

# Lake City Community Center Redevelopment

Request for Qualifications

Information Session | April 23, 2024

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City of Seattle

# Agenda

1. Introductions
2. RFQ and RFP Objectives
3. Project background
4. Application process
5. Submission requirements
6. Selection criteria
7. Application review schedule
8. Questions



# RFQ Objective

- SPR and OH invite developers to submit qualifications to redevelop the Lake City Community Center (LCCC) into a vibrant new center combined with affordable housing
- RFQ will prequalify developers for the RFP (2-step process)



# RFP Objective

- Housing opportunities which respond to the diversity of Lake City.
- Family and community-centered design that is safe, welcoming, promotes health and wellness, and serves all ages and abilities.
- Development that encourages walkability and connectivity to neighborhood, ensuring low-income residents have access to high-capacity transportation, services, and economic opportunity necessary to thrive.
- Thoughtful consideration for the unique design and operational needs of a co-located community center and affordable housing development.
- Development that prioritizes Lake City residents' quality of life.



# Project Background

- 12531 28th Avenue NE
- Site is located next to a park, library, city services center, and high-frequency transit, making the redevelopment ideal for low-income households and families.
- Site can accommodate ~100 affordable homes and an ~32,000 sq. ft. community center.
- This project will use a Community Workforce Agreement (CWA).



# Project Background

- The former LCCC served a diverse population
- The former center was undersized to meet community needs and closed in 2023 due to a fire.
- The redevelopment will bring back and expand programming and services and provide quality of life improvements for residents.
- The affordable housing will create housing opportunities in an area with high displacement risk for low-income and Black, Indigenous, and People of Color (BIPOC) residents.



# Application Process

- RFQ process will advance qualified developers to a Request for Proposals (RFP) process.
- RFP is scheduled for release in July 2024.
- Development team selected by early 2025.
- Applicants may apply with or without a complete development team, provided that the applicant meets the minimum qualifications.



# Submission Requirements

1. Signed letter of interest on organization's letterhead introducing the development team.
2. Project Sponsor Experience form (Excel document).
3. Resumes and list of relevant project experience, with role and responsibilities for each potential development team member.
4. Last three (3) years of audited financials.





# Selection Criteria

- Given the unique design and operational needs of an affordable housing development co-located with a community center, RFQ respondents should put forth a development team with expertise in mixed-use affordable housing development.
- Demonstrated experience in affordable housing finance, development, management, and operations. A minimum participation on the development team of two (2) new construction and/or substantial rehab projects completed in Washington state within the past seven (7) years is required.
- Experience with complex mixed-use, transit-oriented, Low-Income Housing Tax Credit (LIHTC), and community center or other recreation facility development is preferred.



# Review Schedule

DATE	MILESTONE
April 12, 2024	RFQ released
April 23, 2024, at 1:00-1:45 p.m.	Virtual information session
May 24, 2024, at 5:00 p.m.	RFQ responses due
June 21, 2024 (anticipated date)	Advancing RFQ applicants notified
July 2024	RFP Process begins



# Questions?

