



Seattle
Office of Housing

Rainier Valley Affordable Homeownership Initiative **Request for Proposals**

**For permanently affordable homeownership development
at 6701 Martin Luther King Junior Way South**

Published: March 27, 2026

Last day to schedule mandatory pre-application conference: May 13, 2026

Responses Due: May 22, 2026 by 12:00 p.m.

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I. Introduction

As part of the [Rainier Valley Affordable Homeownership Initiative](#) (RVAHI), the City of Seattle Office of Housing (OH) is seeking proposals from qualified developers to acquire a City-owned property located at 6701 Martin Luther King Junior Way South to develop permanently affordable ownership housing at the site, steward the ongoing affordability of all homes developed at the site and ensure homeowner success.

OH will transfer ownership of the land and provide a development loan to the selected developer to assist in the creation of permanently affordable homes. This is the last site of 10 properties formerly owned by Sound Transit and made available to the City of Seattle. OH has pursued several opportunities for homeownership development on publicly-owned land in recent years. Leveraging publicly-owned sites has become a key strategy for increasing the supply of permanently affordable homes.

II. RVAHI Context and Background

Seattle's Rainier Valley is one of the region's most culturally and economically diverse neighborhoods, including Black American and Black immigrant, Asian and Latinx populations. Black, Indigenous and other communities of color created communities in these neighborhoods due in part to a history of racially restrictive covenants, racial hostility, redlining and other forms of racism that limited the places where they could otherwise live. Over the past fifteen plus years, rapidly rising housing prices throughout Seattle have contributed to significant displacement pressure for Rainier Valley residents.

After Sound Transit completed the Link light rail line through the Rainier Valley, there were several relatively small parcels of property determined to be surplus to their needs. In October of 2021, Sound Transit transferred 10 properties near the Mount Baker, Columbia City and Othello light rail stations to OH to support the development of permanently affordable for-sale homes and to help mitigate rising displacement pressure.

OH has awarded nine properties through previously issued RFPs. All of these projects are now in various stages of development. This RFP makes the last property available for transfer and development, a continuation of these efforts. See the [RVAHI webpage](#) for more information.

III. RVAHI Initiative Objectives

Through close partnerships with Sound Transit and community-based organizations rooted in the Rainier Valley, the RVAHI aims to:

- Create at least 100 for-sale homes, permanently affordable to low- and moderate-income first-time homebuyers.
- Mitigate displacement of current Rainier Valley residents who are being priced out of this transit-rich area and encourage opportunities for displaced Rainier Valley residents to return to the area.

- Conduct affirmative marketing to communities least likely to apply, including Black, Indigenous, and other households of color who historically have been systematically and disproportionately excluded from homeownership opportunities.
- Build the capacity of community-based organizations to participate in the development and/or long-term stewardship of community assets.
- Be responsive to community identified needs and priorities to determine outcomes for non-residential spaces to be developed alongside affordable housing.

IV. Proposal Criteria

Proposals may be submitted by individual organizations or by a partnership between/among two or more organizations. Any proposed project must comply with all local, state and federal rules and statutes necessary to obtain development permits and approvals. Any selected developer will be bound by laws and ordinances regarding equal employment opportunity. Applicants are encouraged to submit creative proposals that respond to the criteria below.

A. Threshold Criteria

Proposals must meet all of the following criteria to be eligible for funding.

1. **Affordability Level:** Sales prices must be affordable to households with incomes at or below 80% of Area Median Income for the Seattle area as published [on OH's website](#). For the purposes of this RFP, affordable is defined as:
 - a. A monthly payment for housing costs (mortgage principal, interest, taxes, insurance and other dues) of not more than 35% of income;
 - b. No more than 5% downpayment;
 - c. A household size of one more person than number of bedrooms; and
 - d. A realistic mortgage interest rate, approved by OH.

Proposals may not contain any units that do not meet the definition of affordable provided above, even if proceeds from the sale of those units would subsidize the cost of the affordable homes.

2. **Affordability Duration:** The project develops homeownership with agreements that maintain affordability for a minimum of 50 years.
3. **Development Experience and Capacity:** Experience developing housing in the Seattle area as evidenced by the successful completion of at least one multi-unit project. There must be at least one full-time staff equivalent whose role is dedicated to the development of housing on the developer's team. This must be an experienced real estate developer with the technical capacity to oversee design and construction and respond to City and community concerns.

4. **Stewardship Experience and Capacity:** Experience stewarding permanently affordable, resale-restricted ownership housing in the Seattle area as evidenced by the current successful stewardship of a homeownership portfolio. There must be plans for at least one full-time staff equivalent whose role is dedicated to stewarding resale-restricted ownership housing.
5. **Organizational Financial Capacity:** Auditable accounting systems and standard fiscal controls in place needed to administer public resources, and the financial capacity to garner necessary funding and/or financing to sustain the organization through and beyond construction completion and sales.
6. **Financial Feasibility and Efficiency:** Present a thorough, balanced and reasonable development budget that identifies all sources and uses for both construction and permanent financing. Budgets must reflect a realistic plan to finance and complete the project in a timely manner, with affordable sales prices.
7. **Pre-Application Conference:** Attendance at pre-application conference with OH (see Section X).
8. **Additional Factors:** If the applicant is a prior awardee of OH funds, timely use of prior awarded funds will be a factor in considering an award of additional funds. An applicant shall also be in Good Standing as defined in the [2024-2026 Housing Funding Policies](#).

B. Evaluation Criteria

Proposals that meet all threshold criteria will be competitively evaluated based on the extent to which they meet these criteria.

1. **Community-Led Development:** Competitive proposals will come from proposers that include community-based organizations with specific ties to the Rainier Valley.
2. **Anti-Displacement:** Competitive proposals will have a strong affirmative marketing component and will consider whether to utilize [community preference](#) to conduct outreach to income-eligible community members who have been displaced or are at risk of displacement from the Rainier Valley. Consideration will be given to proposers that demonstrate success in reaching traditionally underserved populations, including people of diverse ethnic and cultural backgrounds and people with disabilities.
3. **Affordability Duration:** There will be a preference for projects that use legal restrictions to ensure affordability for longer than the required 50 years. The most competitive projects will use a renewable and inheritable long-term restriction.
4. **Product Quality and Design:** The successful proposal will propose homes that are high-quality, thoughtfully designed, livable and durable. Developments must meet one of the

following Green Building standards:

- a. Evergreen Sustainable Development Standard v3.0.1 (2018 update), or
 - b. LEED Mid-rise v4 or LEED Residential v4.1 Gold level and meet ESDS requirement: 5.1A Building Performance Standard – New Construction.
5. **Culturally Competent Stewardship:** Proposals should include evidence of organizational experience with and capacity to sustain stewardship. Competitive proposals will include the description of a culturally competent stewardship plan and/or program to support homeowner success and ensure ongoing affordability of homes for at least 50 years.
 6. **Partnerships with WMBE Contractors:** Competitive proposals will include a specific plan to meet or exceed the existing OH goal of 14% of total construction and other contracted services contracts be with women and minority business enterprises (WMBE).
 7. **Community-Informed Development of Non-residential Space:** Proposers are encouraged to include specific plans to develop ground-floor commercial space to activate the neighborhood and encourage walkability. Office of Housing funding cannot be used for the construction or subsidy of non-residential space. Proposals that include non-residential uses must include thorough plans to finance those uses and plans to engage the community to determine potential uses that are responsive to community need with a focus on small, locally owned businesses.

V. Proposal Submissions

Proposal narratives should contain the following components and be submitted along with all items listed in the [RVAHI Checklist and Self-Certification](#).

1. **Introduction:** Please include a cover letter describing the general project overview. Please identify the primary contact person for application questions and provide their contact information.
2. **Organizational Information:** Please name and describe the organization(s) submitting this proposal. Provide all pertinent organizational information such as incorporation date, state and IRS tax status, mission, vision, strategic plan highlights (as they may relate to the proposed project), program areas, and aggregate client demographic information such as race, ethnicity, and income. Please provide names and experience of senior management and board members or principals and founders as applicable. If the proposal is being submitted collaboratively, provide all the requested information for each project partner and provide a detailed description of the partnership relationship.

3. **Project Description:** Provide a narrative description of the proposed development, the number and types of homes, the number of bedrooms and bathrooms in each home, and the intended market including the affordability level of homes to be developed. Describe the project design principles and the development timeline.

Describe the proposed development's end user ownership structure. If there is a Homeowners Association (HOA) or Condominium Owners Association proposed, please also complete and submit the **HOA Addendum**. If the proposed project will be a Limited Equity Cooperative (LEC), please include the **LEC Addendum**.

4. **Project Design:** Provide a narrative description of the proposed development including the primary construction materials as well as the green building standards that will be achieved.

Include the following conceptual design drawings:

- a. A site plan showing the building footprint, parking, and location of curb cuts.
 - b. A cross section showing a typical structure's relationship to the site grades.
 - c. At least one elevation drawing, or image of the type of structure proposed.
 - d. A typical unit floor plan.
5. **Stewardship Plan:** Describe your stewardship plan, including:
 - a. Confirm the affordability period and describe how you propose to keep the homes affordable throughout the affordability period. Include a template of the legal document(s) you intend to use to secure affordability.
 - b. Describe how the legal document(s), the initial price, and the resale formula align with OH's [Housing Funding Policies](#).
 - c. Describe the financial model of how affordability will be maintained throughout the affordability period.
 - d. Describe how your organization facilitates home resales, communicates program funding requirements and restrictions, supports homeowners, and monitors compliance with the City's regulatory agreement, including the owner-occupancy requirement, over time.
 6. **Stewardship Experience and Capacity:** Describe the applicant team's experience with homeowner support and/or stewardship of home affordability, including staffing and resources to determine household eligibility, establish and maintain an applicant pool, relationships with mortgage lenders, and monitor compliance with owner-occupancy requirements and resales. Include a current job description of at least one full-time staff equivalent whose role is dedicated to the stewardship of resale-restricted ownership housing.
 7. **Affirmative Marketing and Community Engagement:** Describe your organizational efforts to affirmatively further fair housing. Describe your affirmative marketing strategy and homebuyer selection process, including the establishment and management of any

waiting lists. Please note if you are planning to utilize [community preference](#) and if so, describe how. Describe how potential homebuyers learn about or are referred to your program. Describe the role community-based organizations with specific ties to the Rainier Valley will play on the project team.

8. **Development Experience and Capacity:** Please provide an overview of the proposer’s housing development and project-related experience, including size and type of project(s) and the number of units produced, rehabilitated, owned, and/or managed. The projects described should illustrate experience with new construction projects similar in scope and size to the proposed project. Submit the following information for your three (3) most recent projects to demonstrate development experience:
- a. Project name.
 - b. Location or jurisdiction.
 - c. Description of the project size and scope.
 - d. Project start date, when construction was completed and date project was occupied or sold (if a current project, please include its current status and projected date of completion).
 - e. List and description of the development team (staff members, consultants, volunteers, contractors, etc.).
 - f. Consolidated sources and uses budget for construction and permanent financing.

Please also identify and describe the development team proposed for this project. In separate paragraphs, identify each company or organization and individual person involved with the project team and their respective roles. Include information on the team member’s experience and qualifications. Additionally, include the resumes of key team members.

9. **Development Budget and Narrative:**

Provide a comprehensive budget narrative that describes the project budget and addresses the following:

- a. Explain all assumptions used to create the Resale Restricted Homes Excel Workbook, including sources and uses for both construction and permanent financing and the timeline for project completion. If your project will need state funding prior to the start of construction, that should be realistically reflected in the project timeline.
- b. Include information about the average per unit construction costs, explain how you determined the initial affordable sales price for each of the various home types, and show the monthly payment details of different income levels and household sizes of target homebuyers.
- c. Explain any contingency plan(s) regarding non-OH funding sources and the effect on the project timeline if funding applications are unsuccessful.
- d. Include both the proposed land compensation amount and the methodology used to determine the amount.

- e. If concurrently undertaking other development projects, attach a visual representation of concurrent development projects including this project and any other projects that may be occurring simultaneously. Describe how other projects may affect the construction timeline of this project.
- f. If proposing non-residential uses, describe your plans to finance the development of non-residential ground floor uses and the process by which you will attempt to find a tenant. Your plans should align with the budget presented in the Resale Restricted Homes Excel Workbook. Office of Housing funding cannot be used for the construction or subsidy of non-residential space.

10. **Organizational Financial Capacity:** Describe the primary sponsor(s) financial capability to complete the proposed project. Please submit current year-to-date financials including balance sheet, profit and loss statement, and any other reports you use to communicate with your board members about your organizational finances.

OH will also need copies of the most recent three years of audited annual financial statements if available. Applicants that do not have third-party audited financial statements should contact OH to discuss alternative materials.

11. **WMBE Contracting:** Describe existing or potential business relationships with WMBE contractors and/or sub-contractors. Describe if and how the project will attempt to meet or exceed 14% of the total construction and other contracted services contracts be with WMBE firms. Proposers who have previously been awarded RVAHI sites should reflect on WMBE utilization to-date on those sites.

VI. Site Information

The site is located 6701 Martin Luther King Junior Way South in the Columbia City Neighborhood in the Rainier Valley area of Seattle, Washington.

- **Site Size, Shape and Topography:** The site is approximately 8,332 square feet. It is quadrilateral and with an irregular extension.
- **Legal Description:**
 TRACT 7 OF COFFMAN GARDEN TRACTS, ACCORDING TO PLAT RECORDED IN VOLUME 10 OF PLATS AT PAGE(S) 17, IN KING COUNTY, WASHINGTON;
 EXCEPT THE WEST 144 FEET OF THE NORTH 100 FEET;
 ALSO EXCEPT PORTION CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 98096 FOR EMPIRE WAY;
 ALSO EXCEPT THAT PORTION CONVEYED TO THE CITY OF SEATTLE FOR STREET PURPOSES BY DEED RECORDED UNDER RECORDING NO. 20110315000126.
- **Tax ID Number(s):** 166250-0061
- **Zoning:** NC2-55 (M)

- **Due Diligence Reports:** Please email Amanda Sahali at amanda.sahali@seattle.gov with the subject line “6701 MLK Surveys and Reports” to receive copies of a Title Report, Phase 1 Environmental Assessment, ALTA Survey and Geotechnical Report for this site.

For all additional information about development requirements see the [Seattle Department of Construction and Inspections](#) website. Nothing stated herein or in any documents provided is intended as any type of representation or warranty with respect to the condition or quality of the property or title thereto, and OH expressly disclaims any express or implied warranties. Respondents shall be responsible for conducting their own due diligence and verifying any and all information with respect to the condition and quality of the property or title thereto.

VII. City Subsidy

This RFP will award both land and a development loan. The overarching policy document that outlines terms and conditions for this award is the [2024-2026 Housing Funding Policies](#) (“Housing Funding Policies”). Although all applicable terms and conditions stipulated in the Housing Funding Policies apply, see pages 47-61 for homeownership specific policies. Additional policies that apply to homeownership projects funded by OH can be found in Chapter 10 of the same document starting on page 78.

As enumerated in the Housing Funding Policies, development loans are loans to assist qualified developers to develop resale-restricted homes to be sold to eligible homebuyers. Resale-restricted homes are governed by a legal mechanism and stewarded by a non-profit organization to balance ongoing affordability with wealth creation for initial and all successive homeowners. They must be sold to eligible homebuyers and remain permanently affordable per all terms and conditions contained in this RFP and in the Housing Funding Policies.

The City may award development loans up to:

- \$100,000 per unit for studio homes,
- \$120,000 per unit for one-bedroom homes,
- \$140,000 per unit for two-bedroom homes,
- \$170,000 for three-bedroom homes, and
- \$180,000 for homes with four bedrooms or more.

Funds awarded may be a combination of locally generated fund sources. This RFP does not include any federal funds.

VIII. Terms of Transfer

The City will negotiate the specific terms of a purchase and sale contract with the selected developer. The contract will contain covenant(s) limiting development on the property to that which has been approved. There will also be one or more affordable housing covenant(s)

recorded as part of the transfer limiting the residential use to affordable housing. The description of the project and timeline, as refined through the negotiation process, will constitute the “Development Plan,” and will be included as an exhibit to the contract.

If the selected developer fails to reach agreement with the City on the terms of the various contract documents within a reasonable time period, determined by the City in its sole discretion, the City may reject the development proposal and re-advertise the property or enter into direct negotiations with one of the other qualified respondents to the RFP. The purchase and sale contract, all associated documents, and the corresponding legislation for disposition is subject to approval by City Council.

IX. Disclaimers and Disclosure

1. This RFP is not a commitment or contract of any kind. OH reserves the right to pursue any and/or all ideas generated by this request. Costs for developing submissions are entirely the responsibility of the submitting developer and shall not be reimbursed. OH reserves the right to alter timelines, amend or retract the RFP, waive as informality any irregularities in submittals, and/or reject any and all submissions. OH reserves the right to waive any requirements of this RFP when it determines that waiving a requirement is in the best interest of The Office of Housing.
2. All proposals and related materials become the property of the City upon delivery to OH. State law, RCW Ch. 42.17, provides that public records are subject to public inspection and copying unless specifically exempted. RCW Ch. 42.17 enumerates limited exemptions a public agency’s obligation to disclose public records. If the applicant believes that portions of its proposal are exempt from disclosure to third parties, the applicant must clearly label the specific portions sought to be kept confidential and specify an exemption that the applicant is relying on. However, acceptance of a proposal containing such designations by OH is not an agreement that such material is legally confidential, and the Office of Housing cannot guarantee that such information will not be disclosed.
3. The applicant recognizes and agrees that the City will not be responsible or liable in any way for any losses that the respondent may suffer from the disclosure of information or materials to third parties, nor for any use of information or materials by third parties.
4. All costs of preparation of proposals and all related expenses are at the sole risk of the developer. No developer shall have any claim against the City for any costs incurred in responding to this RFP or in any negotiations, modifications of proposals, presentations, or other actions to secure a contract for purchase of the Property, whether or not at the request of the City. Unless and until a purchase and sale contract shall have been duly authorized by ordinance and signed by the City and the developer, the City shall retain the right to terminate the sales process, and/or to dispose of the property in any manner permitted by law, without liability to any developer.

5. RCW 35.81.095 provides in part: “A municipality shall not be required to select or enter into a contract with any proposer or to compensate the proposer for the cost of preparing a proposal or negotiating with the municipality.”

X. Mandatory Pre-Application Conference

Proposers are required to attend a project pre-application conference with OH staff prior to applying. During the conference, proposers should:

- Present a site plan prepared by an architect,
- Present a rough development and take-out budget, and
- Describe the details of the proposal.

All pre-application meetings must be scheduled by May 13, 2026. You may schedule a pre-application conversation by contacting Amanda Sahali at amanda.sahali@seattle.gov.

XI. Submission Details

All applicants must submit one electronic copy of the full application. Please consult the [RVAHI Checklist and Self-Certification](#) to ensure the submission of a complete proposal. Electronic components must be submitted via email through a Dropbox type service to joy.hunt2@seattle.gov.

Please name each electronic file starting with the number that relates to the checklist item. The name then should be the organization name and then the document name. For example, the Resale Restricted Homes Excel Workbook submitted by ABC Community Development Corporation would be titled “3. ABC Resale Restricted Homes Excel Workbook.” The site plan submitted by XYZ Housing would be titled “5a. XYZ Site Plan”.

All submission items must be received by OH by **May 22, 2026, at 12:00 noon**. Any proposals received after the deadline will not be accepted or considered.

XII. Proposal Review and Selection Process

OH will review proposals to ensure they are complete and responsive to the RFP.

- OH may allow applicants to correct or provide clarification for minor deficiencies in funding proposals. Applicants must respond within one week to make minor corrections.
- Substantially incomplete applications will not be considered for funding. Proposals may be deemed substantially incomplete due to missing supplemental materials or for failing to meet any of the Threshold Criteria stipulated in Section IV. Please refer to the [RVAHI Checklist and Self-Certification](#) and the Threshold Criteria to ensure that the application package is complete.

OH will form a review committee to assist in the selection process. At OH's discretion, applicants may be asked to participate in an interview (in-person, remote or written questions, as appropriate) where they will present the project and/or answer questions from the committee. OH reserves the right to request additional information to assist with deliberations. After proposal review and the interview, if requested, the committee will provide recommendations to the OH Director. The OH Director will then select the proposal. City staff will work to negotiate the purchase and sales contract as outlined above. OH will be responsible for selecting the proposal(s) that best meets the objectives outlined in this RFP.

Exhibit A – List of RVAHI Sites with Development Status

Site #	Tax Parcel	Site Address, Seattle WA	Status
12	166250-0061	6701 MLK Jr. Way S.	Subject of this RFP
2	175670-0015, 175670-0010, 175670-0005	4851, 4853, 4859 MLK Jr. Way S.	Awarded for Development
4	541410-0205, 541410-0220, 541410-0230	4733, 4735, 4741 MLK Jr. Way S.	Awarded for Development
5	400600-0319, 400600-0322	7908 MLK Jr. Way S.	Awarded for Development
6	333300-2640	6740 MLK Jr. Way S.	Awarded for Development
7	142630-0125	3601 MLK Jr. Way S.	Awarded for Development
8	428140-0385	7860 MLK Jr. Way S.	3 Homes Complete
9	175670-0110, 175670-0120	4865 MLK Jr. Way S.	Awarded for Development
10	170340-0990	4912 MLK Jr. Way S.	3 Homes Complete
11	266050-0259	5042 MLK Jr. Way S.	1 5-bedroom Home Complete

Exhibit B – Maps and Images

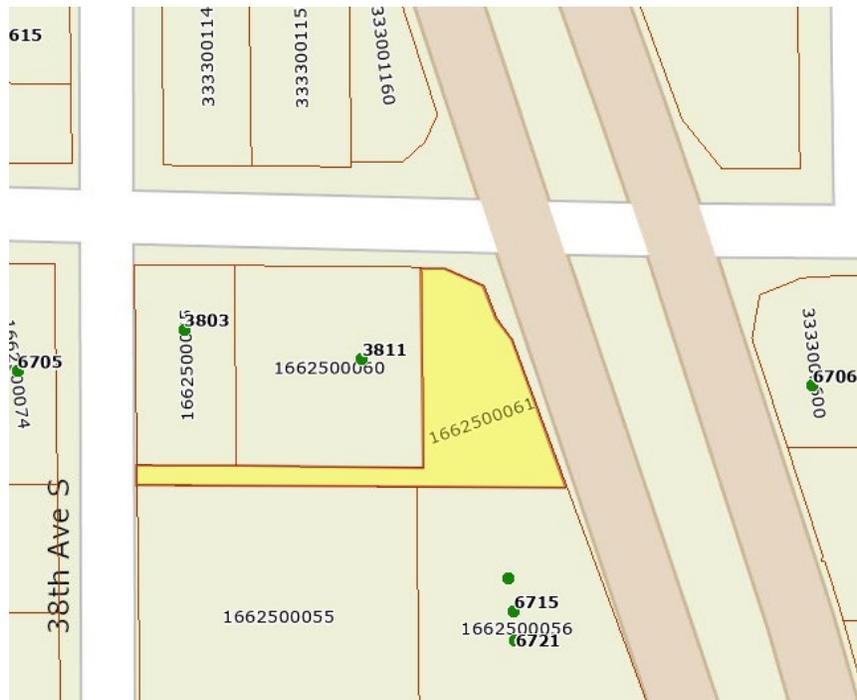
Image of Site:

West-facing photograph of 6701 Martin Luther King Junior Way South.



Parcel Map:

The RFP site is labeled as 166250-0061 in the Parcel map shown below.



Appendices and Documents

The following materials, released in conjunction with this RFP, are available for download on [OH's Funding Opportunities](#) webpage:

- Resale Restricted Homes Excel Workbook
- RVAHI Checklist and Self-Certification

Applicants must email the Office of Housing to receive the following due diligence materials. Please send emails to Amanda Sahali at amanda.sahali@seattle.gov with the subject line "6701 MLK Surveys and Reports."

- 6701 MLK Phase 1 ESA
- 6701 MLK ALTA Survey
- 6701 MLK Geotechnical Engineering Report
- 6701 MLK Title Report
- Homeowner's/Condominium Association (HOA) Addendum
- Limited Equity Cooperative (LEC) Addendum