

Joint Development 10K Acceleration Strategies

1. Accelerate Developer Selection Process

- a. Issue Request for Qualifications (RFQ) for bench of Developers
- b. Host industry forum to collect input and answer questions related to the RFQ
- c. Distribute the RFQ to the State Housing and Community Development Department developer interest list, Metro Community-Based Development Organizations and developer lists, Metro vendor portal, and in local and trade publications.
- d. Developer bench selected through robust Proposal Evaluation Team with involvement from internal and external participants
- e. Biannual audit of Joint Development solicitation processes
- f. Adopt Surplus Land Resolution (future) declaring 10K sites exempt surplus
- g. Targeted outreach to encourage participation among CBDO
- h. Host Building Partnerships events to encourage partnership opportunities between developers, Small Business Enterprises, Community Based Organizations, etc.
Standardize site-specific Request for Proposals (RFP) and include technical criteria, community criteria, estimated unit count, and affordability requirements

2. Focus Community Education and Engagement

- a. Conduct Regional outreach and education
- b. Use advanced site analysis to inform outreach and focus community input
- c. Community will provide feedback on ground floor/open space uses
- d. Coordinate with local jurisdictions on land use, zoning, and site expectations
- e. Standardize outreach process and materials
- f. Establish dashboard to inform Board and public of progress
- g. Include a community member on RFP evaluation committees
- h. Host open house to exhibit developer proposals
- i. Specify required developer outreach throughout development phases

3. Create Development-Ready Sites

- a. Verify locations of existing Metro infrastructure before RFP
- b. Coordinate with local jurisdictions to advance site entitlements

4. Simplify Design Review

- a. Develop universal development guidelines with objective design criteria
- b. Standardize design review process
- c. Create clear criteria review timeframes for Metro review of construction workplans

5. Resource the Agency to Meet Targets

- a. Establish Interdepartmental Task Force to advance projects through review

- b. Create Program Charter to clarify roles and expectations among Metro departments
- c. Right-size staffing and consultant resources to accelerate delivery

6. Standardize Negotiations Process

- a. Adopt template ENA to be executed with qualified developers on 10K Sites
- b. Create standardized menu of options and terms for Term Sheet, Joint Development Agreements and Ground Leases
- c. Set lease prices based on land value and discounts for community benefits s.
- d. Collect developer fee (instead of deposit) to reduce administrative burden