTION:

Staff believes that postponing the redevelopment of the 6th Street properties at this time and continuing to acquire properties in order to increase the number of affordable rental housing units that can be constructed is the most prudent option.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1 as described above.

ATTACHMENT A
Request for Proposal Selection Criteria & Process

A. Minimum Development Requirements.

Proposals submitted shall meet the following minimum requirements:

- Target development intensity of 10 maximum household living units.
- Target a mix of affordable housing with a minimum of 70% of the units rented to households with incomes that do not exceed 60% of the area median income limits as set by HUD for Ames/Story County. The remaining 30% of units may be rented to household who do not exceed 80% of the area median income limits as set by HUD for Ames/Story County. Household incomes restrictions limitations shall be in place for a minimum of 20 years. *(Note, for example a 3-person household at 50% of AMI is \$34,450. A 3-person household at 80% AMI is \$55,100).*
- Household units shall consist of a minimum of two bedrooms with 80% of units having a minimum of three bedrooms.
- Rent levels cannot exceed the fair market rent limits established by HUD for Ames/Story County at the time of leasing.
- The site shall take parking space access from the existing alley.
- The site shall be developed as individual townhomes, or having the appearance of individual townhomes, with front entries oriented to 6th Street.
- Design guidelines for the project will include the elements of the Single Family Conservation Overlay (Ames Municipal Code Section 29.1101 (9) a through r). Additionally, the architectural design of the townhomes shall include elements to break up the mass of the building and create individual unit identity and character; this may include breaks between buildings, changes to roof form, or changes to wall planes.
- Exterior building materials for the front and side facades principally shall be brick.
- Site and building design shall consider the principles of Crime Prevention Through Environmental Design.
- The project will be subject to all Residential Medium (RM) Density zoning standards and site development requirements of the City.

B. Financial Incentives

In support of development of affordable housing the City will consider one or both of the following incentives for the selected developer if a need is proven.

- Offer the site at a reduced cost or no cost to the Developer;
- Offer property tax abatement through creation of an Urban Revitalization Area consistent with the limitations of the Chapter 404 of the Code of Iowa.

C. Selection Criteria

Applications which pass the minimum requirements will be evaluated by as staff review committee. The members of the committee will score each application. All applications must meet a minimum total score of 85 points to be considered for referral to the City Council.

Applications will be scored based on the following criteria:

1. Applicant/Developer Capability and Track Record (25 points);
2. Quality of References (20 points);
3. Project Design and Amenities (40 points);
4. Feasibility (25 points);
5. Property Management experience (20 points);
6. Leveraging other public and private sources of funds (15 points);
7. Assisted Units remain income restricted and/or affordable for longer than 20 years (10 points);
8. Energy improvements that lead to lower, long-term utility costs for occupants (7 points)
9. Incorporation of green building principles for building construction that prioritize indoor air quality and noise reduction (5)
10. Features that meet the highest accessibility standards as defined by federal, state and local requirements (5 points)

D. Selection Process

The selection of the preferred developer will utilize the following steps:

After the staff review committee evaluates each proposal, a report will be prepared for City Council that will contain background information and factual data for each proposal, a ranking of the proposals, and a committee recommendation regarding which developer's proposal should be selected as the preferred developer.

The final selection will be on the basis of:

1. The City Council's determination of the best proposal that meets the goals and objectives of the City;
2. A satisfactory agreement between the preferred developer and the City is finalized;
3. A completed verification of the qualifications of the proposed developer; and

It should be noted that the RFP will include language that the City reserves the right to reject or accept any or all proposals that are received.

ATTACHMENT B

BDC + SCCHC

CITY OF AMES SIXTH STREET PROPERTIES AFFORDABLE HOUSING PROJECT

Statement of Qualifications and Proposal

06.30.2015

Benjamin Design Collaborative • 401 Clark Avenue, Suite 200 • Ames, Iowa 50010 • Phone 515-232-0858 •
• www.benjamin-design.com • john@benjamin-design.com •

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Letter of Intent:
Vanessa Baker-Latimer
Housing Coordinator
City of Ames, Iowa

Benjamin Design
Collaborative, P.C.

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Ames, Iowa 50010
P : 515-232-0888
www.benjamin-design.com



STORY COUNTY
COMMUNITY
HOUSING
CORPORATION

130 S. Sheldon #307
Ames, Iowa 50014
P: 515-292-3676
www.storyhousing.org

Re: City of Ames, Sixth Street Affordable Housing Project

Two organizations, Story County Community Housing Corporation (SCCHC) and Benjamin Design Collaborative, P.C. (BDC), are well known for their commitment to Affordable Housing in Ames. Our selected Design Team represents a complete background and experience in making affordable housing happen. From the initial stages of preparing funding applications to the development, design and construction of affordable housing projects in Iowa we have been involved in each stage of the development process and look forward to making this a successful endeavor with the City of Ames.

We are approaching this project in such a way that allows us to provide a design team that is well suited to meet your time line and your needs. We understand the project's constraints and have assembled our key personnel who will be involved in the project. Most, if not all, of the work will be completed at the offices of Benjamin Design Collaborative, P.C.. We are located at 401 Main Street, effectively just one block south of City Hall.

BDC is an architectural firm in its twentieth year in downtown Ames, whose main focus has been affordable housing projects, market rate apartments, condominiums, and single family residential projects. One of the first things chosen to focus on at BDC was working with a group to start a Habitat for Humanity affiliate in Story County. From the beginning to the present, we have provided individual designs for each partner family, providing them with simple, decent housing at a fraction of the cost of market rate homes. To date BDC has designed over 30 homes for Habitat for Humanity of Central Iowa, and continues to provide advice and consulting on an as needed basis. As the principal of BDC John Lott will serve as the primary contact on the project.

SCCHC, formerly Story County Housing, was formed decades ago as a non-profit agency whose sole purpose is to provide more affordable housing options for people of Ames. They have residences and apartments all over town that are in compliance with HUD guidelines for income.

continued on the next page

Letter of Intent - *continued*:

Benjamin Design
Collaborative, P.C.

401 Clark Avenue, Suite 200
Ames, Iowa 50010
P: 515-232-0888
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On May 21, 2015 the City of Ames distributed a Request for Proposals (RFP) seeking a Firm / Developer to partner with the City to develop as much Affordable Housing on the three 6th Street properties recently purchased by the City using CDBG grant funds. The Firms are being asked to make the best use of this City asset by creating a proforma that includes as many other grant funds, subsidized fund sources, and community groups involvement in the project as possible.

The success of this project will be measured, ultimately, by how many families will be given an improved housing opportunity and stronger community connections. The need for affordable housing is a well known, ever present concern within the Ames community. The range of available housing opportunities within the community is primarily focused on the large student population and relatively affluent workforce, leaving the members of the population at the lower end of the income scale few acceptable choices. This project will bring the community one step closer to the notion that everyone is indeed welcome to live here.

As long term members of the Ames community dedicated to enhancing the quality of life for everyone within the community, we are excited for this opportunity to be a part of this Affordable Housing project with the City of Ames.

We have shown a commitment to providing Affordable Housing throughout our previous work and possess years of experience with HUD and FHA design guidelines and requirements. We are dedicated towards creating more options within the Affordable Housing arena. We invite you to work with us and design with us. We believe that together we can make this happen.

We look forward to working together with you on this project.



John Lott

Dale Vander Schaaf

Item 1..0 - Profile of the Firm

...meet your DESIGN team

John D. Lott
AIA, LEED AP BD+C

Benjamin Design
Collaborative, PC.

john@benjamin-design.com

Professional Registrations:
Registered Architect in Iowa, Wisconsin
and Illinois

LEED Accredited Professional
Building Design and Construction

John will serve as the Project Manager directing the Work and will oversee the DesignTeam to ensure collaboration is present throughout the entire process. John has been closely involved with all types of affordable housing projects in central Iowa throughout his 40 year career in the Ames area.

John will provide the development design plans and elevations, submittals for site review and provide technical guidance on efficient and green construction methods and principles.

Related Project Experience: Habitat for Humanity - Past President, I-Jobs grant proposal preparation on public LEED accredited projects, Fair Housing Accessibility Design Requirements and Regulations.



Dale Vander Schaaf

STORY COUNTY
COMMUNITY
HOUSING
CORPORATION

dvschaaf@gmail.com

Dale will serve as the affordable housing consultant and grant application specialist and construction manager from the Design Team. As a primary member of the team Dale will be centrally involved in assisting with the grant application process. Dale has been centrally involved in providing affordable housing for over 28 years, and continues to provide close guidance to the future of SCCHC.

Building on his years of experience and solid base of knowledge on HUD income guidelines, low income property development and management; Dale will serve as a resource throughout the development of this CDBG-DR HUD project from initial grant application stages to final construction.

Related Project Experience : Habitat Construction Management, Board President of SCCHC non-profit, HUD compliant complex development, Fair Housing Accessibility Design Requirements and Regulations, HUD HOME Program.

Item 1..0 - Profile of the Firm

...meet your **DESIGN** team

Internal Revenue Service
P.O. Box 2508
Cincinnati, Ohio 45201

Department of the Treasury

Date:

JUN 28 W07

1. Story County Community Housing
- CO. r Q!L
130 S. Sheldon 114
Ames, IA 500H

Person to Contact - ID#:

William J. Sord - 31-08467

Contact Telephone Numbers:

817-829-5500 Phone

Federal Identification Number:

42-147271E

Dear Sir or Madam:

By our determination dated August 1999, you were held to be exempt from federal Income Tax under the provisions of section 501(c)(3) of the Internal Revenue Code.

You recently furnished us information that the Story County Housing, Inc merged with Story County Community and Trust on December 20, 2006. On the same date you immediately changed your name to Story County Community Housing Corporation. Based on the information submitted, we have determined that the merger does not affect your exempt status. The organization will continue using Employer Identification Number 43-72716.

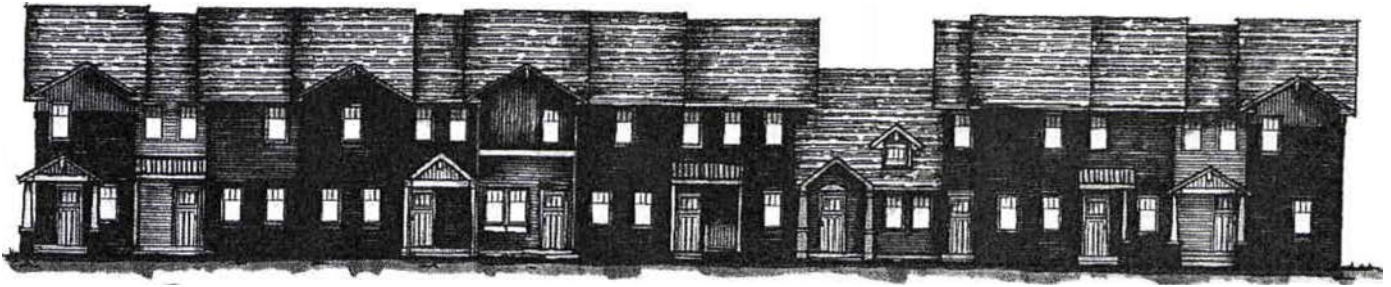
Please let us know about any further changes in your character, purposes, method of operation, name or address.

If you have any questions regarding this matter, please contact the person whose name and telephone number appear in the heading of this letter.

Sincerely,

n. _____
Ro 3 11(-_-
Director, Exempt Organizations
Rulings and Agreements

Item 2.0 - Development Summary _ Our Proposal



Development Summary Statement:

Our proposal is based on maximizing units on the site matched for those who are not being served by the current affordable housing market. Our experience has shown a lack of affordable three bedroom units in the affordable housing arena. Two bedrooms are more prevalent and less expensive to build but are not conducive to a family size of four or more, this is the demographic we are targeting, families.

The typical three bedroom unit consists of a 620SF main floor with a dedicated front and back entry door and attached single car garage. Living and Dining areas open to one another with a full kitchen and pantry in each unit. The kitchens are equipped with dishwashers, disposals and a microwave vent hood is provided as well. There is also a centralized island that provides additional work surface and eat in kitchen area. The upper floors are 620SF and house three bedrooms and one full bath, along with a central laundry center for easy access. All units have central air conditioning, cable access and a full unfinished basement to house mechanical equipment and can be utilized for storage.

In addition to the eight typical three bedroom units there is one fully accessible ADA unit provided. This again is based on providing affordable housing matched to those who are not being served by the current affordable housing market. This fully accessible unit has a zero entry front and back door and larger accessible single car garage. The unit layout differs slightly from the other 3 bedrooms in that two bedrooms are located on the main floor adjacent a fully accessible bath and laundry center. The kitchen is equipped with lower counter heights and cabinets designed for accessibility. The unit does have an additional bedroom and full bath on the second floor which could potentially be used by a caretaker.

Development Milestone Schedule:

The proposed schedule for implementation of this project is centered around two major factors, the application and response timing schedules of those to which we are applying to for funds, and the class schedule availability of the DMACC trades class. The intention is to use the upcoming fall and winter months to design, get approvals, apply for grant and loan funds. All of those responses will be received by Spring 2016, so construction is slated to begin early summer installing the foundations, site work and "setting the stage" for the trades class to begin the wood assembly with the start of fall classes. Installing the final touches and completion will most likely be mid-summer 2017.

Item 2.0 - Development Summary_Probable Construction Costs

6th STREET PROPERTIES
CITY OF AMES AFFORDABLE HOUSING PROJECT
PRELIMINARY ESTIMATE

FUNCTION	AMOUNT	JN-KIND AMT	
PRE-CONSTRUCTION (SOFT COSTS)			
Land Acquisition		\$150,000	From City - CDBG Grant Funds
Site Survey	\$1,500		
Design Fees / Reimbursables	\$10,000	\$75,000	Donated by Vendor
Permits	\$20,000		
Legal Fees		\$2,000	Donated by Vendor
Site Plan / Civil Design Fees	\$2,500	\$2,500	Donated by Vendor
Construction Management		\$70,000	Donated by Vendor
2015 to 2016 Inflationary Adjustment	\$29,000		
Construction Financing	\$40,000		
CONSTRUCTION PHASE (HARD COSTS)			
Site Clearing	\$3,000		
Excavation	\$70,000		
Water/Sewer Hook-up	\$30,000		
Storm Water Retention	\$10,000		
Plumbing	\$60,000		
Electrical	\$50,000		
Mechanical (HVAC)	\$60,000		
Fire protection	\$60,000		
Framing material	\$175,000		
Framing Labor		\$150,000	DMACC Trades Class
Roofing Material	\$8,000		
Roofing Labor		\$8,000	DMACC Trades Class
Footings & Basement Walls	\$70,000		
Concrete Flatwork	\$40,000		
Concrete Flatwork Labor		\$2,000	DMACC Trades Class
Gravel and Backfill	\$10,000		
Ceiling insulation	\$5,000		
Drywall	\$50,000		
Paint	\$10,000	\$10,000	Community Volunteers
Floor Covering	\$35,000		
Siding/Windows	\$45,000		
Siding/Windows Labor		\$5,000	DMACC Trades Class
Masonry/brickwork	\$40,000		
Cabinets	\$25,000		
Cabinet Install Labor		\$15,000	Donated by Vendor
Appliances	\$30,000		
Landscaping	\$15,000		
Fencing	\$5,000		
Fencing Labor		\$5,000	Donated by Vendor
Misc. Outdoor	\$10,000		
Misc. Labor		\$5,000	Community Volunteers
SCCHC Project Supervision		\$50,000	Donated by Vendor
Contingencies	\$50,000		
Total Construction Costs Expended	\$1,069,000	\$549,500	
<i>Costs per Square Foot of Building</i>	<i>\$80.98 SF</i>	<i>\$41.63 SF</i>	
Recap of Project Costs			
Total Construction Costs	\$1,069,000		
Total In Kind Value	\$549,500		
Total Project Cost	\$1,618,500		

Item 2.0 - Development Summary _ Pro Forma

Affordable Housing Proforma
6th Street Properties - Ames, Iowa

Sources

Value of the Land (from city)	\$150,000
SCCHC	\$31,000
SCCHC Members	\$25,000
Community Organizations	\$15,000
Faith Community	\$15,000
Federal Home Loan Bank	\$180,000
HUD HOME	\$250,000
Local Foundations	\$20,000
State Housing Trust Fund	\$50,000
Community Reinvestment	\$25,000
Value of Energy Rebates from Ames Muni.	\$9,000
Value of Energy Rebates Alliant Energy	\$9,000
Value of In-kind labor from SC Trades class	\$165,000
Value of in-kind vendor labor	\$174,500
Value of in-kind community labor	\$15,000
Construction Loan	\$485,000
 Total Sources	 \$1,618,500

Uses

		<u>IN-KIND</u>
Land Purchase	\$0	\$150,000
Hard Construction Costs	\$916,000	\$200,000
Design Fees	\$10,000	\$75,000
Site Plan/Civil Design	\$2,500	\$2,500
Site Survey	\$1,500	
Permit Fees	\$20,000	
Legal	\$0	\$2,000
Development Fee	\$0	
SCCHC Project Supervision	\$0	\$50,000
Construction Management	\$0	\$70,000
Inflation Adjustment 2015-2016	\$29,000	
Construction Financing	\$40,000	
Contingency	\$50,000	
 Total Uses Expended	 \$1,069,000	 \$549,500

Total Uses

 \$1,618,500

Item 2.0 - Development Summary _ Pro Forma

Draft 6th Street Budget

		28% limit		
		Annual	Monthly	
Family Size	60% of median			
	3	\$41,340	\$11,575	\$965
	4	\$45,900	\$12,850	\$1,070
	5	\$49,620	\$13,890	\$1,157
	80% of median			
	3	\$55,100	\$15,428	\$1,285
	4	\$61,200	\$17,136	\$1,428
	5	\$66,100	\$18,508	\$1,542

NOTE: FY 2015 Ames' Fair Market Rent For A 3 Bedroom Apartment - \$1,043

Monthly Rent Income

8 units @ \$725/month	\$5,800
1unit @ \$800/month	\$800
Maximum Total Rent Income	\$6,600
Total Rent Income 94% occupancy	\$6,200

Monthly Expenses

Est. Mortgage Payment*	\$3,450
Management Fee (7%)	\$435
Insurance (monthly)	\$375
Maintenance	\$300
Fire Alarm	\$100
Taxes (Exempt)	\$0
Total Expenses	\$4,660

* \$500,000 @ 5.6% APR, 20 year amortization, 5 year balloon

Item 3.0 - Multi-Family Residential Recent Experience

South Kellogg Quad Plex

BDC + SCCHC
Design and Development

b. Brief Description: An existing duplex owned by the SCCHC was demolished in 2014 to make way for a larger low-income housing complex. The completed building provided needed affordable housing two four future renters. The complex has two, two story units, one lower level two bedroom unit and one fully accessible two bedroom unit on the main floor. This project was made possible by the partnership and collaboration on BDC and SCCHC. Funds were secured from public and private resources.

- c. Key personnel: John Lott, Dale Vander Schaaf
- d. Construction budget: \$350,000.00
- e. References: Chuck Abbott 292.3676
- f. And date completed: Completed Fall 2014

Sheldon Munn Apartments

BDC
Design and Development

b. Brief description: This project currently in the final design process is the Sheldon Munn Hotel Rehabilitation. The restoration project when completed is slated to house 42 apartments and restore the building to its original prominence. The project has qualified for federal and state historic tax credits, with the design of the storefronts and interior lobby closely watched by the State Historic Preservation Office. To add status to the project the restoration is designed to achieve LEED-Gold Certification for its energy efficiency and its treatment of existing materials.

- c. Key personnel: John Lott
- d. Construction budget: \$8,600,000 / Final construction: Pending
- e. References: Justin Doyle 515.537.3728
- f. Completion Date: Pending

Westown Apartments

BDC
Design and Development

b. Brief description: Westown Apartments addressed the need for affordable senior housing in downtown Marshalltown Iowa. This tax credit project was funded through the Iowa Department of Economic Development, this project also had to comply with design requirements of the newly established Main Street Historical District. With 36 Units of reduced rate rentals available this downtown project offers some inspiration of what affordable housing can be.

- c. Key personnel: John Lott
- d. Final Construction: \$3,800,000
- e. References: Jim Clark
- f. Completion Date: 2004

Item 3.0 - Multi-Family Residential Recent Experience



BDC
Design Services

Welch Avenue Apartments:

- b. Brief description: 17 Unit Complex
- c. Key personnel: John Lott
- d. Construction budget: Less than 80\$/SF
Final construction: 67-74 \$/SF
- e. References: Keith Arneson 515.291.5050
- f. Completion Date: Summer 2012



BDC
Design Services

Crystal Cove I, 11, 111:

- b. Brief description: 21 Units - Three Buildings
- c. Key personnel: John Lott
- d. Construction budget: Less than 80\$/SF
Final construction: 72-79 \$/SF
- e. References: Steve Aldred 515.254.7232
- f. Completion Date: Fall 2012



BOC
Design Services

West Street Apartments:

- b. Brief description: 8 Unit Complex
- c. Key personnel: John Lott
- d. Construction budget: Less than 80\$/SF
Final construction: 72-79 \$/SF
- e. References: Keith Arneson 515.291.5050
- f. Completion Date: Fall 2009

Item 3.0 - Multi-Family Residential Past Experience



BDC
Design Services

DAKOTA RIDGE I, II, III:

- b. Brief description: 18 Units - One Building, 17 Units Two Buildings
- c. Key personnel: John Lott
- d. Construction budget: Less than 80\$/SF
Final construction: 72-79 \$/SF
- f. References: Keith Arneson 515.291.5050
Completion Date: Spring 2009



BDC
Design Services

FOUNTAINVIEW APARTMENTS:

- b. Brief description: 11-12 Unit/2-18 Unit/2-30 Unit
- c. Key personnel: John Lott
- d. Construction budget: Less than 80\$/SF
Final construction: 72-79 \$/SF
- e. References: Jensen Design Build 515.232.2128
- f. Completion Date: Spring 2009



BDC
Design Services

SUNSET BEACH APARTMENTS:

- b. Brief description: 20 units complex
- c. Key personnel: John Lott
- d. Construction budget: Less than 65\$/SF
Final construction: 65 \$/SF
- e. References: Jon Chester 515.232.3128
- f. Completion Date: Fall 2003



BDC
Design Services

SUNSET VIEW APARTMENTS:

- b. Brief description: 28 units complex
- c. Key personnel: John Lott
- d. Construction budget: Less than 65\$/SF
Final construction: 65 \$/SF
- e. References: Jon Chester 515.232.3128
- f. Completion Date: Fall 2003

PAST MULTI-FAMILY PROJECT LISTING:

Wessex 20 plex
Wessex 3 Story 24 plex
2515 Camden Spec Home
131 Hyland Apartments
Sheldon 38 plex

Jacobson Parks Town Houses
101 Hyland Apartments
Wessex Retirement 18-plex
Wessex 2901
Wessex 3007

225 Hyland 8-plex Addition
Regency Apartments
Campus Avenue
Cranford Apartments
Prairie Creek Development

Item 3.0 - SCCH Residential Partnership Projects with DMACC

Des Moines Area Community College Hunziker Center High School Building Trades
Class - Story County Community Housing Corp. Partnership Projects

1515 24th Street

Single family detached, owner occupied - Community Land Trust Property - Constructed 2002 -
1550 finished square feet - Assessed Value, \$187,000

414 S. 4th Street

Three unit, three bedroom apartment building - Constructed 2004 - 4400 square feet - Assessed Value,
\$343,000

620 12th Street

Single family detached, owner occupied, three bedroom, Constructed 2009 - 1,400 finished square
feet - solar home, photovoltaic array on south roof - Assessed Value \$170,000



231 S. Kellogg Ave.

Four unit, two bedroom apartment building - Constructed 2014 - 3400 square feet - Assessed Value
\$380,000

Item 3.0 - Grant Application Funding Experience

1018 Lincoln Six Plex, Ames Iowa

Applicable Grants: HUD HOME program grant funding

Sheldon Munn Apartments, Ames Iowa:

Applicable Grants: State and Federal Historic Tax Credits, Enterprise Zone, Brownfield Credits, LIHEAP, Iowa Economic Development Grant Funds

Westown Apartments, Marshalltown Iowa:

Applicable Grants: Iowa Economic Development Grant Funds

Hopkins Building Apartments, Marshalltown Iowa:

Applicable Grants: State Historical Interior Preservation Office, State Historical Tax Credits

Iowa House, Ames Iowa

Applicable Grants: State Historical Interior Preservation Office, State Tax Credits

Franklin Avenue Branch Library, Des Moines Iowa

Applicable Grants: I-Jobs, Vision Iowa

Stanhope Community Center, Stanhope Iowa

Applicable Grants: I-Jobs

United Community Safe Room Addition, Story County

Applicable Grants: FEMA Hazard Mitigation Grant Funding

Sportmans Bar, Ames Iowa

Applicable Grants: City of Ames Facade Improvement Grants

Duck Worth Wearing, Ames Iowa

Applicable Grants: City of Ames Facade Improvement Grants

Towne Centre, Ames Iowa

Applicable Grants: City of Ames Facade Improvement Grants

Ames Insurance Center

Applicable Grants: City of Ames Facade Improvement Grants

Item 4.0 - Selection Criteria Review**1) Applicant/Developer Capability and Track Record**

Story County Community Housing Corporation (SCCHC) is the oldest continuously operating non-profit organization in the State of Iowa. Over the past several years they have begun to address the increasing need for affordable housing by partnering with other non-profit providers within the community, Habitat for Humanity of Central Iowa (HfHCI) and the Story County Community Land Trust, building family units for themselves and for the Emergency Residence Project.

With each of the developments, SCCHC has worked solely and closely with Benjamin Design Collaborative (BDC) utilizing their design and construction expertise to achieve maximum value for the amount of funds available. Because of the combined efforts of many hands working together, this Design Team has achieved completion of projects of a scale larger than would have been available any other way.

The design and construction of the Sixth Street Properties is the exact size and scale of project that this Design Team is looking for as their next endeavor. With their continued focus on providing housing opportunities that otherwise do not exist with the Ames community, the Team of SCCHC, BDC and all of their community volunteers will provide a maximum value to the Sixth Street Properties project.

2) Quality of References

In May, 2007, the Iowa Department of Economic Development awarded Story County Community Housing Corp. (SCCHC) a 10 year \$203,000 forgivable loan through the HUD HOME program for the purchase of a six unit apartment building located at 1018 Lincoln Way in Ames. In addition, SCCHC received a \$14,000 grant to help carry out needed building repairs and interior upgrades. Following completion of the repairs, the ten year forgivable loan repayment schedule went into effect May 31, 2009. Several years ago the Iowa Finance Authority assumed the on-going contract management.

All six units are one bedroom. All units are currently rented to individuals whose incomes are below the 60% of median income limit for Ames as required under the loan contract. Current rents range from \$415/month to \$500/month. Three of the tenants receive Housing Choice Voucher Section 8 rent support administered by the Central Iowa Regional Housing Authority.

Item 4.0 - Selection Criteria Review

3) Project Design and Amenities

One challenge in developing affordable housing is to maximize the quality of living space, adding desirable amenities all while maintaining the "affordable" in affordable housing. Our mission is to create a housing opportunity, equal too, or better than that found in the real estate market today at a substantially lower rental rate. Through our leveraging of funding sources and collaborative design team approach we've been able to include a long list of amenities. It is our belief that affordable housing need not be designed to a substandard. We would like to call attention to some amenities we have included in the design.

Each unit provided is designed as a three bedroom unit. Our experience in providing and locating affordable housing for applicants has shown a shortcoming in affordable housing options for a family with children. Efficiency and studio apartments are available; however do not offer the bedroom space or living space adequate to house a family of four. All our units are designed to the three bedroom module and provide housing to the segment of population that needs it the most.

Each standard three bedroom unit is 1240SF (620 SF on the main level and 620 sf on the upper level) with the three bedrooms grouped family style on the upper floor adjacent a full bath and laundry center.

The exception to this layout is the fully accessible ADA unit that houses two accessible bedrooms and one full accessible bathroom with laundry center on the main floor with an additional bedroom on the upper level.

Each unit includes a full kitchen with energy star appliances, walk in pantry, dishwasher and disposal. A microwave hood over the range is also provided eliminating the need for residents to purchase their own. The kitchens are also furnished with a full size island creating a space for casual eating in the kitchen. Adjacent the kitchens are the half bath, dining area, living area and access to the full (unfinished) basement.

Each unit includes an attached single car garage with an additional parking space in a shared parking area accessed via the new drive aisle along the East side of the property. Air Conditioning and cable access are also planned amenities to be provided.

The exterior elevations are designed to be compatible with the adjacent civic buildings yet speak to the single family style of housing that surround the site. Each unit displays its own character through a mix of cladding material and color. The larger single roof is broken down into single recognizable roof forms creating individual identity while maintaining a cohesive facade. The single family attached homes are set back from the street to allow a small front yard green space and garden like walkways to each unit.

Individual entries, curved walkways and landscape screening create boundaries and communicate a sense of active ownership over each unit's implied front yard. The visual connection to the street, and placement of windows and doors creates transparency and an environment condition of "eyes on the street" natural surveillance. These design features are passive environmental design features that aim to reduce the incidence of crime and enhance the overall development.

Item 4.0 - Selection Criteria Review**4) Feasibility**

With this proposal, SCCHC strives to bring together resources from the greater Ames community, both public and private sectors. With the City of Ames leading the way with a "down payment" of hard-to-come-by land, SCCHC proposes to tap a wide array of private and public funding sources as well as incorporate a significant amount of in-kind and/or volunteer labor. The Des Moines Area Community College high school Building Trades class will provide a significant amount for free construction labor. Habitat for Humanity of Central Iowa has agreed to assist in organizing volunteers to work on the project. In-kind donations will be coming from the professional trades community.

5) Property Management Experience

Martin Property Management (MPM) started managing rental units for SCCHC in 2013. Prior to MPM acting as the property manager, SCCHC had a paid, half-time employee, who MPM replaced. As property manager, MPM performs typical duties such as regular maintenance, snow removal, lawn care, collecting rent, and evaluating prospective residents. Unlike typical rental units in the Ames, IA area, SCCHC strives to offer affordable housing. Therefore, when MPM evaluates applications for SCCHC units, they are careful to make sure prospective residents are in need of affordable, but that they can also still afford the housing.

MPM receives referrals from Emergency Residence Project (ERP), Story County Community Life, and various other organizations in the community. MPM has developed relationships with these and other area organizations, such as Good Neighbor and Food At First (FAF). Chris Martin, the Owner of MPM is also the Director of FAF, which is a non-profit soup kitchen and grocery distribution. When working with prospective and current residents of SCCHC MPM makes sure these organizations are known to residents, especially in times of need. When working with the SCCHC units, it MPM's our goal to find residents that need affordable housing, but are also able to afford the SCCHC housing so that no future issues may arise.

In managing for SCCHC, MPM discounts services. There is a reduced monthly Management Fee and there is no annual Rental Fee. Additionally, there is no mark up of materials or contractor labor. In consideration of the proposed building, the MPM office is within view of the proposed building site and is available as construction, building, or residential needs arise. In addition, as Chris Martin is the Director of FAF, which is housed next door at First Christian Church located at 611 Clark Ave., Mr. Martin has close ties with the one of the major neighbors to the proposed building site.

Item 4.0 - Selection Criteria Review

6) Leveraging other public and private sources

In addition to the city of Ames, significant public funding will come from the federal HUD HOME program. Additional public funds will come from the state Housing Trust Fund. The Federal Home Loan Bank will be a major source of funds. On the private sector side, SCCHC will look to community organizations, the faith community, SCCHC members, local foundations, civic organizations, local financial institutions and the community at large for financial support.

7) Income Restriction and Affordability Term

It has always been, and will continue to be, the policy of SCCHC that our tenants have incomes less than 60 percent of the current median income for Ames. The majority of our tenants have income under 70 percent of the median. It is the policy of SCCHC not to rent to full-time students. We do however encourage our tenants to take classes if needed to improve their job status or prospects. All SCCHC units are available to prospective tenants holding Housing Choice Section 8 Vouchers. Eight of the Nine units at the Sixth Street Affordable housing project are slated for tenants at or below the 60 percent income threshold, the remaining unit will be available for rent at the 80 percent income threshold.

8) Energy Improvements and Utility Expenditures

Within the affordable housing arena there is a clear advantage to reducing energy consumption as this directly relates to lower energy usage and lower utility rates for tenants. Making smart decisions, utilizing efficient construction methods and selecting efficient equipment are the most basic measures one can take to increase efficiency. As a standard all appliances (when applicable) are selected from Energy Star Certified models. HVAC equipment is selected from energy efficient baseline performance ratings exceeding the prescriptive requirements from the International Energy Conservation Code.

Exterior wall construction will consist of using 1.5" of rigid exterior insulation in addition to R-19 batt insulation to increase the R-Value of the wall. In addition to material or equipment choices that can be made the next largest portion of enhancing energy efficiency and building performance comes to the labor force and the skill to which they perform the work. Our previous partnerships with the DMACC building trades class has shown to provide a labor force that is task oriented and takes pride and their time in learning and executing classwork.

Item 4.0 - Selection Criteria Review

9) Green building principles

Green building principles relate to and direct us towards creating sustainable and affordable housing developments. One major component we touched on previously of green building is maintaining efficiency in construction and energy usage.

Other choices can be made in the design and development of affordable housing that step towards us towards a more sustainable project. Materials locally manufactured or assembled, with low VOC content will be important. Arrangement of materials will also be important – our design will ensure that control of rain, water vapor, thermal movement, etc. has been thought through and provides for the longest life for each material included in the construction, just as the overall design takes advantage of the available public space / private space to enhance the safe usage of the site and connections to the neighborhood.

In addition to simply choosing the correct materials to use and how to use them, we will also be assisting in the dissemination of these design principles throughout the workers involved and the larger community. With the DMACC trades class involved through the project, we encourage educational discussions about how and why each choice is made, in an attempt to provide exposure to good design and material decisions, so that the future community members of the construction community and all the neighborhood volunteers become more knowledgeable.

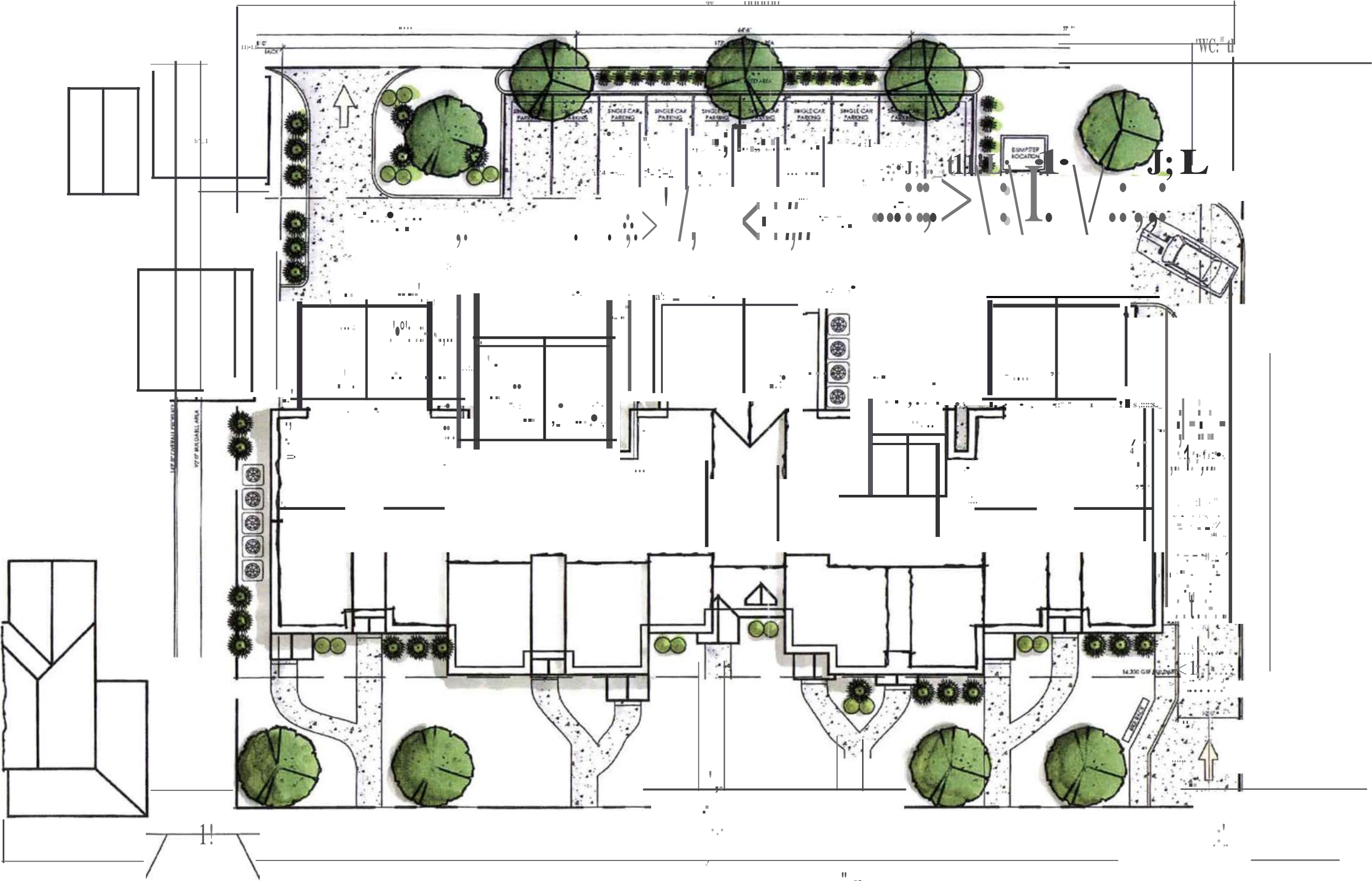
10) Universal Design Standards

Our approach to the development of affordable housing at Sixth Street maintains a focus on providing accessible and universal design features. One unit on site, Unit F, is dedicated to be constructed as a fully ADA accessible unit. This unit is a three bedroom unit like other units on the property, with an alternate layout utilizing the ground floor for two bedrooms and accessible bathroom and laundry center. The garage for this unit has also been adjusted to allow for an accessible parking space with a zero entry from the garage and a ramped entry off the front in lieu of stairs. Lever hardware, lower standard cabinet heights, operable parts within reach ranges and installed grab bars are some of the features to note. In addition to the bedrooms on the lower level an additional bedroom is provided on the upper story and could potentially be utilized for a caretaker if needed.

BDC + SCCHC



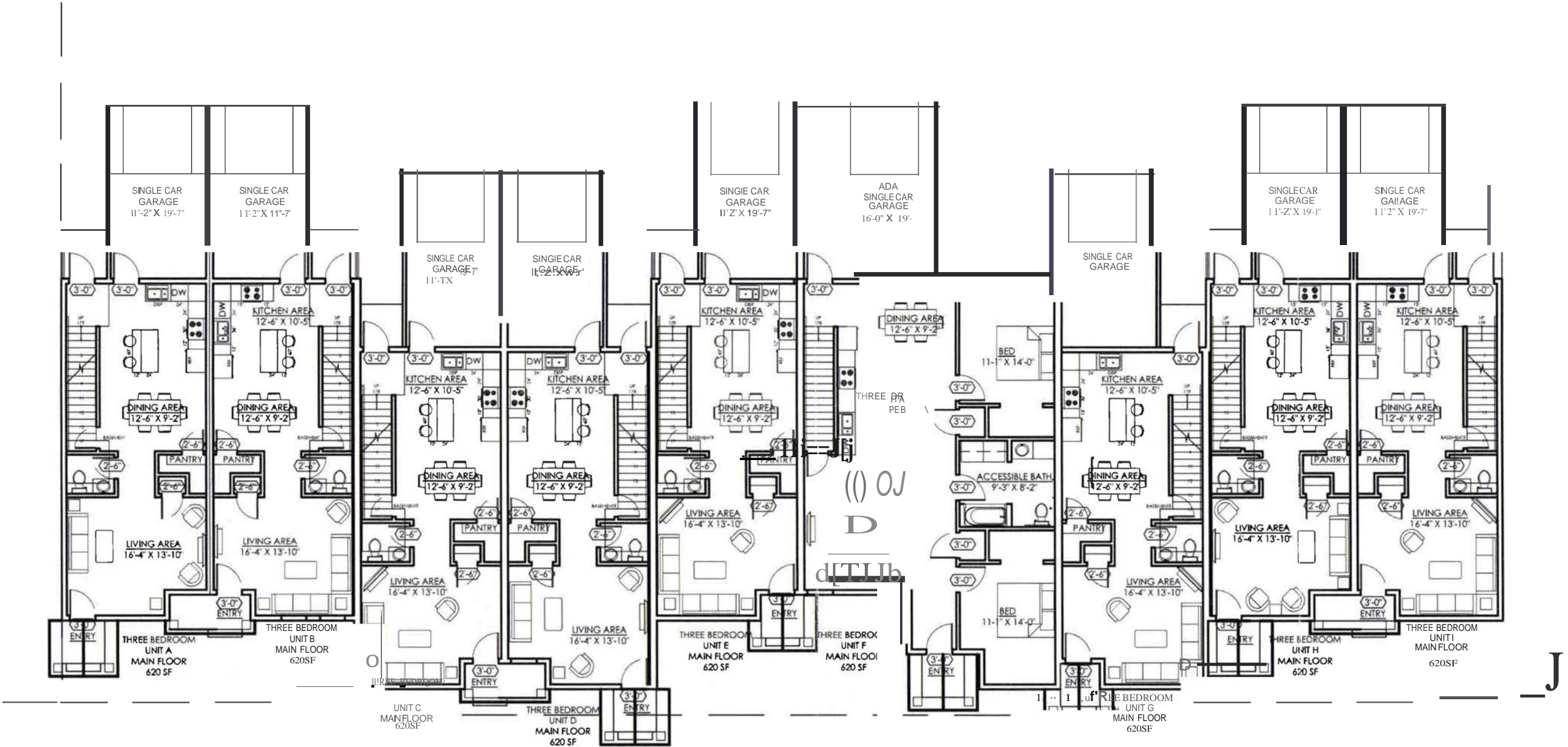
Item 2.0 - Development Summary_ Concept Site and Landscape Plans





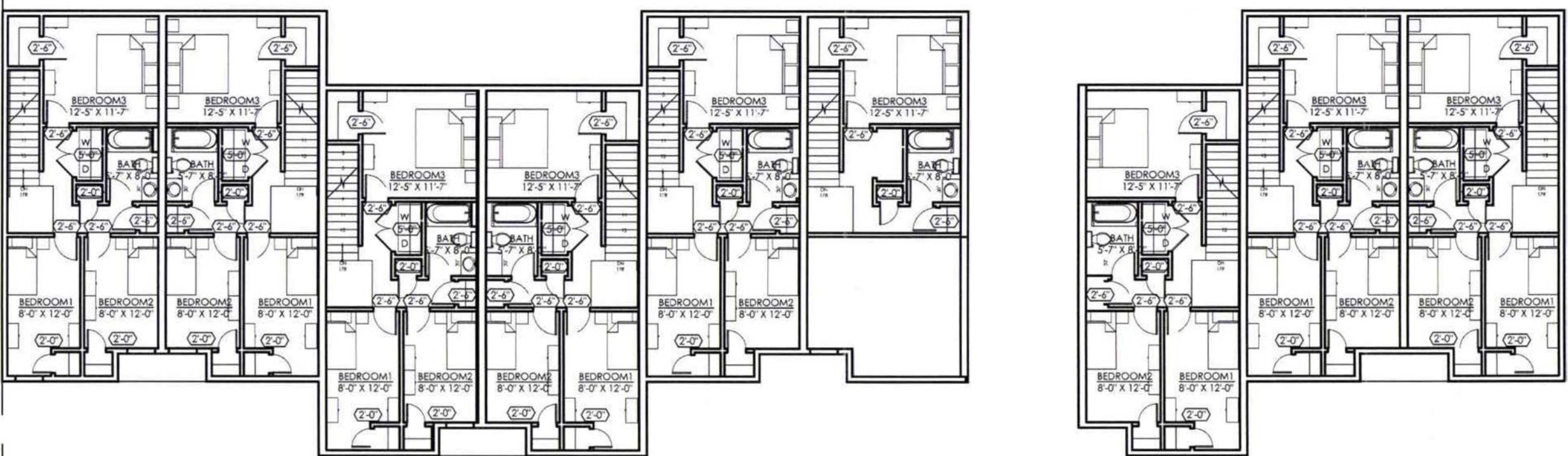
Item 2.0 - Development Summary_ Concept Floor Plans

DRAWING: 1.01.01.01



PRELIM FIRST FLOOR CONCEPT

SCALE: N.T.S.



PRELIM SECOND FLOOR CONCEPT 11\W
SCALE: N.T.S.

Item 2.0 - Development Summary_ Concept Elevations



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Item 2.0 - Development Summary_ Building Summary

Unit Designation	Number of Stories	Building Height	Total Finished GSF	Number of Bedrooms	Half Bath	Full Bath	Main Floor GSF	Second Floor GSF	Lower Level Unfinished GSF	Garage GSF
Unit A	2	28'-2"	1240	3	1	1	620	620	620	240
Unit B	2	28'-2"	1240	3	1	1	620	620	620	240
Unit C	2	28'-2"	1240	3	1	1	620	620	620	240
Unit D	2	28'-2"	1240	3	1	1	620	620	620	240
Unit E	2	28'-2"	1240	3	1	1	620	620	620	575
Unit F - ADA unit	1/2 Partial	21'-11"	1275	3	2	0	1275	430	1275	240
Unit G	2	28'-2"	1240	3	1	1	620	620	620	240
Unit H	2	28'-2"	1240	3	1	1	620	620	620	240
Unit I	2	28'-2"	1240	3	1	1	620	620	620	240
TOTALS 9 Units)	2 stories typical	28'-2" typical	11,195	27	10	8	6,235	5,390	6,235	2,495

