

Email from Jeff Sharkey to City of Tallahassee and Responses
Related to Cascades Park Property and Affordable Housing

----- Forwarded message -----

From: **Manning, Roxanne** <Roxanne.Manning@talgov.com>
Date: Mon, Oct 10, 2016 at 2:02 PM
Subject: RE: Sharkey comments on Firestone RFP
To: Jeffrey Sharkey <jeffreysark@gmail.com>
Cc: "McCraw, Rick" <Richard.McCraw@talgov.com>, "Tedder, Wayne" <Wayne.Tedder@talgov.com>
Jeff,

I think we are in agreement about this issue. We definitely share your goal of ensuring that the project is open to everyone.

We believe that one of the most effective ways to ensure that everyone can enjoy the property is to include and emphasize public uses, such as; the event space, plazas and retail/entertainment uses on the site. The number of people who benefit from such public uses would likely be significantly greater than the number of people who benefit from the housing portion of the project. Thousands of people per year can use the public elements of the project, while only dozens or hundreds will have access to the housing component, no matter what type of housing is provided. Additionally, the public uses will be more flexible and able to respond to changing needs over time.

The ideal situation would be to accomplish it all, a good mix of housing types and all the public areas. That is our goal. Please feel free to share both of my responses with your Board.

I am happy to answer any questions they may have.

Roxanne M. Manning, AICP

Executive Director



300 S. Adams St.

Email: Roxanne.Manning@Talgov.com

From: Jeffrey Sharkey [mailto:jeffreysark@gmail.com]
Sent: Monday, October 10, 2016 1:37 PM
To: Manning, Roxanne
Cc: McCraw, Rick; Tedder, Wayne
Subject: Re: Sharkey comments on Firestone RFP

Roxanne

Thanks for the response. I understand the balance between desirable and possible and I know you and the CRA understand the importance of workforce housing in the downtown area.

Simply, I am concerned that this prime piece of property will benefit only those that can afford the higher market rate rents rather than the rents that could be paid by the core workforce in the downtown area. It would be a shame to have the beauty and attractiveness of the Park be enjoyed by a certain income band of Tallahassee and out of town residents.

The Leon County Housing Finance Authority is constantly trying to find livable rental and home ownership units for our residents and with the CRA in control of this development, I just thought it worth commenting on some small percentage of workforce housing on the site.

I hope it's ok to share your response with our board, I know they have inquired about the development.

Thanks

Jeff

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On Mon, Oct 10, 2016 at 1:26 PM, Manning, Roxanne <Roxanne.Manning@talgov.com> wrote:

Good afternoon Jeff,

I hope all is well with you, too. I appreciate your comments regarding the redevelopment at the Firestone Bloxham properties. We are in agreement that there is a need for affordable workforce housing in the Downtown. This need will be a consideration during proposal review and project development.

This project has several “moving parts” that will ultimately determine the composition of the final proposals. During discussion regarding the creation of the RFP, the CRA Board selected several elements that are listed as priorities in the RFP. For example: a 5,00 – 7,500 SF public event space, the civil rights memorial, both residential and retail/entertainment space, plus specific design elements are all important parts of the project. There is also a defined price point on this property because the CRA is required to return the original value/price to the Frenchtown Southside CRA. As you know, the cost of the land will be a significant determinant of the uses that are constructed. While we won’t know what the developers will include until we receive the project proposals in November, all of these things will determine what is included in the project.

Regardless of the list of priority uses, we have tried to keep the RFP as flexible as we could. In fact, we anticipate working with the successful proposer to shape the final project. A project that can make affordable housing work would have significant appeal to the selection committee, as well as the CRA Board and staff. Please know that if it is possible to include affordable housing, then we will do so. Basically, like most projects this will be a balance between what is desirable and what is possible.

Please let me know if you would like to discuss this further.

Thank you,

Roxanne M. Manning, AICP

Executive Director



300 S. Adams St.

Email: Roxanne.Manning@Talgov.com

Email from Jeff Sharkey to City of Tallahassee and Responses
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From: Jeffrey Sharkey [mailto:jeffreysark@gmail.com]
Sent: Monday, October 10, 2016 10:48 AM
To: Manning, Roxanne
Subject: Sharkey comments on Firestone RFP

Roxanne

Hope you are well.

We met briefly at the city workshop on the bid for the Bloxham/Firestone building site. I wanted to share some thoughts on the RFP which I have shared with Commissioners Dozier and Lindley.

I congratulate the city and CRA for trying to reinvigorate the downtown and Cascade's Park area. However, as a longtime business resident of downtown with our lobbying firm, a multifamily housing developer, and board member of the Leon County Housing Finance Authority, I am concerned that the RFP for the site includes no consideration for workforce housing for state workers who work in the downtown area.

I may have missed something in reviewing the RFP and have no interest in bidding on the project with our firm, but it seems to me that with all of the public sales tax money invested in the development of Cascade Park, that those same state workers and other essential services personnel (fire, police, teachers, health care workers) should have an opportunity to live in the rental units potentially developed on the site. I may be mistaken, but my preliminary conversations about possible plans from other potential bidders suggest that the rental units and condos will be priced at a point that will make it untenable for state workers and others to afford. I just think that any residential development

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adjacent to this valuable piece of city property include a mix of housing units that allow for residents with a continuum of income levels.

If I am mistaken, I stand corrected and realize that I am may not have digested the full scope of the RFP and am reflecting the general policy concerns of my fellow board members on the LCHFA.

Let me know your thoughts. Thanks

Jeff

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