



**Seattle**  
Office of Housing

# REQUEST FOR STATEMENTS of INTEREST (RFI)

Published: October 26, 2018

Responses Due: **Monday, December 10, 2018 at 5:00 PM**

# I. Invitation for Statements of Interest

The City of Seattle Office of Housing (OH) invites statements of interest from qualified housing developers to develop affordable homeownership at one or both of the properties located at:

- 7750 28th Avenue NW, Seattle, WA 98117 (aka Loyal Heights Site)
- 6109 Phinney Avenue N, Seattle, WA 98103 (aka Phinney Ridge Site)

The purpose of this request for interest (RFI) is to 1) determine level of interest in developing the site for permanently affordable homeownership 2) determine the feasibility of a permanently affordable homeownership project at the site and the conditions under which feasibility would be the most likely 3) identify what due diligence reports would be helpful to any further project development.

If sufficient interest and likely feasibility are demonstrated, OH may issue a Request for Proposals (RFP) outlining specific evaluation criteria, project requirements, timelines, and City funding availability. Respondents should anticipate that an RFP, if issued, would include evaluation criteria that includes demonstrated experience and capacity of the applicant team for both the development of the site(s) as well as demonstrated success in monitoring and stewardship of long-term affordability. An RFI response is not required to respond to a future RFP, should there be one.

## II. Submission Information

Applicants are encouraged to submit statements of interest that include innovative and creative proposals. Submissions should include organizational information regarding housing development capacity and experience. Submissions should include a narrative description of the proposed project, including number of units, number of bedrooms, tenure type etc. Submissions should also include at least one detailed development budget and a project timeline. OH encourages collaborative partnerships that leverages various core competencies of partner entities.

Also include which additional due diligence reports, if any, would be critical in the preparation of an RFP response should an RFP be issued. If multiple respondents indicate a preference for the City to solicit certain due diligence reports, OH will consider proceeding with such due diligence in order to make the results available as part of the final RFP. Final approval of sale terms shall be subject to City Council approval.

## III. Development Budget Instructions

Proposals should include, at minimum, one development budget with 100% of the units at the site affordable to low-income households (earning up to 80% AMI) in accordance with the policies outlined on pages 37-46 of the [Seattle housing Levy Administrative and Financial Plan Program Years 2017-2018 and Housing Funding Policies.](#)

Please provide a budget with detailed sources and uses. Use the land value listed in Section III below for the land acquisition costs. In the sources portion of the budget, assume a normal

range of other subsidies, and include the homebuyers' contribution of their first mortgage and down payment. Highlight any gap remaining after including the homebuyers' affordable mortgages, required down payment and other likely subsidies.

Proposals may also include additional development budgets showing other scenarios including, but not limited to, a mix of affordable and market rate units. Market rate units should not exceed 50% of the total unit mix.

## IV. Site Information

Both sites are former sub-stations currently owned by Seattle City Light. The Loyal Heights site has been tested for environmental contamination and any contamination has been mitigated. The Department of Ecology Also has issued a determination of "No Further Action" required.

The Phinney Ridge site has been sampled and analyzed but any contamination that exists has not yet been dealt with. City Light will address any contamination found at the site. For the purposes of this RFI, respondents can assume that the site will be cleaned to the standard which would allow unrestricted use of the site.

### **Loyal Heights Site**

The site is located at 7750 28<sup>th</sup> Ave NW in the Loyal Heights area of Seattle, Washington. The Neighborhood boundaries are generally defined as NW 85<sup>th</sup> St to the north, 8<sup>th</sup> Ave NW to the east, NW 65<sup>th</sup> to the south and 32<sup>nd</sup> Ave NW to the west. The immediate subject neighborhood is characterized by mostly residential uses with some commercial uses along major arterials such as 24<sup>th</sup> Ave NW, NW 85<sup>th</sup> St and 15<sup>th</sup> Ave NW.

**Site Size, Shape and Topography** –The property is 8,158 square foot, rectangular site with level topography. The site has approximately 80 ft of frontage on 28<sup>th</sup> Avenue NW with additional access to the property via an approximately 10 ft alley on the east side of the site.

**Improvement Description** – The site is improved with a fenced concrete pad set back from 28<sup>th</sup> Avenue NW.

**Zoning** –The parcel is zoned LR2 RC, a low-density residential designation that allows single-family, duplex, triplex, townhouse, and rowhouse development up to 30 feet in height. OH analysis indicates that the property's current development capacity is limited by the LR2 zone FAR limits.

**Tax ID** – 4443800245

**Abbreviated Legal Description** – LOYAL HEIGHTS DIV # 6

**Land Value** – \$900,000

### **Phinney Ridge Site**

The site is located at 6109 Phinney Ave N in the Phinney Ridge area of Seattle, Washington. The neighborhood boundaries are generally defined as N 80<sup>th</sup> St. to the north, 8<sup>th</sup> Ave NW to the west, N 46<sup>th</sup> St to the south and Aurora Ave N to the east. The immediate subject neighborhood is characterized by mostly residential uses with some commercial uses along Phinney Ave N.

Commercial uses are also located along major arterials such as Aurora Ave N, N 45<sup>th</sup> St. and NW Market St.

**Site Size, Shape and Topography** –The site configuration is L-shaped and totals 6,000 square feet. The site has 25 feet of frontage on Phinney Avenue North. This portion of the site slopes gradually up approximately 2 feet, after which it levels out to the larger rectangular portion of the site.

**Improvement Description** – The site is an interior lot that is cleared and graded.

**Zoning** –The parcel is zoned NC2P-40 and is located north of the boundaries of the Greenwood-Phinney Ridge Urban Village. NC2P is a neighborhood commercial designation that allows residential and commercial development that caters to the surrounding neighborhood. The proposed rezone of the site is NC2P-55.

The total street frontage is approximately 27' wide. If on-site parking is provided and access to the site is taken from the street frontage, the development of commercial space would not be required. If, however, parking is *not* provided, commercial space would need to be developed on 80% of the frontage in excess of the 5' needed for residents to access the site.

**Tax ID** – 9523101290

**Legal Description** – WOODLAND PARK ADD SUPL S 20 FT OF W 50 OF 7 W 50 FT OF 8-9 7 & ALL 10 PLAT BLOCK: 81 PLAT LOT: 7 TO 10

**Land Value** –\$800,000

## V. Submittals

Responses should contain the following components:

1. **Sponsor Information**: Cover letter describing organizational interest, organizational experience with housing development, organizational experience with ensuring on-going affordability of permanently affordable homeownership units and contact information. Please articulate the details of any proposed partnership and the role of the various partners.
2. **Project Information**: (*for each site if responding to both sites*) Description of the proposed project including the number of units, the type of tenure, and a budget overview (total development cost, proposed initial sales prices and subsidy needed.)
3. **Development Budget Detail**: (*for each site if responding to both sites*) See section III above for additional information regarding the requested development budget. Must include at least a budget for 100% affordable homes, can include additional budget for creative solutions to fill any gap including a mix of market-rate units.
4. **Estimated Project Timeline**: (*for each site if responding to both sites*) Show the development timeline number of weeks and months for each development phase from award date of City RFP.
5. **Due Diligence Reports**: Request for additional due diligence reports the City might commission (e.g., environmental assessment, geotechnical study, arborist study, etc.), including parameters for such reports. Alternatively, please indicate any preference for respondent to commission any reports directly.

Final submittals are due by Monday, December 10, 2018 by 5:00 PM to:

Erika Malone  
City of Seattle Office of Housing  
206.684.0247  
[erika.malone@seattle.gov](mailto:erika.malone@seattle.gov)

*Mailing Address*

P.O. Box 94725  
Seattle, WA 98124-4725

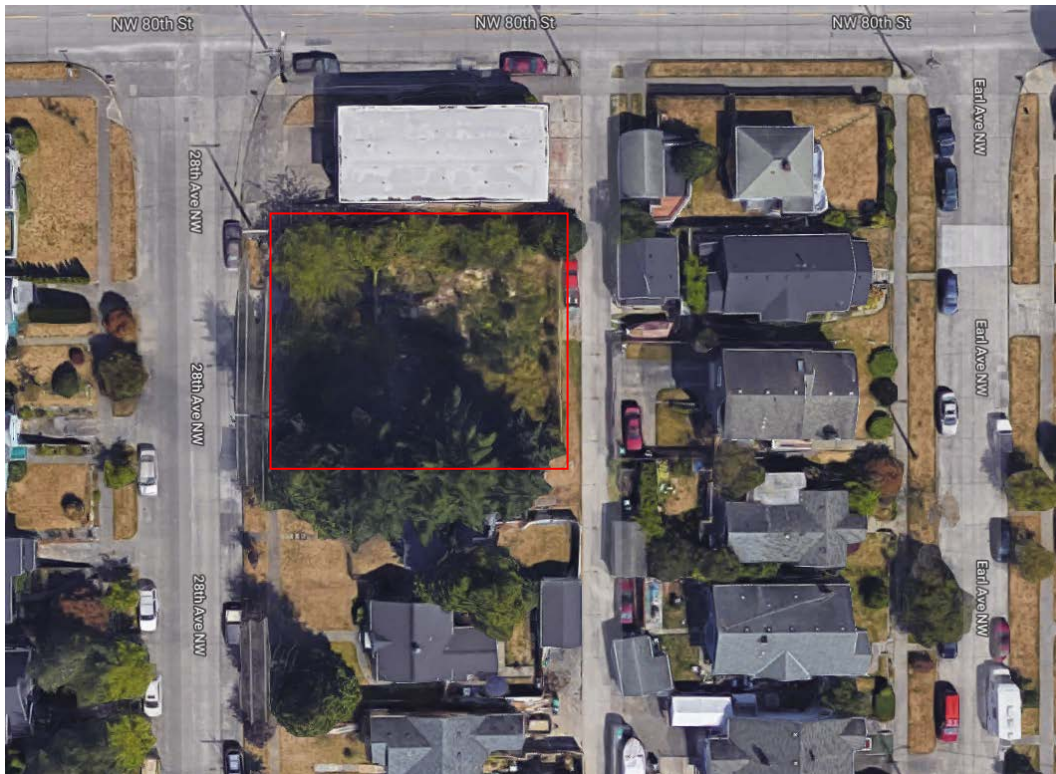
*Street Address*

700 – 5<sup>th</sup> Avenue, Suite 5700

*Please feel free to call if you have any questions.*

# VI. Maps and images

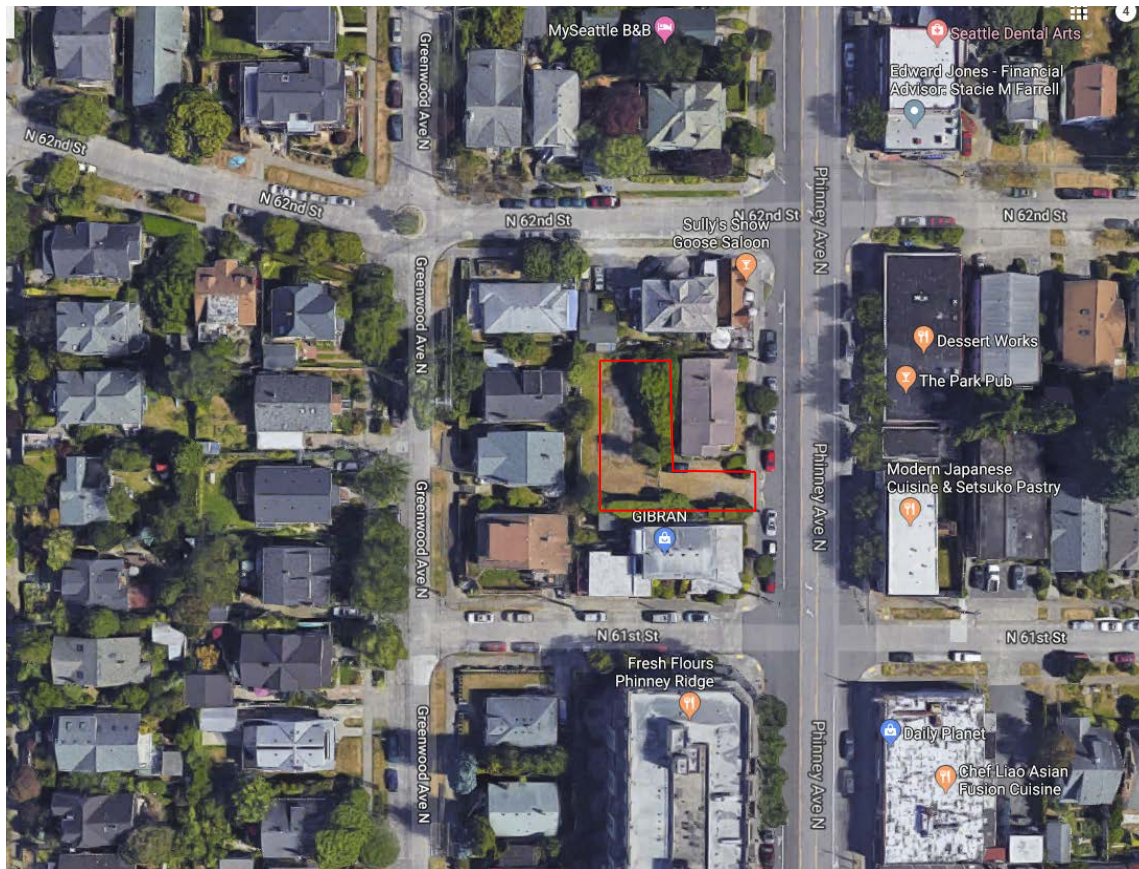
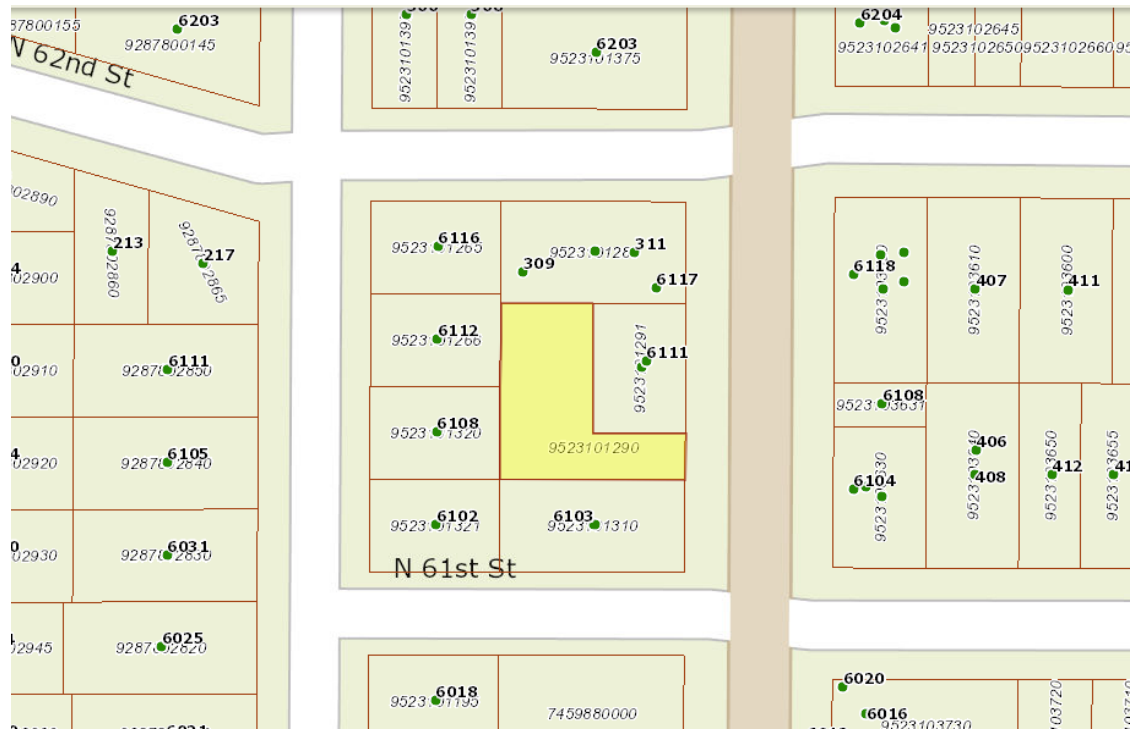
## Loyal Heights Site







**Phinney Ridge Site**







## VI. Disclosures

All proposals and related materials become the property of the City upon delivery to the Office of Housing. 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 the Office of Housing is not an agreement that such material is legally confidential, and the Office of Housing cannot guarantee that such information will not be disclosed.

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.

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 RDQ/P 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.

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."

## VII. Household Income Limits

2018 INCOME LIMITS FOR THE SEATTLE OFFICE OF HOUSING AFFORDABLE HOMEBUYER HOUSING PROGRAMS	
Family Size	
1 person	\$56,200
2 Persons	\$64,200
3 Persons	\$72,250
4 Persons	\$80,250
5 Persons	\$86,700
6 Persons	\$93,100
7 Persons	\$99,550
8 Persons	\$105,950