



Village of Yellow Springs, Ohio

Request for Proposal

Development Opportunity:
East Enon Road Affordable Housing

November 2024

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Request for Proposal

East Enon Road Affordable Housing Opportunity

3.6 Acres of Land Available for Development

Located at:
420 E. Enon Road
Yellow Springs,
Ohio 45387

Schedule

- **RFP Release:** November 22, 2024
- **RFP Submission Due:** December 13, 2024 by 4pm
- **Final Selection:** December 16, 2024



East Enon Road Affordable Housing Opportunity

The Village of Yellow Springs, in partnership with the Village Council, are releasing a Request for Proposal (RFP) seeking professional real estate development teams to develop at the East Enon Road site to provide affordable housing for a targeted population in Yellow Springs, Ohio. Teams are invited to submit their qualifications, alongside brief site-specific housing concepts for consideration by an evaluation team comprised of representatives of staff, community members, and Council. Upon selection, development teams will be invited to commence due diligence for the site. The RFP selection process will be facilitated by the Village of Yellow Springs. The Village is permitted to accept or reject any or all submissions, or to discontinue the RFP process at any time.

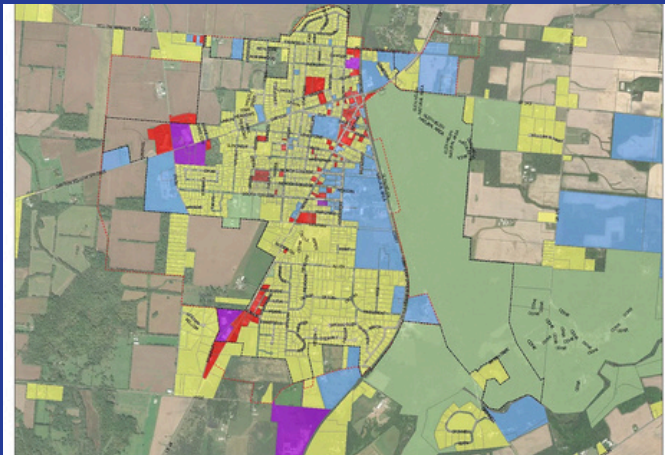
The East Enon Affordable Housing Opportunity creates an important opportunity to add housing for a segment of the population that is under-represented in Yellow Springs. The Village of Yellow Springs elected officials, as well as its citizens, have repeatedly expressed their desire to add significantly to the quantity and quality of affordable housing. This need is evident through studies at the local, state, and national levels.

The selected project team will be responsible for leading the development process, including creating an overall development plan, securing project financing, managing all permitting submittals and approvals, assuming all costs, administering construction on site leading to a certificate of occupancy. The project team must be committed to collaborating with the Village and local partners and meeting project benchmarks.

Community Values

- 1.** Deepen decision-making processes with active citizen participation and effective representative governance.
- 2.** Be a model employer actively practicing diversity hiring and a provider of services within a responsible and sustainable fiscal framework.
- 3.** Be a welcoming community of opportunity for all persons regardless of race, age, sexual orientation, gender identity, ethnicity, economic status, mental/physical ability or religious affiliation.
- 4.** Pursue a strong economy that provides diverse employment, creates a stable tax base and supports the values of the community, particularly affordability.
- 5.** Seek, in all decisions and actions, to reduce the community's carbon footprint, encourage sound ecological practices and provide careful, creative & Cooperative stewardship of land resources.
- 6.** Intentionally promote anti-racism, inclusion, equity and accessibility through all policies, procedures and processes.

Housing Needs



Comprehensive Plan

The 2020 Village Comprehensive Land Use Plan recognizes the Village's past and future commitment to sustainability. Sustainability in the plan refers to the ability to support the needs of the present, without compromising future generations in the areas of economic, environmental, and human sustainability. The following housing policy was adopted:

- Yellow Springs will promote retention, rehabilitation and development of diverse types of rental and home-ownership housing to meet current and future needs. With a focus on low-income, workforce and senior households, the result is a mixed-income, environmentally sustainable neighborhood.

Bowen Housing Study

A housing Needs Assessment was conducted in 2018 by Bowen Inc. The study determined that Yellow Springs could support the following housing:

- Subsidized Rental Housing: 100 Units
- Low-Income Rental Housing: 80 units
- Affordable Workforce Rental Housing: 70 units
- Market-rate Rental Housing: 60 units
- Entry-Level For-sale Housing: 40 units
- Moderate-Income For-sale Housing: 30 units
- High-Income For-sale Housing: 120 units



Image courtesy of Yellow Springs News



Development Requirements

The selected project team will be responsible for all aspects of the project development, adhering to all Village approval processes.

Option Agreement

The development site will be offered to a developer through an option agreement with the Village, with full transfer of title upon completion of terms.

Affordable Housing

A non-negotiable use of the site will be affordable housing with award of LIHTC.

Land Value

Through this competitive process and in compliance with Ohio Revised Code, the value of land has been assessed and will be provided at a negotiated rate at or near fair market value.

The proposer may choose the type of housing to construct (tiny homes, triplex, fourplex, multi-family) with the overall intent to provide as many units as financially feasible and within the guidelines of the R-C zone. If proposing to construct housing not currently allowed in the R-C zoning district, the proposer must include detailed requirements, processes, costs, and plans to successfully navigate the applicable zoning process to achieve the desired type. Receiving an award of LIHTC is a non-negotiable term.



Development Preferences

Community Housing Development Corporation (CHDO)

Preference will be given to CHDOs. A CHDO is a specific type of private non-profit entity that meet certain requirements.

Amenity Space

Design of an amenity space that provides opportunities for the public to gather.

Family Housing

Seventy-five percent (75%) of units to have 2 or more bedrooms

Proposals that address Development Preferences will be ranked higher in the evaluation process. Teams that design, construct and maintain an amenity space that provide opportunities for the public to gather will be provided preference. Family housing with up to 100% of the units containing 2+ bedrooms will be provided a higher score in the selection process.

Site Overview

Location

The property is 3.612 acres on the southwest corner of E. Enon Road and Dayton St. The property has 496 feet of frontage along E. Enon Rd. and 325 feet of street frontage along Dayton St.

Zoning

The site is currently zoned R-C. Per the zoning code, multi-family is permitted outright up to a density of 14du/acre. Approval of a site plan application is required prior to submittal of building permits. Stormwater is required to be mitigated onsite so as not to negatively impact properties in the area. The Village of Yellow Springs administers Building Permit applications in coordination with National Inspection Corporation (NIC).

Links to important Code Sections:

- **Zoning Information:**
https://codelibrary.amlegal.com/codes/yellowsprings/latest/yellowsprings_oh/0-0-0-16489#JD_Chapter1248
- **Site Plan:** https://codelibrary.amlegal.com/codes/yellowsprings/latest/yellowsprings_oh/0-0-0-17620#JD_Chapter1268
- **Stormwater Regulations:**
https://codelibrary.amlegal.com/codes/yellowsprings/latest/yellowsprings_oh/0-0-0-11310#JD_1226.06

Utilities

Electric, water and sewer service are regulated by the Village. Information on existing services will be provided to the development team. Specifics on new connections will be determined once a site plan is complete. Stormwater management is regulated by the Village and in general, projects that minimize impervious surface areas are preferred.

9 % Low-Income Housing Tax Credit (LIHTC)

The Ohio Housing Finance Agency (OHFA) administers a 9% LIHTC program to support communities in creating and preserving affordable housing throughout Ohio. The OHFA assists applicants in identifying competitiveness of sites intending to apply. This development site is located in the Opportunity Index Category “Very High” and yields a score of 93.

Land Value

The Village of Yellow Springs intends to make the land available through a negotiated option agreement with the selected Development Team, and a recent appraisal report established the following value conclusions for the property, as of November 4, 2024: Fair Market Value \$339,000.

Submission & Evaluation Process

Village of Yellow Springs Releases RFP	Nov 22, 2024
Draft Development Agreement Available	Dec 3, 2024
Questions Due by 4pm	Dec 5, 2024
Submissions Due at 4pm	Dec 13, 2024
Evaluation Period	Dec 13 - 16, 2024
Final Selection	Dec 16, 2024

Questions

Questions may be emailed to permits@yellowsprings.gov until December 5, 2024 at 4pm. All Questions and Answers will be compiled and provided to all interested parties on December 6, 2024.

Submission Process

Development teams are invited to submit Proposals for the East Enon Affordable Housing Opportunity. Proposals shall be sent electronically and formatted in PDF format. Submissions may not exceed 25 pages in length.

Submissions must be emailed to permits@yellowsprings.gov no later than December 13, 2024 at 4PM EST. Only emailed, PDF submissions will be accepted. When emailing submissions, use “East Enon Affordable Housing RFP” followed by the Development Team name.

Evaluation Process

An Evaluation Team comprised of representatives of the Village of Yellow Springs and Yellow Springs Village Council will review all submissions and rank them based on the evaluation criteria described below.

Submission Material & Evaluation Criteria

Points	Category	Content
	Meets Project Criteria	<ul style="list-style-type: none"> Is this an affordable housing project pursuing LIHTC funds <i>Only projects for 100% affordable housing pursuing LIHTC funds will be considered</i>
	Contact Information	<ul style="list-style-type: none"> Project team contact information 3 References with contact information
5	Cover Letter	<ul style="list-style-type: none"> Statement of Interest (5 pts)
15	Project Team Information	<ul style="list-style-type: none"> Provide an overview of each firm represented on the project team and their proposed role (5 pts) Provide key team members resumes and outline their responsibilities related to the project (5 pts) Include team's approach to diversity, equity, inclusion and belonging (5 pts)
20	Project Vision	<ul style="list-style-type: none"> Describe team's vision for the site (5 pts) Include proposed income thresholds, unit mixes, and rent amounts (10 pts) Describe how the project will align with Village 2020 Comprehensive Plan (5 pts)
45	Completed Projects of Similar Scope & Complexity	<p>Outline 3 completed projects (highlight work within 100 miles of the site) of similar scope and complexity, including the following details for each project:</p> <ul style="list-style-type: none"> Describe the team's specific role on the project; include images of completed project (3 pts per completed project) Highlight innovative practices in construction, sustainability, social impact, financing, etc. (6 pts per completed project) Provide the capital stack including evidence of specific sources of funding the team secured (6 pts per completed project)

Points	Category	Content
30	Project Design & Soundness	<ul style="list-style-type: none"> Describe a conceptual plan of the site and describe the basic housing design and amenity package (15 pts) Describe how adverse impacts to existing neighborhood residents will be minimized, including noise, dust, construction traffic, etc. (15 pts)
30	Benefit to Neighborhood & Engagement Strategy	<ul style="list-style-type: none"> Outline how the community would benefit from this project in any or all of the following areas: housing, health (personal and public), education, employment (short-term & long-term project employment), economic impact, community safety, and arts/culture (15 pts) Provide an engagement strategy with a timeline including clear benchmarks and deliverables outlining how the team plans to engage residents and stakeholders in meaningful, collaborative engagement that informs the design and details of the project (15 pts)
20	Financial Capacity	<ul style="list-style-type: none"> Identify the project's potential source of funding (10 pts) Provide evidence of team's creditworthiness and the amount of equity the team intends to bring to the project (10 pts)
10	Project Schedule	<ul style="list-style-type: none"> Present a project schedule including but not limited to design development, engagement, funding applications (including but not limited to LIHTC), permitting, and construction phasing (5 pts) Outline clear benchmarks and deliverables for the first three months following project team selection (5 pts)

Post Selection Process

The selected Project Team will have the opportunity to enter into a Development Agreement and an option agreement in an expedited manner to provide enough time to submit to OHFA for LIHTC application.

Generally, it is anticipated that project teams will perform due diligence, at their own cost, and begin this after execution of the option agreement.

Project Team(s) will be fully responsible for completing the Final Design, Financing, Construction Plans, Permitting, and Construction for the project.



Contact Information

The East Enon Road Affordable Housing RFP is being facilitated by the Village of Yellow Springs Planning & Zoning department. Other departments are also engaged.



Questions and inquiries related to the opportunity should be directed to:

 permits@yellowsprings.gov

 937-767-1702

 www.yellowsprings.gov