DEVELOPER Questionnaire

FOR COMMUNITIES SEEKING EQUITY

# Purpose

Our goal is to make our neighborhood, and our city, a more equitable and inclusive place to live. In order to accomplish this, we must invest in affordable housing, good job opportunities, great public amenities, civic engagement, public health, fair distribution of resources, and community connection.

Our hope is that smart, healthy development of our built environment can combine our public and private assets in a way that furthers this community vision.

This questionnaire—along with its accompanying rubric—is intended to ensure clear, positive communication and transparency as we explore the potential of collaborating with private developers.

We appreciate your interest in working with our community, and your time and care in filling out this questionnaire.

## Developer DETAILS

Name of Developer: Click here to enter text.

Number of years in business: Click here to enter text.

Please list any affiliates, subsidiaries, or parent/partner companies.

Click here to enter text.

Main Business Address: Click here to enter text.

Phone: Click here to enter text.

Email: Click here to enter text.

Type of Developer (Please check one.)

[ ] For profit

[ ] Nonprofit

Please note if this developer qualifies as any of the following, as defined in the Cincinnati Municipal Code. (Please check all that apply.)

[ ] Minority Business Enterprise

[ ] Women Business Enterprise

[ ] Minority Women Business Enterprise

[ ] Emerging Local Business Enterprise

[ ] Small Local Business Enterprise

## PROJECT OVERVIEW

Name of Project: Click here to enter text.

Location of Project: Click here to enter text.

Size (area) of project site in acres: Click here to enter text.

Current owner(s) of proposed project site: Click here to enter text.

Please describe the proposed project site, as it currently exists, including all existing structures and any natural landscape. Please also explain if and how these existing elements would be removed, preserved, altered, replaced, or improved if this project moves forward.

Click here to enter text.

Please note what, if any, changes have been made to the site since purchased by the developer or any entity working in partnership with the developer.

Click here to enter text.

Type of Development (Please check all that apply.)

[ ] New Build

[ ] Renovation

[ ] Land/Parcel Development

Please complete the following table indicating all types of real estate to be developed within this project with the size/scale of each.

|  |  |  |  |
| --- | --- | --- | --- |
| **Type of Real Estate** | **Number of Units** | **Total Square Ft** | **Commercial Rent****Per Sq. Ft. Per Month** |
| Residential-- Rental |   |   |  |
| Residential-- Homeownership |  |  |  |
| Commercial |   |   |   |
| Industrial |   |   |   |
| Other |   |   |   |

Number of parking spaces: Click here to enter text.

Percentage of common area inside building: Click here to enter text.

If rental residential units are included in the project, please complete this page. There is a table for each of 3 affordability levels (based on Area Median Income, or AMI) scored in the Rubric. The “Total Monthly Cost Target” rows provide a breakdown of each affordability level by type of unit. These targets include both rent and utility costs. Match your planned units, by total monthly cost, to the targets, and provide the actual figures and numbers in the corresponding column. In the spaces provided, please list the project’s total units at each level.

|  |  |
| --- | --- |
| **Affordable above 60% AMI** |  |
| **Total Monthly Cost Target** | **$909+** | **$1,027+** | **$1,167+** | **$1,348+** | **$1,504+** |  |
| **Unit Type** | **Studio** | **1BR** | **2BR** | **3BR** | **4BR+** |  |
| **Square Ft. Per Unit** |   |   |   |   |   |  |
| **Monthly Rent Per Unit** |   |   |   |   |   |  |
| **Estimated Monthly Utility Cost Per Unit** |   |   |   |   |   |  |
| **Total Monthly Cost** |   |   |   |   |   | Total at this level |
| **Number of Units** |   |   |   |   |   |   |

|  |  |
| --- | --- |
| **Affordable at 31 – 60% AMI** |  |
| **Total Monthly Cost Target** | **$455 - $908** | **$514 – $1,026** | **$584 - $1,166** | **$675 - $1,347** | **$753 - $1,503** |  |
| **Unit Type** | **Studio** | **1BR** | **2BR** | **3BR** | **4BR+** |  |
| **Square Ft. Per Unit** |   |   |   |   |   |  |
| **Monthly Rent Per Unit** |   |   |   |   |   |  |
| **Estimated Monthly Utility Cost Per Unit** |   |   |   |   |   |  |
| **Total Monthly Cost** |   |   |   |   |   | Total at this level |
| **Number of Units** |   |   |   |   |   |   |

|  |  |
| --- | --- |
| **Affordable at 30% AMI or below** |  |
| **Total Monthly Cost Target** | **$454 or less** | **$513 or less** | **$583 or less** | **$674 or less** | **$752 or less** |  |
| **Unit Type** | **Studio** | **1BR** | **2BR** | **3BR** | **4BR+** |  |
| **Square Ft. Per Unit** |   |   |   |   |   |  |
| **Monthly Rent Per Unit** |   |   |   |   |   |  |
| **Estimated Monthly Utility Cost Per Unit** |   |   |   |   |   |  |
| **Total Monthly Cost** |   |   |   |   |   | Total at this level |
| **Number of Units** |   |   |   |   |   |   |

If residential units for homeownership are included in the project, please complete the following table.

|  |
| --- |
| **Homeownership** |
| **Unit Type** | **Studio** | **1BR** | **2BR** | **3BR** | **4BR+** |
| **Square Ft. Per Unit** |   |   |   |   |   |
| **Estimated Sale Price Per Unit** |   |   |   |   |   |
| **Number of Units** |   |   |   |   |   |

## SUBSIDIES

Please indicate all forms of public subsidy that may be utilized for this project, their current statuses within the project, and the estimated monetary value that each would bring to the project.

|  |  |  |
| --- | --- | --- |
|  | **Please check one** |  |
| **Category** | **Name of Subsidy** | **Desired but not yet in process** | **In-process** | **Granted and finalized** | **Not being considered for this project** | **Estimated Value** |
| **Public Funding or Grant** |   |[ ] [ ] [ ] [ ]    |
|  |   |[ ] [ ] [ ] [ ]    |
|  |   |[ ] [ ] [ ] [ ]    |
|  |   |[ ] [ ] [ ] [ ]    |
|  |   |[ ] [ ] [ ] [ ]    |
| **Zoning Change** |   |[ ] [ ] [ ] [ ]    |
| **Infrastructure Assistance** |   |[ ] [ ] [ ] [ ]    |
| **Land Dedication or Write-Down** |   |[ ] [ ] [ ] [ ]    |
| **Tax Abatement** |   |[ ] [ ] [ ] [ ]    |
| **Tax Credit** |   |[ ] [ ] [ ] [ ]    |
|  |   |[ ] [ ] [ ] [ ]    |
|  |   |[ ] [ ] [ ] [ ]    |
| **Tax-Exempt Debt** |   |[ ] [ ] [ ] [ ]    |
| **Tax Increment Financing (TIF)** |   |[ ] [ ] [ ] [ ]    |

We invite you to use Grounded Solutions Network’s Inclusionary Housing Calculator to share information that might inform our understanding of the project’s feasibility, and the case for subsidy: <https://inclusionaryhousing.org/calculator/>

## community Benefits

This section will help familiarize us with the vision for your development project and understand the ways it could impact our community. It is designed to accompany the enclosed Equitable Development Rubric document. With the understanding that community benefits are offered in exchange for public subsidy, we ask that you assess your commitments based on the term length that matches that of the public subsidy you expect to receive. (A 15-year tax abatement should warrant a 15-year community commitment, a permanent zoning change should warrant a permanent community commitment, etc.)

In what ways do you expect this project to impact the quality of life of our neighborhood residents and community members?

Click here to enter text.

Hamilton County and the City of Cincinnati are at a dramatic deficit of affordable housing needed for low-income households. Please use the enclosed Rubric to indicate the score that reflects your commitment to address this need within this proposed project. Please use this space to provide any notes that may help us understand your score in the Housing Affordability category.

Click here to enter text.

The Jobs and Labor category of the Rubric is designed to evaluate the employment opportunities associated with this project. The scoring is layered and involves multiple standards, outlined below. Links are provided for more information. Please check each standard that will be met by this project.

|  |  |  |  |
| --- | --- | --- | --- |
| **Standard** | **Basic Description** | **Requirement** | **Will meet standard** |
| [Cincinnati Wage Theft Ordinance](https://www.cincinnati-oh.gov/inclusion/assets/File/Wage%20Enforcement%20Regs.pdf) | Contractors must not have outstanding cases of wage theft, which is when an employer illegally underpays workers for their labor | Required for 1 – 4 point levels |[ ]
| [Ohio Prevailing Wage Contractor Responsibilities](https://www.com.ohio.gov/documents/dico_prevailingwagecontractorrequire.pdf) | Contractors must meet established industry standards for fair pay and benefits within the trades | Required for 1 – 4 point levels |[ ]
| [Cincinnati Responsible Bidder criteria and requirements](https://library.municode.com/oh/cincinnati/codes/code_of_ordinances?nodeId=TITIIIFIPEPRREPRPR_CH320COGUCOCOISWAWODESE) | Contractors must actively offer or contribute to state-approved apprenticeship program | Required for 2 point level |[ ]
| [Federal Section 3 Business Concerns criteria](https://www.hud.gov/sites/dfiles/documents/19580_SECTION3.PDF) | Employers must prioritize the hiring of local, low-income residents | Required for 3 and 4 point levels |[ ]
| [City of Cincinnati local Living Wage rates](https://www.cincinnati-oh.gov/inclusion/assets/File/FAQs%20re%20Amendments%20effective%207_1_2016%20with%204_30.pdf) | Employers must meet established City standards for local Living Wage rates | Required for 3 and 4 point levels | Majority of Employees[ ]  | All Employees[ ]  |

Is this project expected to create long-term jobs beyond the construction phase? If so, how many new jobs are expected? In what fields/professions will these jobs be?

Click here to enter text.

Please use the Rubric to score your commitment(s) in the Jobs and Labor category, and use this space to provide any notes that may help us understand your score.

Click here to enter text.

\*\*Scoring in the Community Input and Community Footprint categories requires an assessment of the developer’s response to needs and desires stated by the community. It is the responsibility of the community council to make a final determination of scores in these categories. Please do your best to estimate initial scores in these areas—guided by the sections below—based on what you already know and the commitments you can make.

The Community Input category is intended to generate the kind of meaningful engagement with residents that is necessary for responsible community development to take place.

Since this engagement should directly impact plans, and because it requires no construction or heavy funding, it is expected that the score in this category is earned *before* any official community council approval or endorsement is given. (Note: this does not prohibit the ongoing gathering of further community input as the project progresses, but rather sets a base-level expectation up front.) Please estimate your score, and offer relevant notes here.

Click here to enter text.

Scoring in the Community Footprint category depends on a combination of project plans, the development site, and community thoughts and feelings about the site.

If you have not yet completed engagement steps that earn a score in the Community Input category, do your best to identify any on-site assets that may be valuable to the community, and estimate a score in this section based on your commitment(s) to these assets. Explain the reason for your estimated score here.

Click here to enter text.

Points in the Extra Credit categories are available to projects that score a minimum of 50% across the main categories of the Rubric. Please indicate your commitment(s) across the Extra Point categories, and offer any relevant notes here.

Click here to enter text.

Are you willing to sign a Memorandum of Understanding stating that the council’s approval/endorsement of the project, and any public subsidies sought to realize it, are given on the basis of these commitments by the developer?

Click here to enter text.

What kind of support or assistance, apart from financial subsidy, does your business need from the community in order to maximize this project’s positive impact?

Click here to enter text.

What else would you like to share with us?

Click here to enter text.