Purpose of Development Committee:
To enable the City Council to discuss and evaluate in greater detail these specific issues that directly impact the physical, social, and economic vibrancy of the City of Cedar Rapids.

City Council Committee Members:
Council member Ann Poe, Chair
Council member Marty Hoeger
Council member Ashley Vanorny
- Mayor Bradley Hart is an ex-officio member of all Council Committees per City Charter Section 2.06.

Agenda:
1. Approval of Minutes – May 15, 2018

2. Recommendation Items
   a. Cargill/Otis Road Disposition
      Bill Micheel
      Community Development
      10 Minutes
   b. Casino Site Community Visioning
      Caleb Mason
      Community Development
      10 Minutes

3. Updates
   a. Housing Trust Fund
      Sara Buck
      Community Development
      10 Minutes
   b. Housing Grant Opportunities
      Sara Buck
      Community Development
      10 Minutes
   c. Czech Village/NewBo Area Action Plan
      Bill Micheel
      Community Development
      10 Minutes
   d. College District Area Action Plan
      Adam Lindenlaub
      Community Development
      10 Minutes
   e. ReZone
      Seth Gunnerson
      Community Development
      10 Minutes

4. Public Comment

5. Future Discussion Items

Next Meeting July 17, 2018
Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a City program, service, or activity, should contact the Community Development Department at (319) 286-5041 or email communitydevelopment@cedar-rapids.org as soon as possible, but no later than 48 hours before the event.
To: City Council Development Committee  
From: Bill Micheel, Asst. Director  
Subject: Property Disposition – Stewart Road  
Date: June 19, 2018

Background
Cargill has submitted a request to purchase 27.74 acres of vacant City-owned property adjacent to, and north of, the Prairie Park Fishery. The City Council Development Committee will consider the request to initiate the standard competitive disposition process inviting proposals for City-owned property during their meeting on June 19th, 2018.

Staff Recommendation:
Staff recommends inviting redevelopment proposals for the property with the following key objectives:
1. Proposed project results in a community benefit
2. Proposal includes a land use compatible with significant flood events
3. Financially viable proposal based on current market conditions
4. Proposal mitigates, to the extent possible, compatibility with surrounding land uses
To: City Council Development Committee
From: Caleb Mason, Economic Development Analyst
Subject: Casino Site
Date: June 19, 2018

Background
The former Casino site on 1st Avenue NW/SW is a key remaining City property in the City’s core and provides significant potential to be transformative, building on the momentum of recent projects in the area. There is significant interest in the site given its size, prominent location, and high visibility. The site totals nearly 8 acres and consists of two pieces of property separated by 1st Avenue West.

Community Visioning Initiative
Given the potential for a transformative destination development, staff is recommending a Request for Qualifications (RFQ) be conducted, followed immediately by a Community Vision Initiative with public input on the redevelopment of the site. The two keys to this approach are:
1. Choosing a capable Development Team with capacity and experience with projects of similar scope and scale.
2. Actively engaging the Development Team in the visioning process to ensure the expectations of City Council and the community are achievable, based on market feasibility.
The following is a timeline and summary of the Community Visioning Initiative:

<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>July 2018</td>
<td>Request for Qualifications (RFQ) Process and Criteria</td>
<td>City Council approves the Request for Qualifications and outline for the Community Visioning Initiative</td>
</tr>
<tr>
<td>Summer/Fall 2018</td>
<td>RFQ Issued</td>
<td>RFQ will request credentials and project experience of each Development Team</td>
</tr>
<tr>
<td>Fall/Winter 2018</td>
<td>Selection of Development Team</td>
<td>Cross-sectional review panel, appointed by City Council, will review responding proposers:</td>
</tr>
<tr>
<td>Winter 2018/2019</td>
<td>Memorandum of Agreement</td>
<td>MOA outlining process and timeline for public feedback and market studies</td>
</tr>
<tr>
<td>Spring/Summer 2019</td>
<td>Public Input Process</td>
<td>Public input on possible uses and concepts for development</td>
</tr>
<tr>
<td>Fall 2019</td>
<td>Development Agreement</td>
<td>Negotiate a Development Agreement for disposition and redevelopment</td>
</tr>
</tbody>
</table>
To: City Council Development Committee  
From: Sara Buck, Housing Programs Manager, through Jennifer Pratt Director of Community Development & Planning  
Subject: Housing Trust Fund Update  
Date: June 19, 2018

Background:  
The Housing Fund for Linn County is a community-based non-profit organization dedicated to improving quality of life by offering innovative and flexible funding in order to expand affordable housing opportunities within Linn County. The Housing Fund for Linn County receives the majority of their funding through the Iowa Finance Authority, which has a 25% required match of local funding.

Update:  
The City of Cedar Rapids was made aware that the Housing Fund of Linn County was short of their required local match by $24,000 and promptly assisted with an award. The $24,000 donated by the City of Cedar Rapids will be spent locally and helps leverage $421,839 of State funding that will expand affordable housing in Linn County.

Staff met with local homeless service providers that participate in the Coordinated Entry System to identify gaps in funding, avoid duplication of services, and assist those most vulnerable in our community. The proposal is to use the City’s funds for a pilot project that would provide rent (or utility) deposit assistance for families at or below 30% of the Area Median Income. Specifically, these funds would be targeted to assist families with children in the Cedar Rapids Community School District at risk of homelessness. In coordination with Waypoint Services, the funding will also pay for a family to attend the Waypoint Tenant Academy, as a part of this program.

This is a unique opportunity for the City to participate in a cooperative effort with the Coordinated Entry System, Waypoint Services, and the Cedar Rapids Community School District.

Timeline:  
July 1, 2018 – December 31, 2018 - Funds are available for distribution
To: City Council Development Committee  
From: Sara Buck, Housing Programs Manager, through Jennifer Pratt Director of Community Development & Planning  
Subject: Housing Grant Opportunities  
Date: June 19, 2018  

Background:  
The City of Cedar Rapids Housing Services Office has been administering the Section 8 Housing Choice Voucher (HCV) as the Public Housing Authority (PHA) of Linn and Benton Counties for approximately the last 41 years. This program is federally funded by the U.S. Department of Housing & Urban Development (HUD) and is designed to accommodate very low-income families and individuals with rent assistance for decent, safe, and sanitary housing provided by private owners and rental agents. On average, the program assists 1,200 families with rent assistance per year.  

Currently, 100 families served are funded under the Non-elderly and Disabled (NED) voucher assistance and 60 Veteran Association Supportive Housing (VASH) vouchers, of which 52 are on Iowa City’s program. We are also administering the Family Self-Sufficiency Program, with 95 active participants.  

Update:  
HUD has released a Notice of Funding Availability (NOFA) for the following:  

- Mainstream Voucher Program – the target beneficiaries are households that includes one or more non-elderly person with disabilities, instead of only those families with a head, co-head, or spouse that is a person with disabilities. $100 Million is available nationally, with a minimum award of $75,000 per project/year.  
- Family Unification Program – the target beneficiaries are households that have involvement with Child Welfare, where the lack of adequate housing is the primary factor in the placement of children, or youth 18-24 years of age, who are aging out of foster care. Maximum award is based on HCV program size, which allows us to apply for up to 50 vouchers.  
- Family Self-Sufficiency (FSS) Program – this grant provides funding for two coordinator positions, which the City has been receiving funding for several years. The coordinators work with families receiving assistance through the Section 8 HCV program, to become self-sufficient. Each FSS participant signs a 5-year agreement, in which they will receive referrals for job training, education, financial literacy, etc. As the family’s income increases over the 5-year period, the difference in assistance goes into an escrow account, that the family will have access to when they graduate from the program. Our active grant award is for approximately $139,000.  

Timeline: Grant applications are due in June and July of 2018 to HUD.
To: City Council Development Committee  
From: Adam Lindenlaub, Planner III through Jennifer Pratt, Director of Community Development & Planning  
Subject: College District Area Action Plan Open House  
Date: June 19, 2018

Background:  
At the Development Committee’s June 19 meeting, City staff will provide an update on the College District Area Action Plan. Specifically, staff provide a preview of the June 21st Open House.

Update:  
The third and final open house for the College District Area Action Plan will be on Thursday, June 21st from 5:30 pm to 7:00 pm at Mt. Mercy University’s Basile Hall. This is an open house format where residents can come at their convenience. Attendees will be able to review feedback from previous open houses and see recommended zoning changes action steps for the area, which can help encourage additional development interest, provide a framework for neighborhood aesthetics, and encourage mixed-use development. Consideration of adoption of the plan by City Council is anticipated in September of this year.
The following is a recommended timeline and summary of the Property Disposition Process:

<table>
<thead>
<tr>
<th>Timeline – 2018</th>
<th>Action</th>
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</thead>
<tbody>
<tr>
<td>June 19</td>
<td>City Council Development Committee recommendation</td>
</tr>
<tr>
<td>June 26</td>
<td>City Council sets Public Hearing</td>
</tr>
<tr>
<td>July 10</td>
<td>City Council Public Hearing and resolution to invite competitive proposals</td>
</tr>
<tr>
<td>July</td>
<td>RFP Informational Meeting</td>
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<tr>
<td>August</td>
<td>Deadline for proposal extension</td>
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<tr>
<td>August/September</td>
<td>Proposal deadline</td>
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<tr>
<td>September</td>
<td>Proposal selection</td>
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<tr>
<td>September</td>
<td>City Council consideration of Preferred Developer</td>
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<tr>
<td>October/November</td>
<td>City Council consideration of a Development Agreement</td>
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To: City Council Development Committee
From: Seth Gunnerson, Planner III through Jennifer Pratt, Director of Community Development & Planning
Subject: ReZone Open House and Draft Release
Date: June 19, 2018

Background:
At the Development Committee’s June 19 meeting, City staff will provide an update on ReZone Cedar Rapids. Specifically, staff provide a preview of the June 20 Open House and a timeline for release of a public review draft and adoption of the new zoning code.

Update:
The City will host a fourth open house on June 20, 2018 at the NewBo City Market from 4:30 to 6:30pm. At the open house an overview of the draft zoning code will be presented to the public, along with an initial draft of the zoning map. The open house will explain the proposed zoning districts and draft development standards for:
- Parking
- Site and Structure Standards
- Mobility and Connectivity
- Sustainability
- Landscaping
- Lighting
- Signs

On July 3 the City will release a full draft of the zoning ordinance for public review. The will have a formal public review period from July 3 to August 3, at which point staff will incorporate comments received from the public into a revised ordinance for City Council consideration.

Consideration of a new zoning code is anticipated in fall of 2018 with an effective date of January 1, 2018.