

## Joint City-ARHA Work Plan for Ramsey Homes – Progress Checklist | June 17, 2016

THRESHOLD ISSUES	COMPLETED	STATUS/NOTES
Value of ARHA's land asset	✓	
HUD Disposition Process	✓	
Consultant Costs for Study of Options	✓	
Timing of Re-zonings and DSUP	✓	
<b>DECISION POINTS</b>		
Define options to be studied	✓	Preserved bldg use TBD: residential recommended
Professional Services		
Agreement on payment for consultant and study costs	✓	\$42K incurred through May 31
3rd Party Consultants		LIHTC consultant TBD
<b>OTHER ISSUES FOR STUDY/CONSIDERATION</b>		
ARHA's operational costs and challenges	✓	
Hard and Soft Costs	✓	Concurrence re costs; allocation/treatment of Alternate TBD by LIHTC attorney/accountant
Competitiveness for Tax Credit funding	✓	Third party review after 2017 priorities released
Sustainability	✓	
City development requirements	✓	Rehab requirements: SW vault; ped X'ings; brick sidewalks; utility undergrounding
Height / Massing	✓	
Green Building	✓	
Intellectual and Developmental Disabilities	✓	
Federal and State regulatory constraints	✓	
HUD disposition process	✓	
Accessibility	✓	
Section 106 process		Ongoing
Historic Preservation		Historic tax credits to be studied if bldg. preserved
ARHA/City Loan		Source, amount, type TBD
Funding sources and requirements	✓	See above
City sources	✓	See above
Low income housing tax credits	✓	
Other funding		TBD
Community outreach strategies		Additional outreach in Fall with online comment
<b>SCOPE OF WORK</b>		
<b>Architecture</b>		
Study the architecture for the Alternate	✓	
Efficiencies of consolidation	✓	
Unit Mix, including efficiencies to increase units to 50+	✓	
Options for relocation of garage drive aisle	✓	
Calculate FAR	✓	
<b>Site Plan/Density/Open Space (Alternate)</b>		
Develop the Site Plan	✓	
Determine size of subdivided parcel	✓	
Calculate open space	✓	
Preservation of north or south building	✓	
Study underground utility locations/requirements		Analysis ongoing
Study infrastructure improvements/requirements		Analysis ongoing
<b>Proposed Development, Operating Cost &amp; Value</b>		
Price the Alternate	✓	
Cost for EarthCraft Silver/Gold/Platinum options	✓	
Develop Development Proforma	✓	
Appraise Alternate at highest/best use (CRMU-M)	✓	
Engage 3d party consultant to study operating expenses	✓	ARHA revised budget in line with other aff hsg
Acquisition, use and renovation cost for preserved building	✓	
<b>HUD/LEGAL OPINION</b>		
Re HUD Disposition process, what rights for residents if parcel/building sold or leased for non-housing use?	✓	
<b>UPCOMING</b>		
Check in with City Council (6/28)		
Recommendation or additional analysis		
Complete study/resolution of outstanding work items		
Schedule work session with Parker-Gray BAR		
Continue refinements		
Additional community outreach		
PC/CC hearings on DSUP		
Executive Session reciprocity		