

WASHINGTON SMART GROWTH ALLIANCE



Call for Applications - Deadline March 30, 2009

Since 2002, 55 development proposals in the Washington region have reaped the benefits of recognition as a Smart Growth Project proposal...shouldn't yours?

Submit your application now for the Smart and Sustainable Growth Recognition Program. Each quarter the Alliance welcomes proposals that meet the program's demanding recognition criteria for:

- ***Location***
- ***Density, Design and Mix of Land Uses***
- ***Transportation / Mobility / Accessibility***
- ***Environment***
- ***Mixed Income Housing***
- ***Community Benefits***
- ***Community Participation***

New! Workforce Housing Recognition Category: This quarter, the Washington Smart Growth Alliance is proud to announce a new Workforce Housing category of recognition that may be considered for development proposals that include housing that addresses the needs of households with incomes from 60% to 120% of the area median income (AMI). Recognized projects must have at least ten (10) percent of their residential units targeted for households with this income range. Special consideration is given to the proximity of the workforce housing to employment centers and/or transit nodes. The new category is being offered jointly by the Washington Smart Growth Alliance and its newest member, the **Washington D.C. ULI Terwilliger Center for Workforce Housing**. In order to be considered for the special recognition a proposal must adequately address the following detailed criteria, in addition to the Alliance's existing criteria for recognition:

- What proportion of new homes will be affordable to households earning:
 - 120% - 100% AMI?
 - 100% - 80% AMI?
 - 80% - 60% AMI?
- If this is a redevelopment project, will all existing affordable homes be replaced, serving the same or lower income households on site? Will the project displace and households? Will relocation assistance provide displace households with comparable housing costs and location?



As with the existing Smart Growth Recognition Criteria, not all criteria must be successfully addressed, but the applications of recognized projects will contain a preponderance of "Yes" answers to the criteria questions.

For more information about the Terwilliger Center see their website at www.uli.org/Terwilliger.

To qualify for the new Workforce Housing Recognition, project should also demonstrate creativity and innovation such as the following ...

- Employing creative initiatives to improve unit affordability to ensure long-term sustainability of workforce units
- Resourceful use of land sites such as publicly owned land, brownfield sites, or conversion of land from other uses
- Demonstrating or implementing employer/ employee housing strategies
- Partnerships between public and private sectors
- Arranging for reduction of costs incurred by the residents, e.g., condo fees or homeowner association dues
- Incorporating energy-efficient materials and green building principles that help reduce long-term occupancy costs
- Integrating various income groups within the development
- Integrating the workforce units and market rate units into the same buildings without distinction
- Providing for innovative parking strategies such as space for car-sharing vehicles

Why - and when - should you seek recognition?

Developers in the region understand the challenges in gaining approval of smart growth projects by local authorities and acceptance by neighborhood groups. Recognition by an independent third party like the Alliance helps get you through the review and entitlement process by informing public officials and neighborhood groups about the benefits of smart growth projects to the community and the region. Recognition is not an award for projects already approved or built, so you should submit your application during the local project review and entitlement process. Projects that have been built, broken ground or completed the entitlement process are not eligible.

How does the program work? Once your application has been accepted, an independent jury will review it against the Alliance's demanding smart growth recognition criteria. The jury is made up of representatives of Alliance member organizations and other at-large jurors from throughout the region, who are appointed for their professional expertise and experience in development-related disciplines. The applicant for each proposal that meets the smart growth criteria receives a recognition letter that can be used to support approval of the project. The Alliance issues a press release and features recognized proposals on our website and provides comments and testimony about the recognition at public hearings before reviewing authorities. Applicants whose projects are not granted recognition are notified of this decision by phone and in the strictest confidence -- this is a no-risk process for the applicant regardless of the outcome.

Alliance Partners

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