



Seattle
Office of Housing

Request for Qualifications (RFQ)

Henderson Street Project

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Responses Due: December 5, 2025 at 5:00 p.m.

City of Seattle
Bruce Harrell, Mayor

Office of Housing
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1. Purpose and Objectives

The City of Seattle Office of Housing invites developers to submit qualifications for the redevelopment of the Henderson Street site to create safe, healthy, and affordable housing. With the redevelopment of this site, the City aims to increase housing stability for low-income residents in a neighborhood facing affordability pressures. OH is seeking qualifications from affordable housing providers who are interested in developing a mixed-use site. All housing will be affordable to households earning up to 60% of the Area Median Income (AMI).

This Request for Qualifications (RFQ) is the first part of a two-step process that will include a Request for Proposals (RFP). This RFQ will prequalify developers based on the required criteria identified below to advance to the RFP stage. Developers interested in submitting a proposal for the Henderson Street redevelopment project **must** respond to this RFQ and meet qualification requirements.

The Office of Housing seeks the following qualities and outcomes for this development:

- Housing opportunities which respond to the diversity of cultures, economic levels, and age groups that make up the demographics of South Park.
- Family and community-centered design of residential and community spaces that are safe, welcoming, promotes health and wellness, and serves all ages and abilities within the development and the surrounding community.
- Development which encourages walkability and community connectivity, ensuring low-income residents have access to neighborhood transportation, services, and economic opportunities necessary to thrive. Activating 14th Ave South is an essential factor in the design element of the project.
- Thoughtful consideration for the unique design and operational needs of co-located community services in the commercial space and affordable housing development, including flow and access to spaces, separation and/or submetering of utilities and building systems, noise mitigation, and other considerations. Community engagement and potential partnerships with community-based organizations are encouraged.
 - Applicants should refer to the community engagement report published by Environmental Works ([request from Jessica Gomez](#)).
- All applicants should strive to maximize the building footprint and create efficient unit and building layouts while balancing the priorities outlined above.

2. Background

The Henderson Street redevelopment sites are owned by the City of Seattle Office of Housing. The Office of Housing acquired the sites in June of 2022 and intends to ground lease the property to the awarded housing provider. The ground lease is subject to City Council approval. The City-owned redevelopment sites are located at 8914 14th Ave Parcel #788360-8611 and 1412 S. Henderson Street Parcel #788360-8608.

Parcel	Current Use
8914 14 th Ave S. Lot Area: 12,000 square feet	This parcel is currently leased to Guardian Towing LLC and is being used as administrative office space and a parking lot. The awarded developer is responsible for relocation of the current commercial tenant when the development begins. The cost of the relocation will be an eligible cost of the project redevelopment.
1412 S. Henderson St. Lot Area: 6,000 square feet	This parcel is currently leased to a commercial tenant on a month-to-month lease. This business is based in the community and using this site temporarily until the development starts.

South Park has a rich historical legacy. The Duwamish Valley has been home to fishing and campgrounds for the Duwamish Tribe and early settlers. It is also one of the most diverse neighborhoods in Seattle located in the southwest of the city nestled along the Duwamish River.

According to the Seattle’s Department of Neighborhood’s Snapshot, South Park’s population is 34% White, 26% Latino, 21% Asian, and 9% Black. Over 66% of the population in South Park identifies as a person of color compared to 38% citywide. The median household income in South Park is approximately \$62k compared to \$105k citywide.

The development and displacement pressures in South Park and the surrounding neighborhood are impacting low-income families who need more affordable housing options to remain rooted in their communities. The Henderson Street redevelopment project creates an opportunity to provide family-size apartment units and ground floor space for commercial or community services in a new, mixed-use building.

The selected development team will be responsible for project financing, development, operations, and management as well as the development, leasing, or selling the commercial space. The designated developer will be responsible for all administrative, design, permitting, and platting actions for the project.

A preliminary analysis found that the site may accommodate between 70 to 120 units of housing with a mix of unit sizes.

Property Map



3. Application Process

This RFQ is the first part of a two-part process. Developers interested in developing the Henderson Street sites must participate in this RFQ. OH will advance qualified developers to an RFP process, scheduled for release in early 2026. OH will select the development team by mid-2026.

OH is committed to increasing opportunities for Women and Minority-Owned Businesses (WMBE), non-profit, and community-based developers, and encourages responses from these firms.

Applicants may apply to this RFQ with or without a complete development team, provided that the applicant meets the minimum qualifications described in the [Submission Requirements](#) section below. A development team may include affordable housing developers, community-based organizations, and/or consultants. Applicants that advance to the RFP stage may be allowed to update or change the composition of the development team.

Organizations may participate in more than one RFQ submission. For example, an organization may apply as a lead developer (solo or on a development team) and as a partner developer on a development team on two separate applications. Organizations that do not advance to the RFP stage are allowed to join development teams that do advance.

4. Submission Requirements

Development teams must have experience in the following:

1. Completed new construction and/or substantial rehabilitation projects that consist of at least 60 units of housing completed in Washington state within the last seven (7) years.
2. Completed at least one mixed-use development within the last seven (7) years.
3. Development teams must have experience in completing at least one project with Low Income Housing Tax Credit (LIHTC) within the last seven (7) years.
4. Experience in managing and operating a mixed-use project within the last seven (7) years.

*Past development projects do not need to have been funded by the Office of Housing.

Responses should include the following information:

1. **Signed letter of interest** on organization's letterhead introducing the development team.
 - Send as PDF ("Developer Name_Letter_HSP")
2. **Project Sponsor Experience form.**
 - Send as an Excel document ("Developer Name_Experience_HSP")
3. **Resumes and list of relevant project experience**, with roles and responsibilities for each potential development team member.
 - Send as PDF ("Developer Name_Team_HSP")
4. **Last three (3) years of audited financials.** Applicants that do not have third-party audited financial statements will be required to provide alternate documentation acceptable to OH to demonstrate financial soundness, with the parent organization and any subsidiaries broken out.
 - Send as PDF ("Developer Name_Financials_{Year}_HSP")

5. Review Schedule

OH anticipates the following review schedule:

Date	Milestone
November 4, 2025	RFQ released
November 13, 2025, at 10:00 – 11:00 a.m. Microsoft Teams Join the meeting now Meeting ID: 244 228 033 544 4 Passcode: xq9re98P Dial in by phone +1 206-686-8357,,974536118# United States, Seattle Find a local number Phone conference ID: 974 536 118# Join on a video conferencing device Tenant key: seattle@m.webex.com Video ID: 117 447 972 8 More info	Virtual information session Questions can be submitted by email to Jessica.gomez@seattle.gov
December 5, 2025 at 5:00 p.m.	RFQ responses due
December 19, 2025 (anticipated date)	Advancing applicants notified
Early 2026	RFP Process begins

*OH anticipates announcing the advancing applicants by this date, barring any unforeseen delays. Should notification be delayed, OH will contact applicants to let them know.

Please send RFQ responses electronically to Jessica Gomez at Jessica.Gomez@seattle.gov by, December 5, 2025 at 5:00 p.m. Please title the email “Henderson St Project – RFQ Response.” For questions, please contact Jessica Gomez via email. If sharing large files, please consider using filesharing software.

6. Disclaimers

This RFQ is non-binding and advancement from the RFQ 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 applying to the RFQ. OH reserves the right to waive immaterial defects, to amend the RFQ process and requirements, and to cancel the RFQ 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, subject to disclosure.** Information provided by OH with respect to the property is not a guarantee as to its accuracy. Applicants will need to conduct their own due diligence with respect to the property.