



OPPORTUNITY HOUSING - AFFORDABLE HOUSING PLAN

Residential developments of 20 units or more must submit an Affordable Housing Plan to the City of Bloomington as a part of the application for a final site and building plan, a final development plan or for NOAH preservation. An Affordable Housing Plan is not required for a development in which the affordable housing obligation is satisfied by a payment in lieu. The developer's commitment to meet the requirements of the Opportunity Housing Ordinance and the description of the affordable housing tools and incentives requested in the Affordable Housing Plan will be included in the development agreement with the city.

Fill in a response beneath the italicized text for each section below and submit this document with your application to serve as your Affordable Housing Plan.

#	Section	Ordinance Requirement (text in grey) and Responses
1.	OPPORTUNITY HOUSING REQUIREMENTS SUMMARY	The proposed construction of a multi-family rental development of 183 units will include 37 affordable housing units on-site. 17 affordable housing units are required to comply with the Opportunity Housing Ordinance.
2.	PROJECT METRICS	The project developers/owners intend to hold this development long-term and for a minimum of 5-years. Returns are built to a minimum, leveraged, 10-year IRR of 12%.
3.	PROPOSED MARKET RATE AND AFFORDABLE UNITS	<p>All units will be developed within a multi-family development located at 3700 American Boulevard East, Bloomington, MN (to be re-platted).</p> <p>55 Studio units; average of 575 sf</p> <p>78 1-bedroom units; average of 724 sf</p> <p>7 1-bedroom plus den units; average of 901 sf</p> <p>34 2-bedroom units; average of 1,112 sf</p> <p>9 3-bedroom units; average of 1,267 sf</p> <p>There are a total of 37 affordable units equivalent to 20.22% within this development.</p> <p>Both market rate and affordable unit developments costs are exactly the same.</p>
4.	AFFORDABILITY	<p>The 2019 annual income levels to which each affordable unit will be made affordable (for a family of four):</p> <p>VLI (50% AMI):</p> <p>12 Studio units, average of 575 sf</p>

17 1-bedroom units, average of 724 sf
 7 2-bedroom units; average of 1,112 sf
 1 3-bedroom units; average of 1,267 sf

5. **TERM OF AFFORDABILITY** The project commits to maintaining the affordability limits shown here for the Opportunity Housing units for a minimum of 20 years as provided for in a deed restriction.
6. **AFFORDABILITY MONITORING** Greystar is the management & leasing firm for the project. Rosa Development will use either Greystar or its affordable housing partner, RealPage Windsor Compliance Services, to implement a monitoring program for household affordability compliance. Compliance will include initial tenant income verification and ongoing recertification annually.
7. **CONFIRMATION OF RENTAL ASSISTANCE ACCEPTANCE** The proposed development is establishing itself as a mixed-income apartment at the 50% AMI threshold and does not wish to participate in the use of HUD Housing Choice Vouchers for the life of the tenant voucher or a minimum of the 20-year affordability period.
8. **INCENTIVES** *Check and provide a description of the tools and incentives that your project is eligible for § 9.15 through § 9.31*
 - ☐ Density bonus
 - ☐ Floor area ratio bonus
 - ☐ Height bonus
 - ☒ Parking stall reduction

The developer is seeking flexibility for less than code parking due to the proximity to public transit and is seeking the reduction under the Opportunity Housing incentives.

 - ☐ Enclosed parking space conversion
 - ☐ Minimum size reduction
 - ☒ Alternative exterior materials allowance

This request is outlined in the attached Exhibit A.

 - ☒ Storage space reduction
 - ☐ Landscape fee in-lieu reduction
 - ☒ Development fee reimbursements
 - ☐ Development fee deferment
 - ☐ Expedited review of plans
 - ☐ Land write down
 - ☒ Tax increment financing
 - ☐ Project based housing vouchers
9. **MARKETING** Advertising methods for availability of units will occur using four primary channels:
 1) Online, through the development's website and promotions through online partners

2) Social media, through the development's Instagram, Facebook and Twitter accounts

3) In print, through brochures that will be made available at selected affordable housing partners and non-profit organizations in Bloomington

4) Through pre-development open houses and events

10. DISPERSION

The development is in a mixed-income and mixed-use transit corridor of the City and will encourage further racial and economic integration. The addition of 37 Opportunity Housing units in a mixed-income building on this site assists in the distribution of affordable housing units throughout the City.

11. INTEGRATION

The Opportunity Housing units will be located throughout the development and are available on each floor. We have attached a plan that identifies the units that will be available as affordable housing units upon opening of the development.

12. DESIGN

The Opportunity Housing units are designed and will be constructed to the same high quality of construction as the remainder of the development.

13. PHASING PLAN

The proposed project completely satisfies the City's minimum requirements as a stand-alone Phase. Future phases, if multi-family, will address the City's policies and requirements at the time of development.

14. CONSTRUCTION TIMING

Construction and completion of all units will occur on the same schedule. It is anticipated that the request for a certificate of occupancy will be for 100% of the units on the same date.

15. PROJECT PLANS

Please see attachments that include the site plan and the floorplan of the proposed development. Units available for affordable rents upon opening of the development are clearly noted on the plan.

16. ADDITIONAL INFORMATION

Exhibits attached: A – Exterior Materials Exhibit, B – Site Plan, C-Identification of Affordable Units

A developer or owner may propose an alternative method to meet the opportunity housing requirement. Based on evidence specified in the Affordable Housing Plan, the community development department may approve such an alternative if the alternative will provide as much or more affordable housing at the same or lower income levels, and of the same or superior quality of design and construction, and will otherwise provide greater public benefit than compliance with the requirements of this chapter.

Upon submittal, the community development department will determine if the affordable housing plan is complete and conforms to the provisions of this chapter and the opportunity housing guidelines. The Developer will receive written comments on their Affordable Housing Plan at the next scheduled Pre-Application or Post-Application Development Review Committee Meeting. The decision of the community development department may be appealed.

Applicant Name Rosa Development Company LLLP Date 2.10.20

Rosa - Materials Identification (using Opportunity Housing Alt. Exterior Materials Allowance)

White: primary material - stucco

Gray: alternate material - fiber cement (lap board siding)

Brown: primary material - metal of approved gauge and warranty

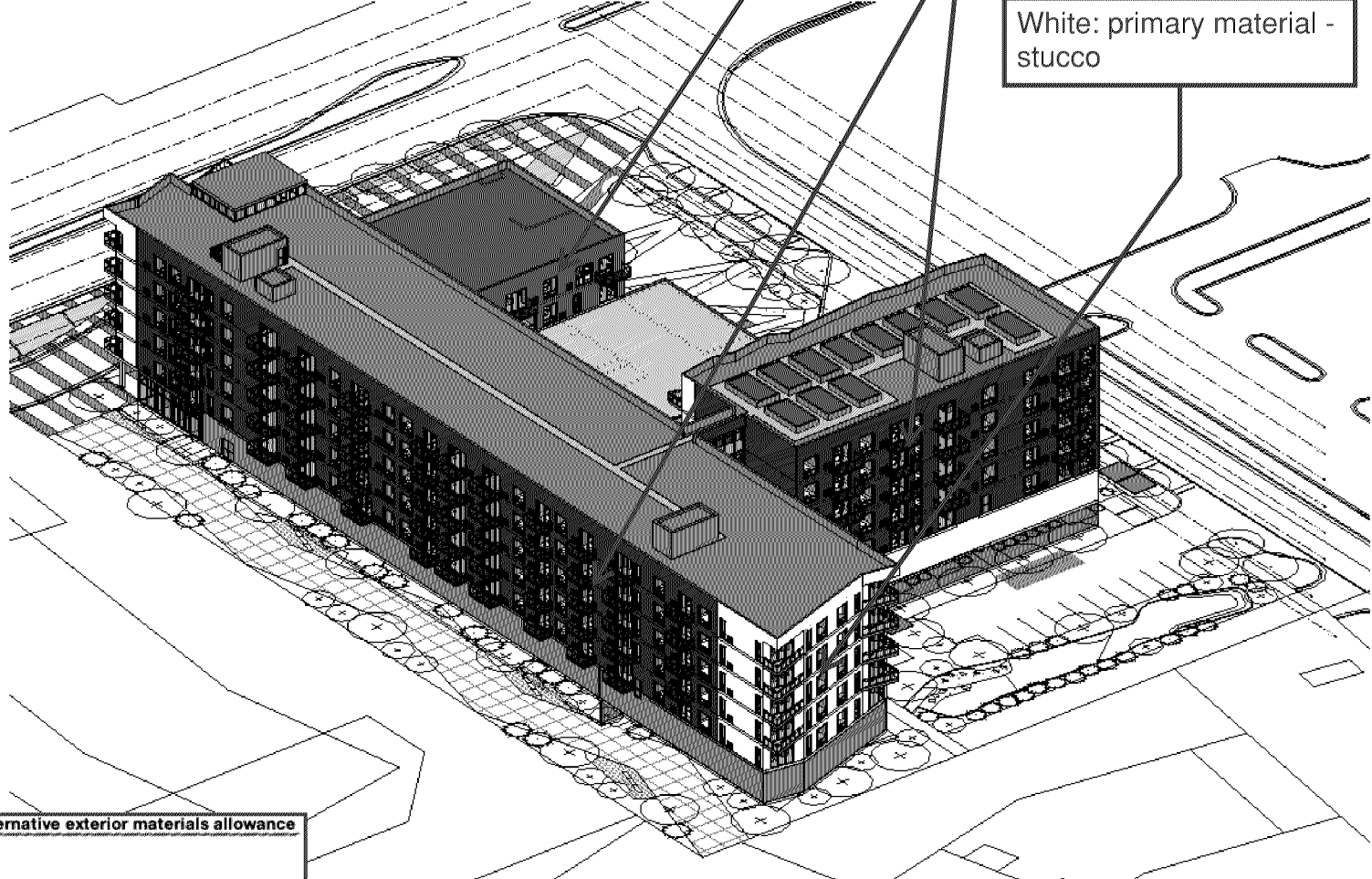
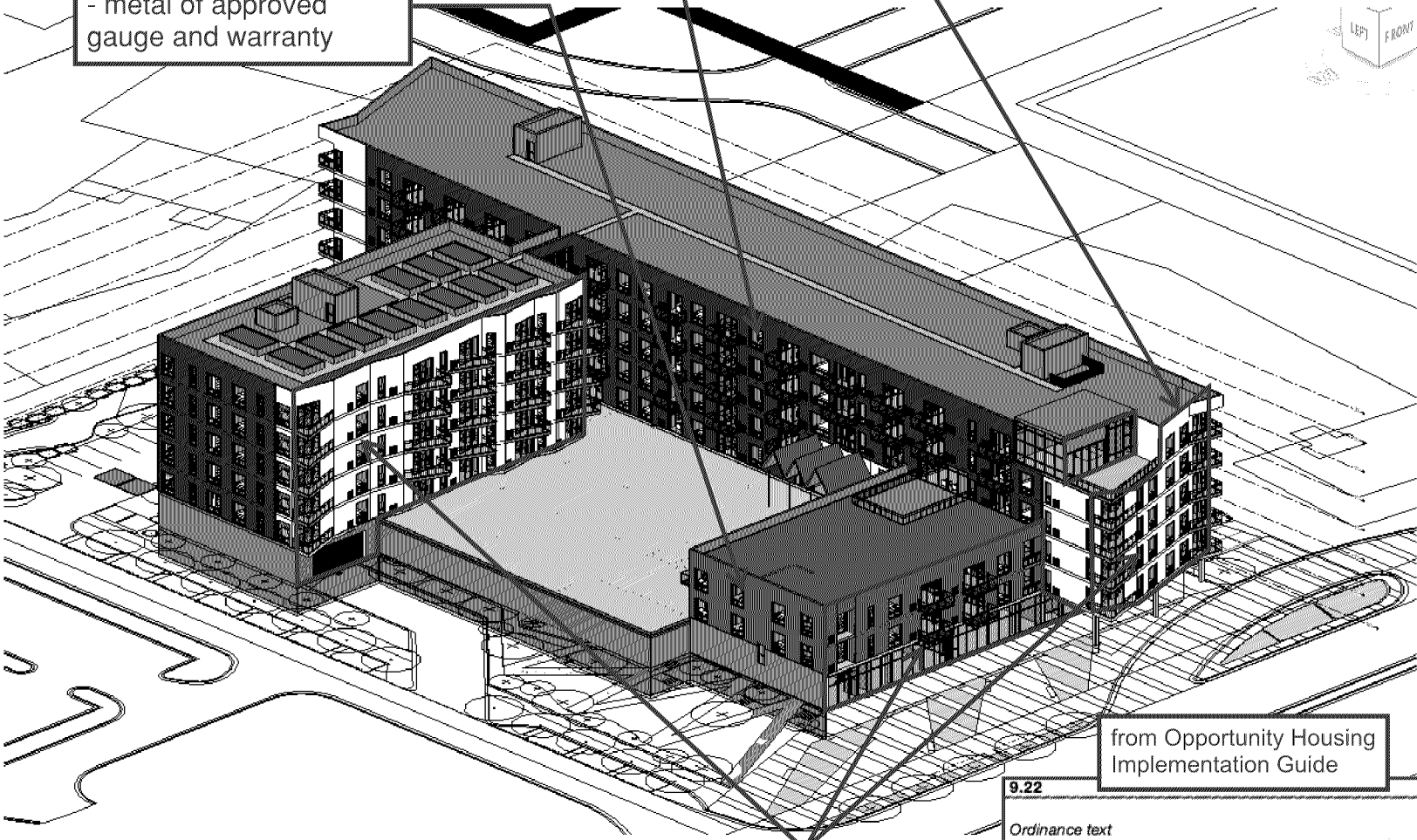
Summary: this document shows a compliant approach to exterior materials based on the Opportunity Housing incentive which allows 75% of non-street facing facades to be alternative exterior materials if 9% of units qualify as very low income affordable housing.

PL202000028 PL2020-28

Brown: primary material - metal of approved gauge and warranty

Gray: alternate material - fiber cement

White: primary material - stucco



from Opportunity Housing Implementation Guide

Primary Faces

from Opportunity Housing Implementation Guide

In an effort to help developers reduce the hard costs of development while not detracting from the neighborhood or required finishes along the street front, this incentive allows developers who are in compliance with the Ordinance to substitute alternative materials on non-street facing parts of the development depending on the levels of affordability provided in the development. Acceptable alternative exterior materials are fiber cement, exterior insulation finishing systems (EIFS) and twenty-year warranty metals.

Bloomington Zoning Review:

Exterior Materials - primary finish	Glass, exterior cement plaster (stucco), natural stone, brick, architectural concrete (see notes), metal (see notes), or an equivalent or better	Architectural concrete: "excluding tilt-up panel construction unless faced with code compliant material"; Metal: "in accordance with adopted policies and procedures set forth in the adopted resolution"	19.63.08 (C) Exterior Materials and finish > (for HX-R)
Exterior Materials - secondary finish	Up to 15% of the following: wood, metal, exterior insulation finish system (EIFS) or equivalent as approved by issuing authority	The section is written "Up to 15% of the exterior wall surface of a building elevation may be secondary materials..."	19.63.08 (C)(3)

9.22

Alternative exterior materials allowance

Ordinance text

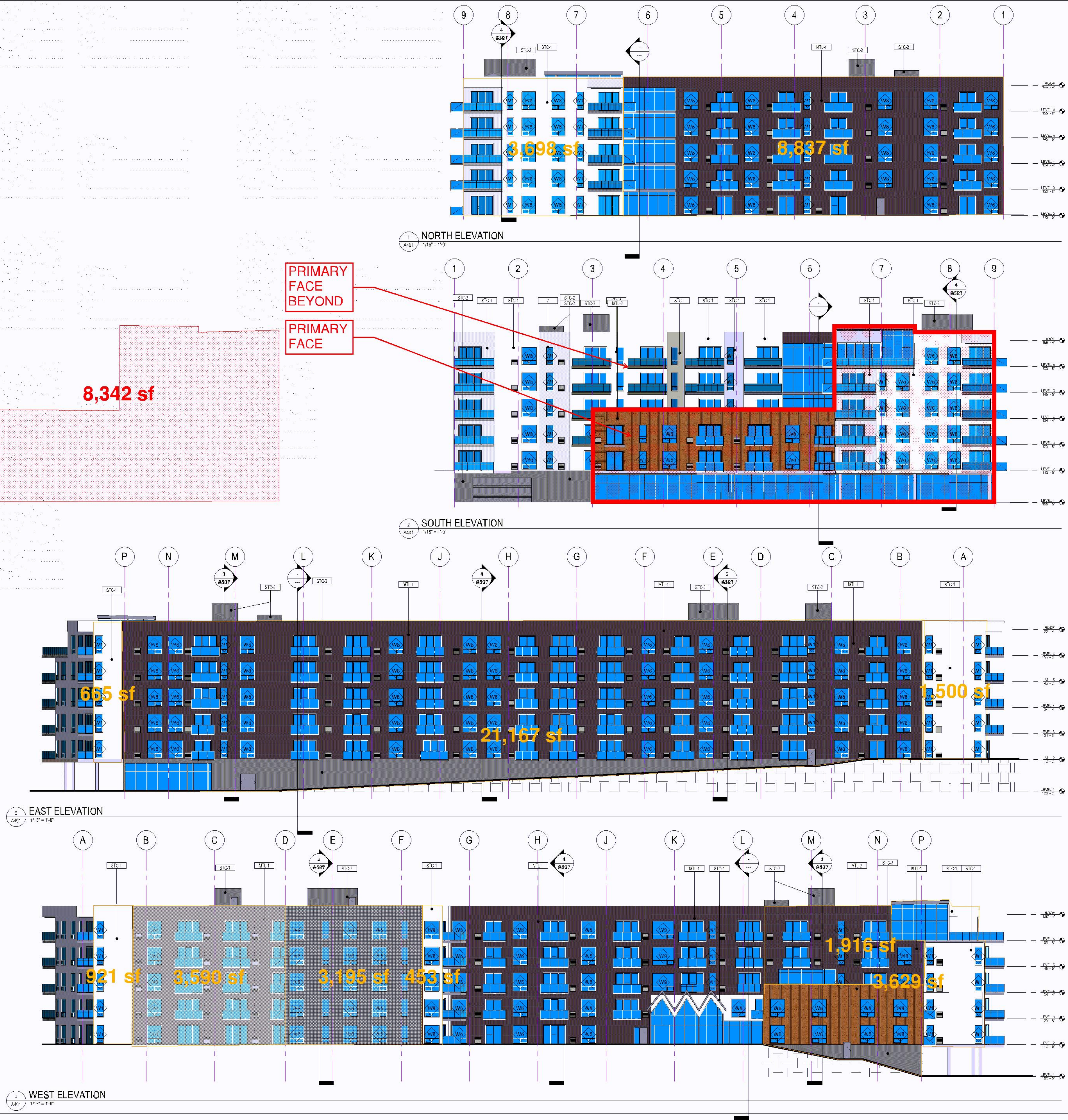
(a) To incentivize the construction of opportunity housing units affordable to households at or below sixty percent (60%) of AMI, a residential development that includes at least nine percent (9%) of its total dwelling units affordable to households at or below sixty percent (60%) of AMI may use the alternative exterior materials of fiber cement, exterior insulation finishing system (EIFS), and twenty (20) year warranty metals on facades not facing public streets where otherwise not allowed by the city code as follows:

(1) A development with nine percent (9%) of its units qualifying as extremely low income affordable housing may cover up to one hundred percent (100%) of qualifying facades with the listed alternative exterior materials;

(2) A development with nine percent (9%) of its units qualifying as very low income affordable housing may cover up to seventy-five percent (75%) of qualifying facades with the listed alternative exterior materials; or

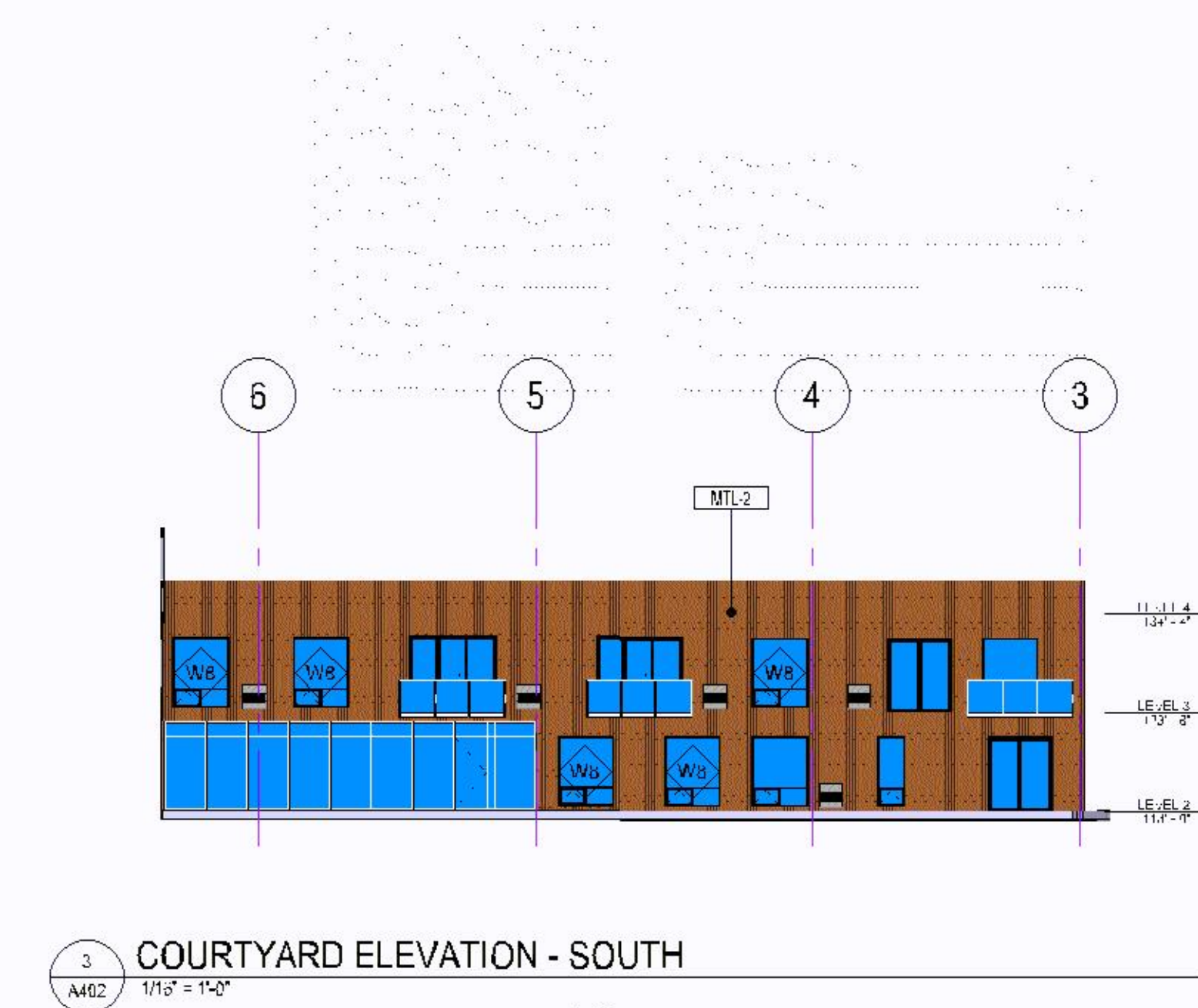
(3) A development with nine percent (9%) of its units qualifying as low income affordable housing may cover up to fifty percent (50%) of qualifying facades with the listed alternative exterior materials.

(b) The alternative exterior material allowances provided in this section are not cumulative. Each qualifying development is eligible for only one alternative construction material allowance of fifty percent (50%), seventy-five percent (75%), or one hundred percent (100%) depending on the level of affordability provided.



PC2021/00028 PC2020-28

PRIMARY
FACADE



Preliminary Primary & Alternate Materials Calculations

Elevations	Street Facing	Primary Material	Alternate Material	Not Street Facing	Primary Material	Alternate Material
North	0	0	0	12535	3698	8837
South	8342	8342	0	0	0	0
East	0	0	0	23302	2135	21167
West	0	0	0	13704	5003	8701
Courtyard North	7707	7707	0	1253	1253	0
Courtyard East	0	0	0	9112	756	8356
Courtyard South	0	0	0	2497	2497	0
	16049	16049	0	62403	15342	47061
		100%	0%		25%	75%
		Should be > 85%	Should be < 15%		Should be > 25%	Should be < 75%

NOTE: These calculations do not factor in glass; glass, a primary material, will increase the primary material percentage and decrease alternate materials

EXTERIOR ELEVATION KEY/NOTES

BKV
GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

Boorman
Kroos
Vogel
Group
Inc.

222 North Second Street
Long & Kees Bldg, Suite 101
Minneapolis, MN 55401
Telephone: 612.339.3752
www.bkvgroup.com
EOE

CONSULTANTS

PROJECT TITLE

3700 AMERICAN
BOULEVARD
EAST

ISSUE # DATE DESCRIPTION

CERTIFICATION

NOT FOR
CONSTRUCTION

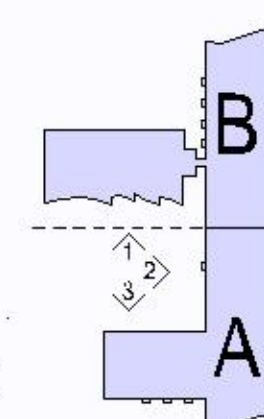
DRAWN BY
CHECKED BY
COMMISSION NUMBER
SHEET TITLE

EXTERIOR
COURTYARD
ELEVATIONS

SHEET NUMBER

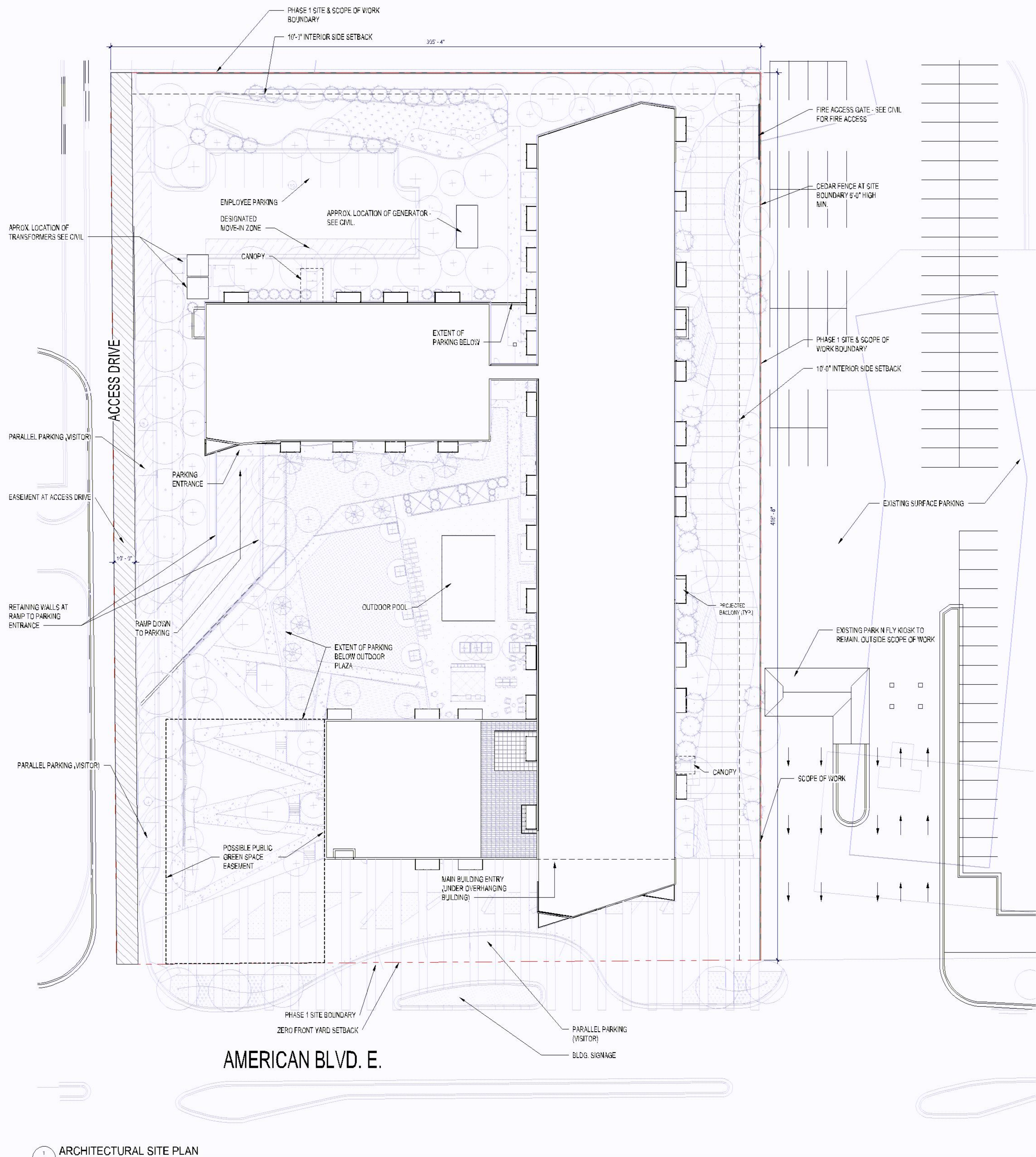
A402

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PL202006028 PL2020-38

1" = 30' PLANE 1/2/3



1 ARCHITECTURAL SITE PLAN
A010 3/8" x 11"

BKV
GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

Boorman

Kroos

Vogel

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CONSULTANTS

kimbleco
RELEVANT. RESULTS. REAL ESTATE.
CELEBRATING 5 YEARS

Kimley»Horn

PROJECT TITLE

3700 AMERICAN
BOULEVARD
EAST

ISSUE #	DATE	DESCRIPTION
1	04/12/2020	PRELIMINARY DEVELOPMENT PLAN

CERTIFICATION

NOT FOR
CONSTRUCTION

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	2337-01

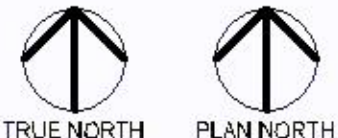
SHEET TITLE

ARCHITECTURAL
SITE PLAN

SHEET NUMBER

A010

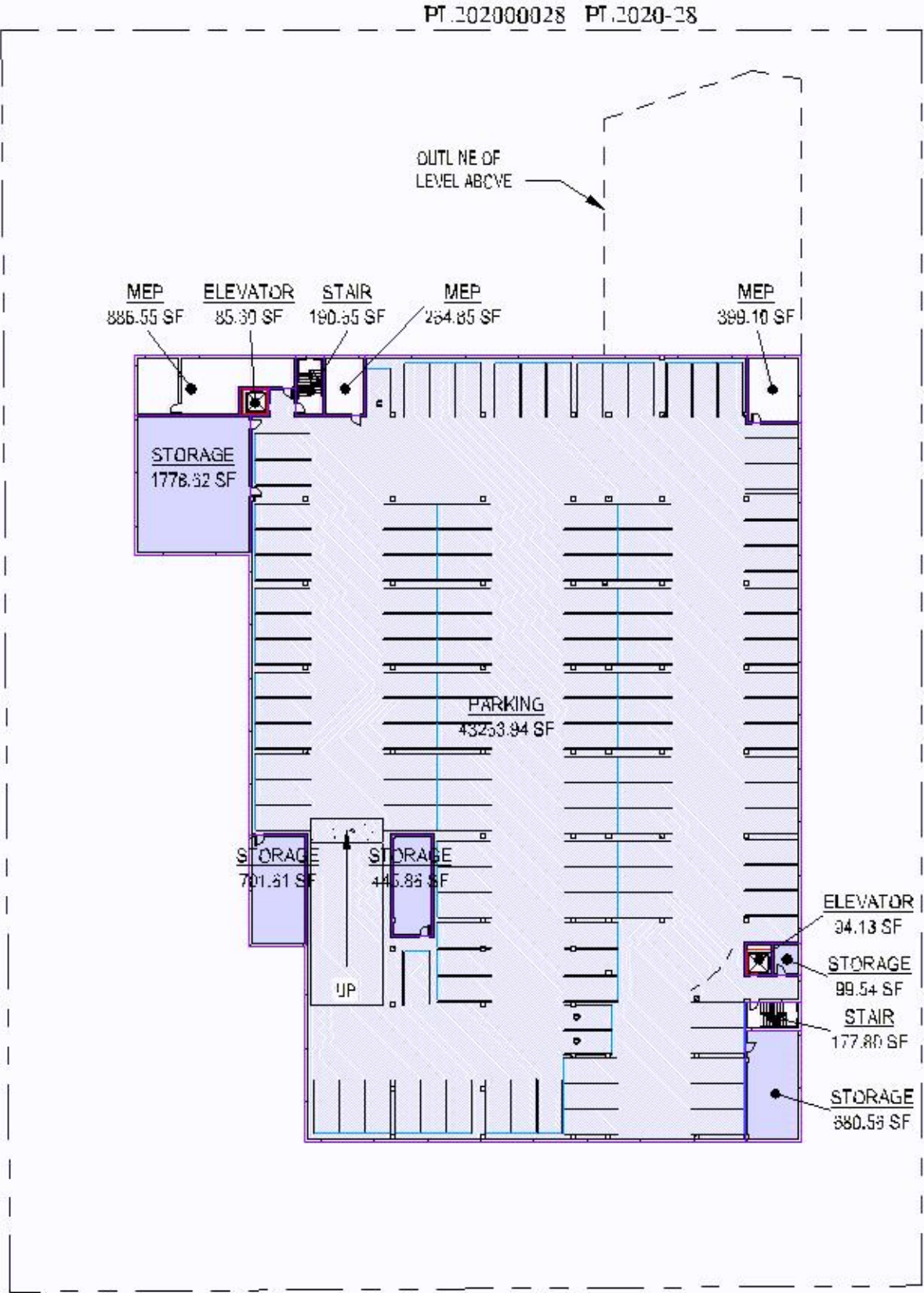
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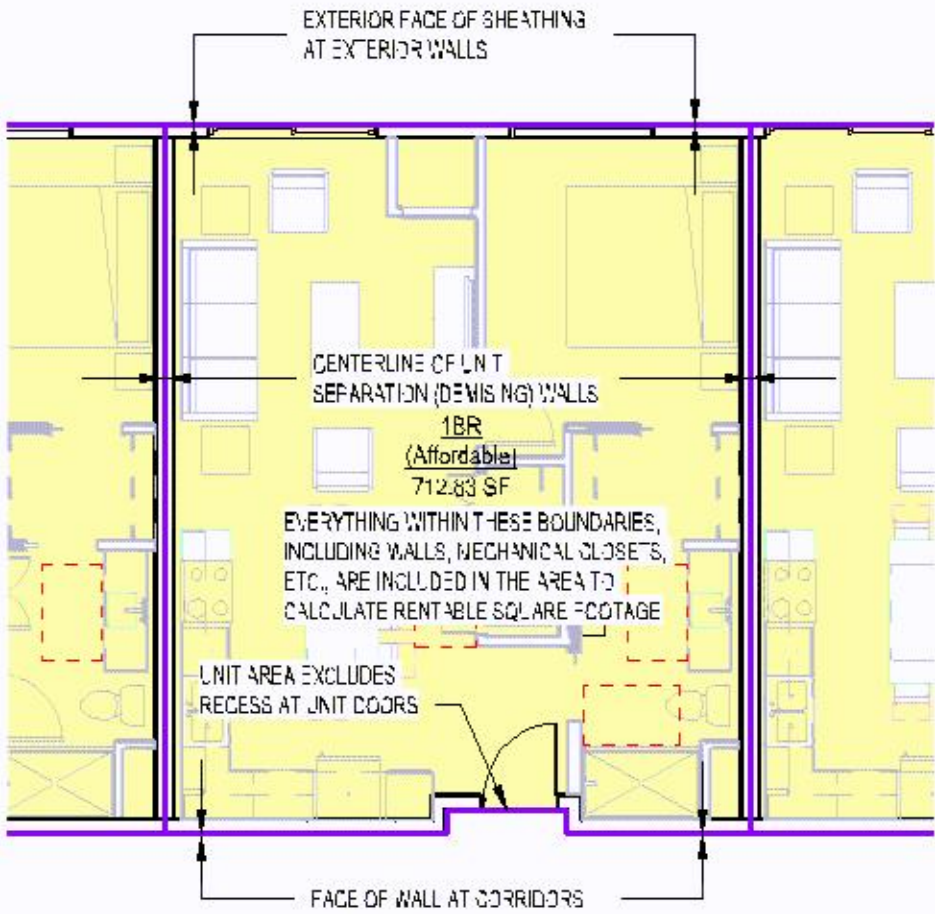
UNIT MATRIX

PL202000028 PL2020-28

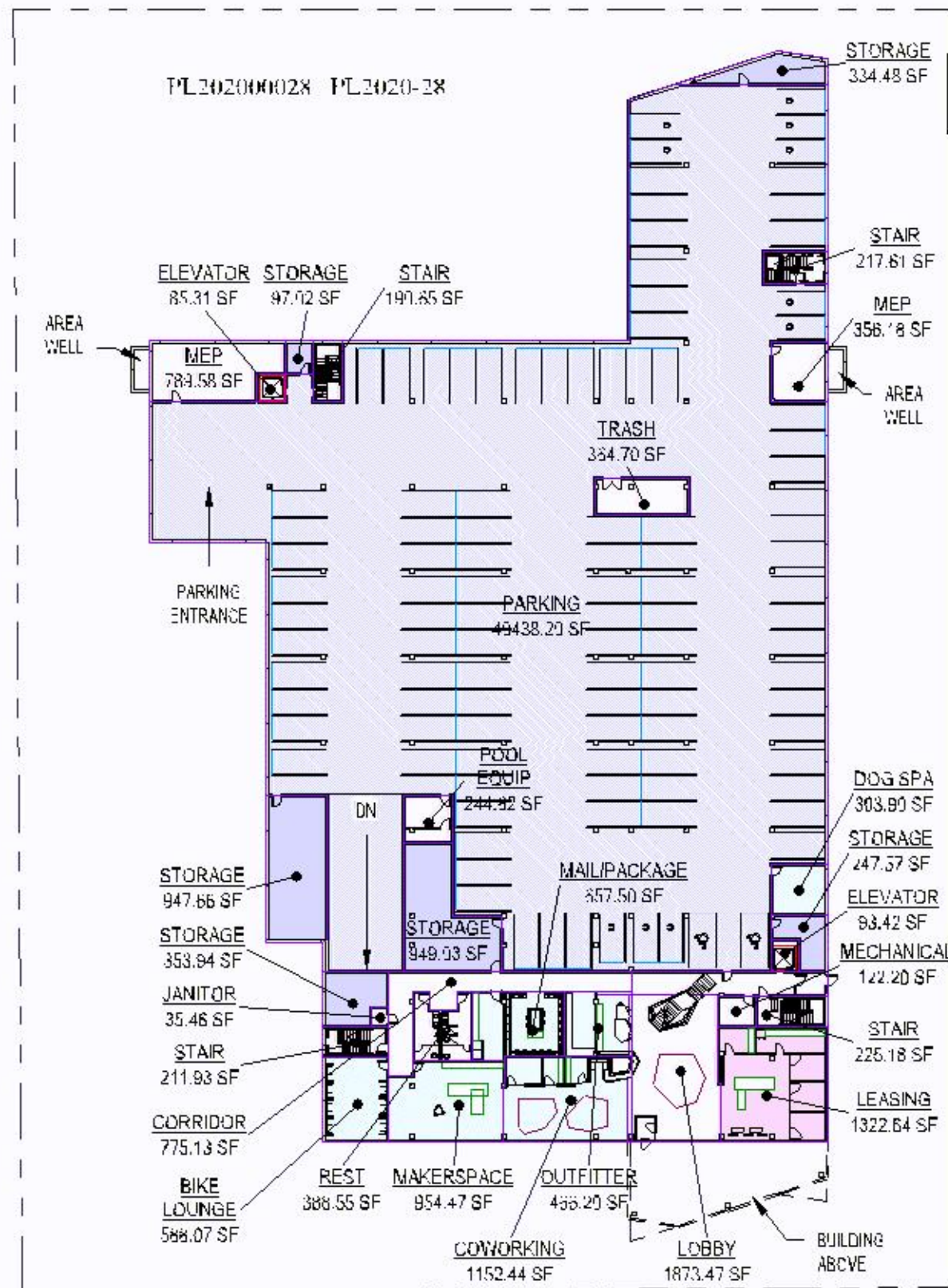
ROSA AMERICAN BOULEVARD															2/6/2020								
Unit Type	Studio		1 Bedroom		1+ Bedroom		2 Bedroom		3 Bedroom		Total	Amenities & Support						Tabulations					
	ST		1BR		1BR+		2BR		3BR			Lobby	Amenity	MEP, Circulation & Services	Storage	Parking Area	Parking Count	Gross Building Area	Net Rentable SF	Efficiency			
Area Target (SF)	550		725		900		1,100		1,325											(NRSF / (GROSS BLDG – PARKING))			
Level -1	0		0		0		0		0		0	-	-	2,099	3,708	43,264	127	49,071	-	0.00%			
Level 0 (Plaza)	0		0		0		0		0		0	3,196	3,464	4,759	2,929	40,438	110	54,786	-	0.00%			
Level 1 (Pool)	10		15		1		8		2		36	-	3,017	7,369	428	-	-	39,359	28,545	72.52%			
Level 2	13		15		3		8		2		41	-	-	6,391	658	-	-	39,359	32,310	82.09%			
Level 3	10		16		1		6		2		35	-	590	4,571	198	-	-	32,965	27,606	83.74%			
Level 4	11		16		1		6		2		36	-	-	4,576	198	-	-	32,965	28,191	85.52%			
Level 5	11		16		1		6		1		35	-	1,152	4,694	198	-	-	32,965	26,921	81.67%			
Unit Totals	55		78		7		34		9		183	3,196	8223	34,459	8,317	83,702	237	281,470	143,573	72.6%			
Parking Ratio	1.3	Per unit	1.3	Per unit	1.3	Per unit	1.3	Per unit	1.3	Per unit								353	Area/space				
Total Req'd.	72	Stalls	101	Stalls	9	Stalls	44	Stalls	12	Stalls	238							1.30	Parking Ratio				
Bed Count	55		78		7		68		27		235							127,410	Site Area	2.92 Acres			
SF by Type	31,615		56,457		6,307		37,792		11,406		143,577							62.6	Density	= Total units / Acreage			
Average (Actual)	575		724		901		1,112		1,267		785							2.33	Lot Coverage	= Site Area / Ground Floor			
Bed Mix	23.40%		33.19%		2.98%		28.94%		11.49%		100.0%							197,768	Area Toward FAR	= Gross Bldg Area – Parking Area			
																		1.55	FAR	= Area Toward FAR / Site Area			
Actual Unit Mix	30.1%		42.6%		3.8%		18.6%		4.9%		100.0%												
Target Unit Mix	15%		45%		10%		25%		5%		100%												



1
100
LEVEL -1
1" = 50'-0"



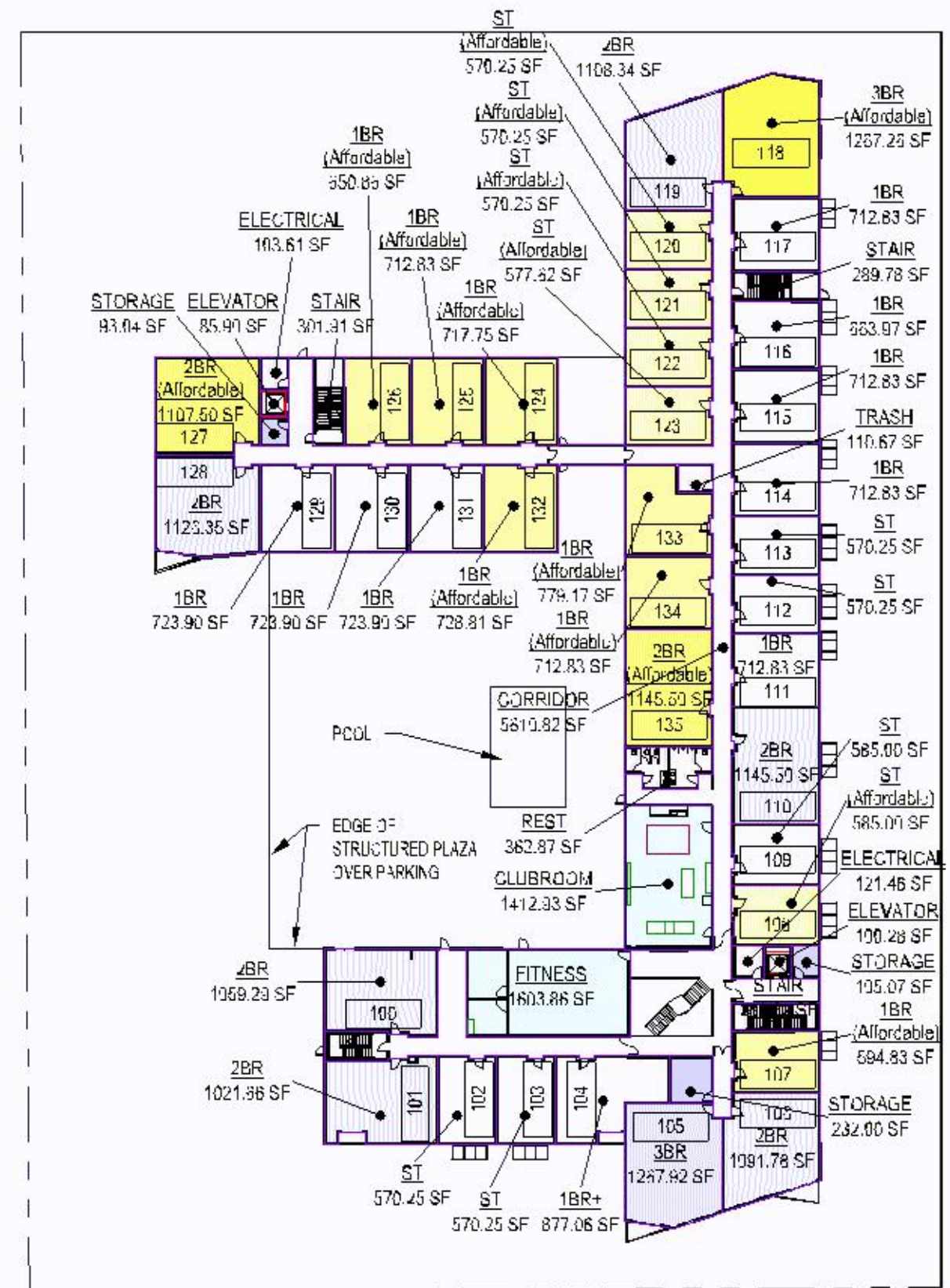
2
100
EXAMPLE OF TYPICAL UNIT AREA CALCULATION
1/8" = 1'-0"



1
101

LEVEL 0 (PLAZA)

1" = 50'-0"



2
101





