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Small Scale Development Update

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Small-Scale Development Update

History of Small-Scale Development

- Since 2013, PED has operated the Inspiring Communities Program
- Inspiring Communities was the mechanism used to sell, rehab, and redevelop properties acquired by the HRA with the goal of providing small scale affordable housing options
- 240 properties were designated Inspiring Communities properties
- HRA has facilitated 7 Request for Proposal (RFP) processes to attract development to specific HRA owned properties





Impact of Small-Scale Development Work

- Of the 240 properties designated as “Inspiring Communities properties” :
 - 195 properties have been rehabbed or developed into either:
 - Homes available for purchase by qualified buyers
 - Garden lots
 - Sold as splinter parcels/side yards to interested adjacent homeowners
- Along with property outcomes, PED’s Small Scale work has a strong history of working with diverse and emerging developers to reach outcomes including: affordable homeownership, neighborhood stabilization



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Current Small-Scale Development Work

- The HRA owns approximately 200 pieces of developable property
- In 2025, PED moved the Small-Scale Development team under the purview of the Economic Development Team to allow for a multi-disciplinary team to work with developers interested in working on HRA owned land
- Part of the work of the new team was to work closely with real estate to identify a general strategy for the use and/or sale of each property
- Traditionally, HRA owned land has been sold primarily via RFP. The Small-Scale Team is now working to sell properties through a variety of methods available via the HRA disposition policy





Small-Scale Development Update

Recently Completed Small-Scale projects

- 930 York
- 729 Burr
- 695 Cook





Upcoming Projects for Consideration

- Tentative Developer Status (TDS) on Wheelock/Jackson parcels
- Consideration of sale for 1087 Ross



Preview of Inspiring Communities RFP 8

- **The Small-Scale team has identified 3 properties to include in an upcoming Inspiring Communities RFP**
- **All three properties were acquired with Federal Neighborhood Stabilization Program (NSP) which has unique funding and outcome requirements**
- **An RFP is the best option to efficiently advertise and solicit proposals with clear expectations around affordability requirements and potential HRA subsidy requirements**



Questions?

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