

**RICHFIELD HOUSING AND REDEVELOPMENT AUTHORITY**  
**MARKET RATE MULTI-FAMILY HOUSING**  
**POLICY STATEMENT**

Adopted: July 20, 2015

When considering proposals for market rate, multi-family housing, the Housing and Redevelopment Authority and City shall give priority to projects that address one or more of the following criteria:

1. Rather than being located in single-family residential neighborhoods, projects should be located in areas near commercial and retail uses, such as the Penn Avenue Corridor, or in underutilized commercial/retail areas, to serve as a transition between the commercial/retail uses and the single-family neighborhood.
2. Projects that have a complementary size and style to the community:
  - Preference for projects limited to no more than 4 stories, such as townhomes, twinhomes and garden homes.
  - Taller developments would be considered in areas adjacent to other tall developments, such as: along the I-494 Corridor and/or in the “downtown” area near Lyndale Avenue and 66th Street, provided a healthy buffer between the high density housing and single-family homes exists or is anticipated as part of the project.
3. Projects that will include a mix of unit sizes and amenities, offering options for all stages of life and families, including young professionals and retirees, and larger families.
4. Include amenities to build community and encourage active lifestyles, such as:
  - Communal gathering spaces, both indoors and outdoors
  - Inclusivity of pets and space to accommodate a dog park or other pet-friendly facilities.
  - Access to trails and parks.

## **MARKET RATE MULTI-FAMILY HOUSING POLICY, continued**

- Transportation amenities, such as: Van or car-share, electric car charging capability, bike-share, airport shuttle, located near public transit.
  - Bicycle-friendly amenities.
  - Workout facilities to encourage wellness.
  - Greenspace for community gardens.
  - Designated spaces for outdoor cooking and barbeque.
5. Projects that are mixed-use and include complimentary retail or commercial uses.
  6. Projects that embody and preserve the feel of “the Urban Hometown” in their design, layout, and interactions with the community.
  7. Projects that offer flexibility in their design to accommodate market changes between the rental and ownership-market, and future housing needs.

This Market Rate Multi-family Housing Policy is intended to guide housing in a comprehensive manner that is consistent with the City’s Senior Housing Policy and Affordable Housing Policy.