

### **Affordable Apartments via Common Bond or another developer**

Please indicate whether the answer to each question is: U = Unknowable  
or K = Knowable Provide the best answer available

The following answers are provided by the PoP Affordable Housing Team in consultation with Heidi Rathmann-Smith of Common Bond.

K 1. May Lutheran Social Service be the service provider? Yes

K 2. What services would be included? It depends on the target population but, among other things, it would include job training, help connecting with other community services, parent support, transportation help, and career(job) possibilities.

K 3. Is it true that no renter will pay more than 30% of their income for rent? Yes, that is the federal guideline from HUD (Housing and Urban Development) and Common Bond follows federal guidelines.

K 4. Will Prince of Peace have a say in the design of the project in cooperation with the developer? Yes.

K 5. Is it true that currently homeless people as well as unstably housed families will be included? Yes

K 6. Will you (the developer) work with PoP to enable us to volunteer with residents when the project is complete? Yes, Common Bond loves volunteers

K 7. Will the onsite manager communicate in a cooperative way with PoP? Yes, PoP can stipulate that in the development agreement.

K 8. Does PoP need to sell you (the developer) the land or is a lease a possibility? Preferably PoP would sell the property but a long term lease such as 99 years is possible. (It depends on if PoP wants a lump sum of money upfront)

U 9. How soon could the project begin? It depends on how soon the City rezones the property.

U 10. Would Common Bond (or another developer) be interested in building on the north property? The answer is unknown but a possibility.

K 11. What legal liabilities might Prince of Peace face if there are injuries or behavioral problems in the (finished) development? None since PoP wouldn't own it.

K 12. Does having an Affordable Housing Apartment preclude other uses of the property? No, but by law a developer must have a defined, separate parcel of land. Related question: What would be necessary to accommodate both an Affordable Housing Apartment and another project? Answer: Unknown

K 13. Who establishes resident rules and regulations for the Affordable Housing Apartment development? The developer

K 14. What are the financial costs to PoP? None

K 15. Who makes the decision about the development? The congregation

K 16. What are the ongoing or long-term financial obligations for PoP with this option? None K

17. What are the long-term obligations for PoP maintenance and other needs? None

K 18. If we move ahead with this option, who would be responsible or in charge? The developer Related question: Will this fall to the pastor, the president, the congregation, the council or volunteers from the congregation? No

K 19. What population would be served by this project? What is the target population? The PoP Affordable Housing Team's answer is, low income families with children.

K 20. Three questions in one: What is in PoP control in this project? We don't know what you mean by "control" but PoP works in partnership with the developer on things like design, volunteerism, communication with the onsite manager, the choosing of the service provider (LSS), etc. Who vets the residents? The developer Who establishes rules and protocols? The developer

K 21. What congregational participation is required? To be a partner with the developer to achieve City and neighbor approval, to decide upon the target population, to work with the developer on design possibilities that fit

our situation, to welcome the new residents and make them feel at home here.

K 22. What does this project do for PoP? It fulfills our values using our resources to help others. It brings vitality to our Church community.

K 23. What financial input is needed from the congregation for this project?  
None

K 24. Can a child daycare be part of our Affordable Housing project? Yes, if the developer and PoP working together can find someone to fund it