

#	Proposer	Summary	Affordable Housing	Notes
1	CRC	<p>Total: 4-7 story MF bldg</p> <p>Library: 20K sf library on part of 1st floor. CRC intends to provide a turnkey library. Library would be provided at little to no cost to the County.</p> <p>Housing: Workforce housing (County and school district employees, public safety personnel, teachers. Studios, 1 and 2 BR units. Separate library and residential entrances. Dedicated library parking. Probably surface and structured parking, CRC would like to discuss the option of shared parking with library for residents when library is closed. Area for rideshare drop off/pick up. They would like to limit residential parking if possible given proximity of purple line. No common spaces for MF since they will have the library.</p>	<p>Originally proposed either all market rate or market rate and workforce units in mixed-income community. But have included LIHTC as possible financing source, which is low income. In response to County staff questions, they now are focusing on workforce, not mixed-income, especially given the decline for LIHTC equity.</p>	<p>CRC's P3 portfolio totals more than 30,000 units across 21 campuses.</p> <p>CRC will work with County to create a structure that provides the most benefit to the project and the County.</p>
2	EYA	<p>Total: Mixed-use MF, mid-rise bldg, 2-level structured garage with 60 library spaces and 250+ residential spaces.</p> <p>Library: 20K sf, turnkey library at base, provided at little or no additional cost to County. Estimated cost of library to be \$10MM-\$12MM.</p> <p>Housing: Up to 250 residential units above first floor library, for a total of up to 260,000 SF of development. Option 1: 15% MPDUs. Option 2: 30% MPDUs w/3 BRs.</p>	<p>15% or 30% MPDU rentals. County contribution would be \$1.5MM for 15% MPDUs and \$3MM for 30% MPDUs, assuming library and parking is \$10MM. But EYA believes that efforts could be made to significantly reduce or eliminate County contribution for turnkey library. (If cost is \$12MM for library, contribution would be \$3.5MM or \$5MM.)</p>	<p>They have a P3 within .25 mile, The Lindley & Brownstones at Chevy Chase Lake. Nearly 30 years of P3 experience. Site is not in the Chevy Chase Sector Plan. EYA has an interest in the success of this neighborhood. They are happy to modify plans based on County's interests.</p>

3	Jair Lynch	<p>Total: 95K sf, four-story residential apartment building on north and east property line. Single below-grade garage with 155 spaces, 27 at grade spaces. 60 of the total spaces are dedicated to library use.</p> <p>Library: 20K sf, 1-story library on west property line. Library courtyard. County would own library.</p> <p>Housing: 100 units, studio, 1 and 2 BR. Class A amenities - community room, fitness room, private courtyard. LIHTC financing for workforce units.</p>	LIHTC units - don't specify affordability levels or needed County subsidy. Incomes may be 60% AMI and below.	3 large scale library projects in 15 yrs including DC's MLK redevelopment, market rate & LIHTC projects. Diverse staff. Grimm + Parker designed the Wheaton Library & Community Rec Center, Rockville Library, and is currently designing the Howard County housing/library project for downtown Columbia.
4	Matrix Construction Co.	<p>Total: 4-story building. Parking for 60 cars and driveway.</p> <p>Library: 20K sf library, floors 1 and 2.</p> <p>Housing: Floors 3 and 4 residential above library, two levels of below-ground parking (approx 20K sf).</p>		
5	MILLER Development	<p>Total: 5-story building up to 65 feet. Residential portion is about 108K sf, library is 20K sf, total of 128K sf.</p> <p>Library: Grade level, 20K sf library</p> <p>Housing: Floors 2-5 are 108 units including 17 MPDUs with studios, 1 and 2 BR. One level of below grade parking with 60 dedicated library spaces. Keep existing surface parking (105 spaces). Separate residential entrance and amenities.</p>	17 MPDUs	

6	NovaVentures	<p>Total: 4-6 story bldg, underground and surface parking with 60 dedicated spaces for library. Depending on residential uses and final design, estimated 120K to 160K sf of development in addition to library, for a total of 140K to 180K sf.</p> <p>Library: 20K sf ground floor space for library.</p> <p>Housing: Options include MF rental, for sale condo, senior independent living and senior assisted living. Would evaluate multiple mixed-use options so community input and neighborhood concerns could be considered.</p>		<p>RRMM Architects did the new downtown Silver Spring Library and the Olney Branch Library. Developer would like to try to replace library at no cost to County.</p>
7	NVR, Inc.	<p>Library: 20K sf L-shaped library, 1-story; w/one level, 60 space underground garage. Developer to build foundation and shell only.</p> <p>Housing: 19 market rate, 4-level TH with rear integral garages in 3 bldgs. Ave. 2,500 sf. No MPDUs. Total of approximately 47,500 sf for all townhomes.</p>		<p>Library would be built first due to site topography. Less than one acre is available for TH development. County will own library. Portions of the townhouse property and the library property will have easements which provide for shared maintenance obligations.</p>

8	RST Developmen t	<p>Total: Podium parking with 60-80 spaces for residential with 5 levels of stick-built apartment above. Library built in a separate building from apartments. About 125K sf of building space plus parking.</p> <p>Library: 20K sf single-story library with 60 dedicated parking spaces, transition space like a café between residential section and library entrance. Technically a separate building but library roof will be an amenity for building residents, and perhaps for library patrons if County desires. Turnkey library.</p> <p>Housing: 90-95 affordable residential units in approx 100K sf of residential space, 5-6K sf of resident amenities and community spaces.</p>	<p>LIHTC units. Up to 75% units at 60% AMI.</p> <p>Like their Main Street project in Rockville, some units will be reserved for individuals with varying special needs.</p>	<p>RST was the developer for The Galaxy in Silver Spring. Common areas and maintenance responsibilities would need to be defined.</p>
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