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1795 Eustis Street Project

The Twin City Chinese Christian Church put the property on the market in 2015. Several offers fell through for the site due to the age of the building and cost to bring the building up to code for reuse. The City Council purchased 1795 Eustis Street from the Chinese Christian Church in May 2018 for redevelopment. Based on feedback and outreach to residents over the years, the Council directed the City's financial advisor to solicit offers from developers that could create affordable senior housing.

The City has a three phase process for approving planned unit developments (PUD).

- Phase One: General Concept Plan Review
- Phase Two: Development Stage PUD Approval
- Phase Three: Final PUD Approval

Phase one is the presentation of a general concept plan. Real Estate Equities (REE) introduced their idea for an affordable senior housing projects comprised of 1 and 2 bedroom units at the November 13, 2018 city council meeting.

Real Estate Equities then presented its general concept plan for an affordable senior housing project to the community for feedback on March 19, 2019. Click for a copy of REE's [handout](#) from the evening and the [recording](#).

Based on the community feedback, REE revised their concept plans to address comments, questions, and concerns before submitting the Phase Two - Development Stage PUD Approval application in April 2019 which included the following submittals:

- [Application Checklist](#)
- [Application Narrative](#)
- [Floor and Elevation Plans](#)
- [Exterior Renderings](#)
- [Traffic Assessment](#)

A public hearing on the application was heard during the May 14, 2019 city council meeting which included a [presentation](#) by REE and a [staff report](#) summarizing their request and an [engineer's report](#).

The feedback was summarized into a report by the City's planning consultant for discussion during the May 28, 2019 city council meeting. On June 11, the City Council discussed options to address and mitigate the concerns brought forward by residents.

REE received the affordable housing tax credits required for the project in January 2022. Shortly thereafter, they renewed their request for Stage 3 PUD approvals. The City Council reviewed the terms of the deal and revisited REE's application materials and request for alley vacation at the March 8, 2022 city council meeting. Final approvals are expected at the March 22, 2022 city council meeting.

REE will hold a pre-construction community meeting prior to the start of the project. More information will be forthcoming.

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