



**Seattle**  
Office of Housing

# Request for Proposals

## Mount Baker Redevelopment Sites

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## Office of Housing Investment Goals

Advance the equitable distribution of affordable housing investments throughout the City of Seattle, serving a range of households and income levels consistent with income limits and affordability requirements.

Promote housing opportunity and choice throughout the city while providing stable and healthy living environments where low-income individuals and families can thrive, with access to culturally relevant and linguistically competent services, high-quality educational and employment opportunities, affordable and reliable transportation, and other amenities.

Contribute to the development of walkable and climate resilient neighborhoods, particularly near high-capacity transit, giving low-income residents access to transportation, services, and economic opportunity.

### I. Introduction

The City of Seattle Office of Housing (OH) invites pre-qualified, primary housing developers to submit proposals for the development of mixed-use, affordable rental and for-sale housing on City property located at 2901 27<sup>th</sup> Ave S, 2700 S Winthrop St, and 26<sup>th</sup> Ave S and S Forest St in Mount Baker (Parcel 1: PIN 308500-2100, Parcel 2: 713880-0025, and Parcel 3: 713830-0015, respectively). Developers must have responded to the previous [Mount Baker Redevelopment Sites](#) Request for Qualifications (RFQ) and have advanced to this Request for Proposal (RFP) stage as Primary Developers. Primary developers may partner with secondary developers. All proposals must have a complete development team at time of proposal submission.

The transformation of these parcels, also known as the Mount Baker Redevelopment Sites (“Site”), presents a unique opportunity to achieve multiple public benefits in a transit-oriented development in a high risk of displacement neighborhood.

## Property Map of Mount Baker Redevelopment Sites



## II. Site Information and Context

### A. Property Information

In 2020, the University of Washington (UW) transferred ownership of these parcels to the City of Seattle. The three parcels are located directly west of the Mount Baker Link light rail station. The terms of the property transfer require the development of low-income, affordable housing and an early learning research facility developed and operated by the UW College of Education (COE). The terms of the property transfer require the development of low-income, affordable housing and an early learning research and teaching facility developed and operated by the UW College of Education (COE). Parcels 1 and 2 are adjoining, City-owned properties of approximately 3.8 acres. Parcel 1 is the location of the former UW Laundry site and former King's Hall building and parking lot. The former laundry building is currently used as storage by the City of Seattle's Finance and Administrative Services department. The former King's Hall building was a COVID-19 testing site but is now vacant. Parcel 2 is currently an active parking lot operated by a vendor of the City of Seattle. Parcel 3 was formerly a parking lot for the UW Laundry site. The site is currently fenced off without any use. Due to the light rail guideway passing

above, Parcel 3 is not suitable for redevelopment as affordable housing but can be reimagined for resident/community amenities.

The property is zoned SM-NR 95 (M). SM-NR is a Seattle Mixed-North Rainier zoning designation with a commercial height limit of 95 feet. More information is available in Attachment E (SM-NR 95 (M) Zone Development Standards), although developers are required to conduct their own analysis to ensure they abide by all code requirements.

OH is providing information on the property to help respondents prepare thorough responses to this RFP. The information was made available, in part, with support through Enterprise Community Partners' Home and Hope Initiative. The following documents can be found in Attachment D.

- A. [Phase I Environmental Site Assessment prepared by SoundEarth Strategies, 2019](#)
- B. [Phase II Environmental Site Assessment prepared by SoundEarth Strategies, 2019](#)
- C. [Title Insurance prepared by First American Title Insurance Company, 2016](#)
- D. [Property map](#)
- E. [ALTA survey, 2022](#)
- F. [Geotechnical report prepared by PanGEO Incorporated, 2019](#)
- G. [Mount Baker Infrastructure Study by KPFF, 2022](#)

## **B. Neighborhood Context**

The [North Rainier Neighborhood Plan](#) was first created in 1999 by the City of Seattle in partnership with community and was [updated in 2010](#). In 2011, the City worked with community members to create the [Mount Baker Town Center Urban Design Framework](#) to provide design guidelines for future development. In 2014, the City approved a rezone of the Mount Baker station area.

Retail opportunities in the station area include big-box stores, supermarkets, auto-related shops and uses, and Black, Indigenous, and People of Color (BIPOC)-serving and/or -owned small businesses and restaurants. Asian Counseling and Referral Service and Refugee Women's Alliance are two notable organizations in the neighborhood that primarily serve immigrants, refugees, and communities of color, specifically East African and East/Southeast Asian communities. Franklin High School, with approximately 1,200 students and a 90% BIPOC enrollment, is in the station area as well.

OH has invested in affordable housing in the Mount Baker station area with notable developments such as Mt. Baker Village, the Maddux, Artspace Lofts, Gardner House, and the Estelle. In addition, market-rate development can be seen at the station area and farther north along Rainier Ave.

Open space includes Cheasty Boulevard, Cheasty Greenspace, and Cheasty Greenbelt located within a half mile of the site. Mount Baker Park and Mount Baker Boulevard Park are also less than one mile west of the site.

The area is well served by public transportation. Multiple bus lines on Rainier Avenue, including Route 7 and 106, and the Sound Transit Link light rail provide high-frequency public transportation. Rainier Avenue and Martin Luther King Jr Way S serve as north-south arterials for the south end of Seattle, and S McClellan St serves as an east-west arterial. The entrance to I-90 is one (1) mile north of the station.

### III. Project Priorities

#### **A. Top Qualities and Outcomes Desired by Community**

In 2021, OH led a robust community engagement effort for the sites. As the programming of the site is determined by the terms of the transfer, the engagement focused on identifying the top qualities and outcomes for the site, as well as priorities for how the site could look and feel. Respondents should refer to the Community Engagement Summary (Attachment H) when developing their proposals.

The top qualities and outcomes desired at the new development are:

- Family and community-centered design in buildings, open space, and programming.
- Design, features, and uses that celebrate and support the community's history and diversity.
- A development that is inviting, welcoming, and integrated with the community and surrounding amenities.
- Positive living experience for building residents, including natural light in units and privacy from other buildings.
- Design and features that enhance personal and community safety, including pedestrian safety and safety from crime.
- Open space and programming that is well-used, promotes health and wellness, and serves all ages and abilities.

#### **B. Maximizing Development Capacity Consistent with Transit-Oriented Development**

The development should prioritize residents' quality of life. Teams should include how and why the proposed unit mix will be successful in balancing quality of life, thriving in place, design, and cost effectiveness. OH will measure this priority both on the total number of units created, as well as the number of people expected to occupy the units.

OH seeks proposals that envision a design that welcomes the individuals living at the site and those in the surrounding community while also incorporating transit-oriented development. All applicants should strive to maximize the building footprint and create efficient unit and building layouts with a balance to support families to thrive in place. Maximizing the site should not compromise organizational and/or management capacity.

In 2023, OH contracted with SMR Architects to develop options on how to divide the Site into smaller parcels for redevelopment. The final report is available in Attachment F.

#### **C. Efficient Use of City Funding**

To maximize the impact of City funding, OH seeks proposals that demonstrate efficiencies in their development costs and maximizes the leverage of its financial contribution. This priority will be evaluated through estimated per square foot and per unit development costs, and through review of individual line-item costs. Applicants should also describe their approach to managing project costs in the Combined Funders Application and identify any specific measures taken to reduce costs in the initial proposal.

## IV. Project Requirements

### A. Affordable Housing

OH seeks proposals for the development of affordable housing, which may include both rental and for-sale housing, across two to four buildings, completed in a multi-phase, multi-year process. Based on a preliminary massing analysis, the site may accommodate up to 500 units of housing. Please note that this massing analysis may not have taken into consideration the preference for family-sized units and potential financing constraints.

- **Rental Housing:** All rental units must be affordable to households earning no more than 60% of the area median income (AMI), except for resident manager unit(s), if included and deemed necessary. OH will consider affordability levels that reflect the economic diversity of the community. For application purposes, applicants should use the Office of Housing Fiscal Year 2023 Income and Rent Limits, which are available in Attachment B.

30% of the total rental units in the development project must be affordable to households with incomes at, or below, 30% AMI. These units are required to be for families with children (2-bedroom and larger) and scattered throughout the project. Competitive proposals will include 60% of the total unit count to consist of units for families with children.

- **Homeownership:** If the development of for-sale homes is proposed, they will need to be Resale-Restricted Homes in accordance with the [2021-2023 Housing Funding Policies 2021-2023 Housing Funding Policies](#) (information regarding Resale-Restricted Homes starts on page 41). Homebuyers with incomes up to 80% AMI are eligible. If considering proposing for-sale homes, [Erika Malone](#), Homeownership Division Manager at the Office of Housing, can answer detailed questions and provide partnership suggestions by request. For application purposes, applicants should use the Office of Housing Fiscal Year 2023 Income and Homeownership Limits, which are available in Attachment C.

The project may be eligible for City of Seattle Operating, Maintenance, and Services funds, to address the needs of extremely low-income households. Property Management and Services strategies and staffing should be clearly described in the vision for providing high quality housing and quality of life for the residents.

### B. Rainier Valley Early Learning Campus (RVELC)

The University of Washington College of Education (UW COE) anticipates owning and operating a 29,000 – 35,000 sq. ft. early learning facility on-site in the Phase I building(s). The facility will include research, teaching, outreach, and childcare services. The square footage will be on the first two floors of the first building and the project will include development of outdoor play area required by code for the teaching and childcare portions of the facility. OH has been working in close partnership with the UW COE regarding their early learning facility. All activities associated with the development of the early learning center, including project financing, will be managed by the University of Washington. The designated development team will be required to work with the UW College of Education through design, permitting, and construction of the Phase I building(s) which may include managing a competitive bid process for the Tenant Improvement portion of the space. OH is not affiliated with the UW COE, nor the future learning facility. No subsidy from the OH will be used to develop or operate the ground floor and

the early learning facility. Please see Attachment J for more details on the UW College of Education program and agreement.

**C. Reserved Development Parcel**

OH will require that the proposed site development configuration include a set-aside parcel of approximately 20,000 square feet that would remain in City ownership for future redevelopment by the City of Seattle. OH has been working with Seattle Parks and Recreation (SPR) on the potential development of open space at the site, which would eliminate a Park District open space gap and fulfill a longstanding community goal of open space in the station area.

**D. Labor Equity Outcomes, Community Workforce Agreements, & WMBE Goal**

OH seeks projects that demonstrate strong labor equity outcomes, including increased participation by workers from economically distressed areas, apprentices, and women and minority workers and businesses. To support those outcomes, this project will utilize the City of Seattle’s Community Workforce Agreement (CWA), which is the City’s primary vehicle for implementing labor equity outcomes. See Attachment I for information on the current CWA and an amendment to the CWA that is specific to the Mount Baker Redevelopment Sites. Priority Hire is intended to promote equitable outcomes in hiring on significant construction projects. In addition, OH is setting a higher aspirational goal for contracting with women and minority-owned business enterprises (WMBE).

Applicants are advised that the City of Seattle’s Department of Finance and Administrative Services (FAS) through its City Purchasing and Contracting Services Division (CPCS) will administer and monitor the requirements specified in this section.

- **Workforce Diversity Goals and Requirements:** The project will be responsible for adhering to minimum requirements and goals for hiring across multiple categories. Expected goals and requirements are as follows:

Requirements	
Priority Workers –Apprentice Level	4%
Priority Workers – Journey Level	32%
Apprentice Utilization	15%
Preferred Entry	20%

The hiring hall will dispatch in a manner that best supports the following aspirational goals:

Aspirational Goals	
<i>Journey Level – Among journey hours</i>	
People of Color	51%
Women	5%
<i>Apprentices – Among apprentice hours</i>	
People of Color	26%
Women	8%



- **WMBE Goal:** OH seeks proposals that are committed to making good faith efforts to increase WMBE participation. OH is establishing a WMBE aspirational goal of 20% of the total construction contract value. This goal is based on recent project performance in other OH-funded projects. OH encourages the designated development team to participate in engagement and outreach to WMBE organizations and potential workers from distressed zip codes.

## V. Encouraged Goals

### A. Resiliency

OH encourages proposals to consider climate resiliency in the design, development, and operations of the buildings. This is an opportunity for developers to innovate resiliency into affordable housing in the Pacific Northwest. Considerations of sustainable building operations, future climate projections while balancing resident amenities are encouraged.

### B. Stormwater Management

Seattle Public Utilities (SPU) SPU looks to improve infrastructure resilience and community quality of life by integrating green stormwater infrastructure (GSI) into development projects across Seattle. The Mount Baker neighborhood drains to the Duwamish River, one of the City's highest water quality priorities, and also has a relatively high risk of street flooding during large storms.

SPU has funding and resources available for developers and organizations that are willing and able to go "Beyond Code" and exceed the minimum requirements for stormwater management on their projects. Please contact Thomas Hoque at [thomas.hoque@seattle.gov](mailto:thomas.hoque@seattle.gov) for more details. The Mount Baker Redevelopment Sites qualify for this funding if the designated developer chooses to pursue it. The potential Beyond Code incentive funding is:

- Flow control: \$270,000 – \$490,000 per extra impervious acre managed.
- Water quality: \$178,000 – \$323,000 per extra impervious acre managed.

Additional SPU resources for the designated development team may include permitting assistance, design support, technical assistance, and maintenance support.

### C. Designing for Hotter Weather and Smoky Days

Washington summers are getting longer, hotter, and potentially more dangerous. Across the state, the number of very hot days and extreme heat events will continue to increase, according to climate scientists. Smoke from wildfires has become a recurring seasonal air quality hazard in western states. Outdoor smoke contains very small particles that can get into eyes and lungs where they can cause health problems.

Young children, older adults, people experiencing poverty, and people with chronic diseases are particularly vulnerable to the impacts of heat events and smoke from fires.

OH encourages developers to consider ways to increase the performance of affordable housing buildings and increase access to cool, healthy space during extreme heat and/or extreme smoke events.

## VI. Available Funding, Lease Terms, and Property Management

### A. Ground Lease Terms

Subject to City Council approval, the City anticipates providing the land to the designated development team through a ground lease with a term of up to 99 years. To support long-term affordability in the project, the City anticipates annual ground lease rent will be a nominal amount, subject to compliance with ongoing regulatory restrictions, and other lease terms.

If Resale Restricted for-sale homes are proposed another type of site control may be negotiated for the parcel(s) in which these homes will be built.

### B. City Commitment of Funding

OH anticipates that the development of the buildings will be completed in a multi-phase process over several years. OH will make multi-year, phased funding commitments for the sites.

OH will commit funding in Spring 2024 for the selected team's first phase of development. The response to this RFP should include (a) the cost to develop the overall project; and (b) the cost to develop Phase I of the overall project. OH is committed to reserve funding for future phases based on the team's redevelopment plan for financing and construction. For future phases beyond Phase 1, the selected developer will submit development and operating budgets with other application materials for additional phases to be financed by OH. OH staff will review and underwrite the project components according to the development schedule for those phases. Proposals should outline estimated timelines and budgets for phasing that best suits their proposal.

OH reserves the right to determine the amount of OH funding based on the depth of affordability provided, anticipated investment from other sources of financing, and final development costs, among other variables. OH is aware of potential construction cost inflation due to continued high demand for labor and materials, among other factors. Respondents should include a reasonable escalation factor in their construction cost estimates, and also take into consideration the administration of the CWA. OH expects the selected developer to work closely with OH to manage development costs.

All capital funding is subject to OH Housing Funding Policies, a summary of which may be found in Attachment G. Funding for all for-sale homes will be subject to the current per-unit cap.

### C. Property Management

Proposals must be developed with property management entities that have a demonstrated track record maintaining affordable housing buildings, and the property management team should have experience managing buildings providing housing to vulnerable populations. Proposals should describe an appropriate staffing plan for the buildings, to ensure residents can thrive in place, including a description of the services to be provided to residents.

The project may be eligible for City of Seattle Operating, Maintenance, and Services funds, to address the needs of extremely low-income households. Property Management and Services strategies and staffing should be clearly described in the vision for providing high quality housing and quality of life for the residents.

## VII. Submission Requirements

Only the three pre-qualified developer teams who responded to the Mount Baker Redevelopment Sites RFQ and have advanced to this RFP stage are eligible to submit proposals. Primary developers may partner with secondary developers. All proposals must have a complete development team. Competitive teams must include housing developer(s), property manager, ground floor tenants, and any other entities required to complete the development, construction, and operations of the redevelopment.

Responses should contain the following application components (available for download in the Attachments section and online at OH’s website). If proposing any for-sale homes, please contact [erika.malone@seattle.gov](mailto:erika.malone@seattle.gov) for homeownership application documents.

Please see table below for a list of required submission components and required document formats and naming conventions.

Submission Component	RFP Reference Attachment	Document Format	Naming Convention
Cover Letter		PDF	Developer Name_Coverletter_MBRS
OH Completeness Checklist	A	Word document or PDF	Developer Name_Checklist_MBRS
Project Narrative and Vision	Various	PDFs or other formats, as necessary	Developer Name_Document Name_MBRS
Development Team Experience and Capacity	Various	PDFs or other formats, as necessary	Developer Name_Document Name_MBRS
Financing and Affordability	Various	PDFs or other formats, as necessary	Developer Name_Document Name_MBRS
Development Programs and Outcomes	Various	PDFs or other formats, as necessary	Developer Name_Document Name_MBRS
Planning and Design	Various	PDFs or other formats, as necessary	Developer Name_Document Name_MBRS
Combined Funders Application (CFA) – Narrative Questions	K	Word or PDF	Developer Name_CFA Narrative_MBRS
Combined Funders Application (CFA) – Project Workbook	K	Excel document	Developer Name_CFA Workbook_MBRS
Addendum RSJ Questions	L	Word document or PDF	Developer Name_Addendum_MBRS

Please submit one (1) digital copy through a file sharing service such as Dropbox or Google Drive. Sections with more than one document should have an independent folder with the title of the section.

For example, Financing and Affordability folder should contain the following documents: underwriting for each phase, sources and uses, additional budgets as well as any narrative documents. Subfolders should be made for Homeownership documents within the specific sections if necessary. Submissions must be complete, and documents must be labeled correctly and in their respective prescribed formats. Late submissions will not be accepted.

Final submissions are due by **February 16, 2024 at 5:00 pm** to Jessica Gomez at [jessica.gomez@seattle.gov](mailto:jessica.gomez@seattle.gov) with the subject line, "[Developer Name – Submission to Mount Baker Redevelopment Sites](#)."

For additional questions on submission, please contact Jessica Gomez.

## VIII. Evaluation

OH will be reviewing proposals that meet investment goals which:

- Advance the equitable distribution of affordable housing investments throughout the City of Seattle, serving a range of households and income levels consistent with income limits and affordability requirements;
- Promote housing opportunity and choice throughout the city while providing stable and healthy living environments where low-income individuals and families can thrive, with access to culturally relevant and linguistically competent services, high-quality educational and employment opportunities, affordable and reliable transportation, and other amenities; and
- Contribute to the development of walkable and climate resilient neighborhoods, particularly near high-capacity transit, giving low income residents access to transportation, services, and economic opportunity.
- Additionally, in effort to address past and current displacement, which disproportionately and negatively impact Black, Indigenous, and other communities of color, OH will evaluate submissions for this RFP with a lens to affirmatively further fair housing and may consider the extent to which the proposal demonstrates that the proponent has the experience, ability, and a plan to effectively address the needs of underserved communities and creating an environment for residents and families to thrive.

Submissions will be evaluated on 1) fulfillment of all Minimum Requirements for each category, 2) strength and quality of responses to the Competitive Criteria for each category, and 3) an interview (if applicable).

The four evaluation categories are:

- A. Development Team and Experience
- B. Financing and Affordability
- C. Development Program and Outcomes
- D. Planning and Design

## A. Development Team and Experience

<b>Minimum Requirements</b>	
Approval to Participate	A signed Board of Directors or other Corporate resolution authorizing application submittal.
Organization Financials	Most recent three (3) years of audited financials for development team organizations participating in project.
Development Team Composition	Memorandum Of Understanding (MOU) between development partners describing responsibilities and roles between development partners.
Comparable Development Experience	Development team members must have participated on the development team of two (2) new construction and/or substantial rehab projects completed in Washington state within the past seven (7) years.
Comparable Financing Experience	Successful financing and fundraising for at least one mixed-use affordable project of at least 60 residential units within the past seven (7) years.
<b>Competitive Criteria</b>	
Commitment to Race and Social Justice (RSJ) Principles	<ul style="list-style-type: none"> <li>• Race and social justice contribute to the mission and composition of each organization on the development team.</li> <li>• Organizations on the development team have demonstrated RSJ commitment through strategic planning, trainings, etc., within their organization to address equity and anti-racist practices and outcomes.</li> </ul>
Project Portfolio	<ul style="list-style-type: none"> <li>• Development team has experience developing multi-family, mixed-use projects with a mix of unit types and serving vulnerable populations.</li> <li>• Developed multi-family projects using public and private financing.</li> <li>• In compliance with OH for previously funded projects, with minimal projects returning for additional funding after award.</li> <li>• Partnerships with BIPOC and community-based organizations on previous projects that have improved housing access and outcomes for BIPOC and other marginalized communities.</li> </ul> <p>Track record of thoughtful and meaningful incorporation of community feedback into site plan, design, programming, and outreach.</p>
Team Composition	<p><i>Relationship with secondary developer (if applicable)</i></p> <ul style="list-style-type: none"> <li>• Strong partnership between primary and secondary developer to build capacity, knowledge, and experience.</li> <li>• Developer fees should be split equitably and commensurate with responsibilities, financing, and experience.</li> <li>• Increased responsibility and/or managing ownership for WMBE, BIPOC, and/or firms with limited experience.</li> </ul> <p><i>Construction management</i></p>

	<ul style="list-style-type: none"> <li>• Experience in construction and construction management of multi-family, mixed-use residential projects that are completed within budget and on schedule.</li> <li>• Experience complying with labor, hiring, and safety requirements for similar projects in the city of Seattle.</li> </ul> <p><i>Environmental</i></p> <ul style="list-style-type: none"> <li>• Experience with platting actions, permitting, environmental review and approval, and design review on comparable development projects in the city of Seattle.</li> <li>• Experience in environmental engineering, sustainable design, and development, and/or green stormwater infrastructure best management practices.</li> </ul> <p><i>Legal</i></p> <ul style="list-style-type: none"> <li>• Experience in affordable housing development and public/private development.</li> <li>• Experience in Seattle land use and zoning.</li> </ul> <p><i>Homeownership</i></p> <ul style="list-style-type: none"> <li>• If proposing the development of for-sale homes, have a partnership with an organization with experience and proven track-record of conducting homebuyer education, outreach, and recruitment for and long-term stewardship of Resale Restricted Homes.</li> </ul> <p><i>Property Management</i></p> <ul style="list-style-type: none"> <li>• Experience working with vulnerable populations. Experience with appropriately staffing property managers and resident services for large buildings.</li> </ul>
Capacity	Current and future capacity to effectively undertake and complete all necessary activities and obligations associated with the redevelopment. Capacity will be determined by analyzing the respondent’s current public and private development workload, and other pending development obligations and financial guarantees.
Comparable Financing Experience	Experience with applying for, and securing, LIHTC, and placing LIHTC-funded buildings in service.
Comparable Management Experience	<ul style="list-style-type: none"> <li>• Proposed property manager, or lead developer’s management entity, has experience managing at least 60 residential units in the city of Seattle within the past seven (7) years.</li> <li>• Experience with LIHTC compliance.</li> <li>• Property manager’s experience and approach increase or improve housing access to BIPOC and/or marginalized communities.</li> </ul>

## B. Financing and Affordability

<b>Minimum Requirements</b>	
Affordability	All rental units are affordable to households at, or below, 60% AMI. 30% of the total rental units in the development serve households at, or below, 30% AMI. For-sale homes are affordable to households at 80% AMI.
Ability to Finance	Asset statements and letters of credit must demonstrate the capacity to secure pre-development, construction financing, and permanent financing for the proposed project.
RFP Due Diligence Budget	Budget for costs endured for proposal submission. Please highlight any pro-bono work received.
<b>Competitive Criteria</b>	
Project Financing	<p>The financing proposal, with sources and uses, support the proposed project and is in accordance with current industry underwriting standards. Proposed total development costs and operating budgets are within current industry parameters. Project financing proposal will be evaluated based on the feasibility of the underwriting, including, the reasonableness of estimated development and operating costs, proposed rents and other income, the feasibility and terms of the financing sources, and the ability to support operating expenses, capital costs, and debt service to complete and operate the housing portion of the proposed project.</p> <p>If community or commercial spaces are included, they must generate enough rental income, or equity must be provided, to support all associated development costs, including hard and soft costs.</p> <p>Non-residential income and equity assumptions must be described in detail and include information about funding sources and/or rent comparables.</p>
Rents and Market Comparables	Rents and sale prices for residential units should be below the market rate for the local geographic neighborhood.
Financing Capacity	Financing capacity will be evaluated based on the strength of the respondent's assets, bank, investor, or other lender references, and current and historical commitments that demonstrate the respondent's ability to secure financing, meet lender's equity and other lending requirements, provide necessary guarantees, absorb cost overruns, and start and complete construction of the proposed project according to the proposed development schedule.

### C. Development Program and Outcomes

<b>Competitive Criteria</b>	
Housing Outcomes for BIPOC Communities	The proposed development program will be evaluated within the context of the City’s commitment to eliminate racial disparities and achieve racial equity in Seattle. Given the history of institutionalized racism, historic, and current racism experienced by BIPOC communities, the proposed development program will be evaluated as to whether it will improve housing access and outcomes for these and other marginalized communities.
Anti-Displacement Strategies	Demonstrates commitment to anti-displacement strategies and tools, which may include a Community Preference policy.
Commercial and/or Community Uses	Demonstrates the uses and configuration of the site contribute to the economic and health of the neighborhood, addresses the needs community has identified and enhances the commercial and community uses in the neighborhood.  Non-residential uses will be evaluated based on tenant mix, marketing, management, lease terms, feasibility, and how they support BIPOC communities and owned businesses.
Contracting	Proposal includes engagement and outreach conducted, or to be conducted to WMBE entities.

### D. Planning and Design

<b>Minimum Requirements</b>	
Licensure	Plans and drawings are to be a concept design – preliminary schematic design phase. Preliminary design must illustrate a clear understanding of the development teams approach and vision.
Site Plan and Design	<ul style="list-style-type: none"> <li>• Reserved Seattle Parks &amp; Recreation Development Parcel is integrated into the site plan.</li> <li>• UW Early Learning Center is integrated into the site plan.</li> <li>• Considerations for any Environmentally Critical Areas</li> <li>• Considerations for slope and liquefaction</li> </ul>
<b>Competitive Criteria</b>	
Site Plan and Design	<ul style="list-style-type: none"> <li>• Proposal responds to challenges posed by site conditions and the built environment. The site plan, building configuration, design, and streetscape treatment integrate the development with the surrounding neighborhood.</li> <li>• Proposal considers conclusions from the Mount Baker Town Center Urban Design Framework, including connections and relationship to</li> </ul>



	<p>the Mount Baker Link light rail station, arterials, surrounding open space, and existing and future developments.</p> <ul style="list-style-type: none"> <li>• Proposal reflects thoughtful and meaningful incorporation of community feedback into site plan and design.</li> </ul>
Building Design and Construction	<p><i>Building design</i></p> <ul style="list-style-type: none"> <li>• The building design contributes to the built environment and a positive pedestrian experience.</li> <li>• The building systems provide environmental comfort, sustainability, and physical longevity.</li> <li>• Proposal considers conclusions from the Mount Baker Town Center Urban Design Framework.</li> <li>• ‘Beyond Code’ green stormwater infrastructure is incorporated.</li> </ul> <p><i>Design and construction</i></p> <ul style="list-style-type: none"> <li>• Describe proposed construction schedule.</li> <li>• Building design is consistent with the proposed construction budget, schedule, and development program.</li> <li>• Design and construction methods reduce or contain costs, create high-quality site and building designs, and achieve high development performance standards.</li> <li>• Design proposes exceptional elements or amenities in public spaces or residential areas that respond to surrounding design context.</li> </ul>
Contractor	Submit letter of interest from a general contractor that also specifies their commitment to work under a Community Workforce Agreement.

### IX. Schedule

The RFP evaluation schedule is below.

Milestone	Date
RFP release	October 16, 2023
Virtual info session (Mandatory) Details will be emailed	October 30, 2023 10:00 – 11:00 am
Responses due	February 16, 2024
Notification of interview (if applicable)	Anticipated- March 15, 2024
Hold for interviews	April 1-5, 2024
Designation of development team	Anticipated Date: June 1, 2024

Attendance is mandatory for the virtual info session. OH staff will contact development teams on how to RSVP. Reasonable accommodation can be provided for the virtual info session on request. Please send your request to Jessica Gomez at [jessica.gomez@seattle.gov](mailto:jessica.gomez@seattle.gov) at least one week before the info session.

Following the session, meeting materials and Q&A notes will be available on OH's website. Additional questions should be emailed to [jessica.gomez@seattle.gov](mailto:jessica.gomez@seattle.gov). Questions will be answered via email and sent to all the development teams by the end of the week in which questions were submitted. Any updates and/or additional communications regarding this RFP will also be posted on OH's website.

If OH does not receive a proposal that meets the priorities and requirements of the RFP, OH reserves the right to cancel the RFP and initiate a new solicitation.

## X. Disclaimers

This RFP is non-binding and advancement from the RFP does not guarantee award of any future funding or land. All costs of preparation of responses and all related expenses are at the sole cost and risk of the applicant. No applicant shall have any claim against the City for any costs incurred in responding to the RFP. OH reserves the right to waive immaterial defects, to amend the RFP process and requirements, and to cancel the RFP and initiate a new solicitation as may be needed to meet OH's objectives, as determined by OH in its sole discretion. Applicants understand that under the State of Washington's Public Records Act (RCW Chapter 42.56), all materials received by the City of Seattle are considered public records and subject to disclosure. Information provided by OH with respect to the property is not a guaranty as to its accuracy. Applicants will need to conduct their own due diligence with respect to the property.

## XI. Attachments

### **Completeness Checklist**

[Completeness Checklist](#)

### **Office of Housing Fiscal Year 2023 Income Limits**

[Office of Housing Fiscal Year 2023 Income Limits – Rental](#)

[Office of Housing Fiscal Year 2023 Income Limits – Homeownership](#)

### **Available Property Information**

1. [Phase I Environmental Site Assessment prepared by SoundEarth Strategies, 2019](#)
2. [Phase II Environmental Site Assessment prepared by SoundEarth Strategies, 2019](#)
3. [Title Insurance prepared by First American Title Insurance Company, 2016](#)
4. [Property map](#)
5. [ALTA survey, 2022](#)
6. [Geotechnical report prepared by PanGEO Incorporated, 2019](#)
7. [Mount Baker Infrastructure Study by KPFF, 2022](#)

### **SM-NR 95 (M) Zone Development Standards**

[SM-NR 95 \(M\) Zone Development Standards](#)

### **Potential Redevelopment Lot Lines Final Report**

[Potential Redevelopment Lot Lines Final Report](#)

## **OH Housing Funding Policies 2021-2023**

[OH Funding Policies 2021-2023](#)

## **Community Engagement Summary**

[Community Engagement Summary](#)

## **Community Workforce Agreement (CWA) with OH Amendment**

1. [Community Workforce Agreement](#)
2. [CWA Overview](#)

## **University of Washington Rainier Valley Early Learning Center (RVELC)**

1. [Informational Sheet](#)
2. [Design Visual](#)

## **Combined Funders Application (CFA)**

1. CFA – Narrative Questions (download from online Appendix)
2. CFA – Project Workbook (download from online Appendix)

## **Addendum RSJ Questions**

[Addendum RSJ Questions](#)