REQUEST FOR DEVELOPER PROPOSALS (RFP)
SEEKING A SENIOR AFFORDABLE HOUSING DEVELOPMENT

STATEMENTS DUE TO TACOMA COMMUNITY REDEVELOPMENT AUTHORITY
SEPTEMBER 15, 2017 NO LATER THAN 5:00 PM

TOD SITE ALONG MLK BUSINESS CORRIDOR
- Centrally located Hilltop Business District Mixed use affordable senior residential site
- Along future link light rail route; coming in 2020
- Pierce Transit local/regional bus
- Across the street from Peoples Park and within blocks of a major grocery store, restaurants, and senior center.
- Within blocks of Multicare and Franciscan medical centers, Community Health Care Center
- Feasibility Study Available (See Appendix)

The Tacoma Community Redevelopment Authority (TCRA) is seeking high density midrise Affordable Senior Housing multifamily infill project for this property located near major hospitals and medical centers, senior center, restaurants and shops

Letters of Interest must include:
- Site plan, color rendering & description, including number/type of units
- Development Team’s qualifications including examples of recent senior affordable projects completed
- Proposed capital investment, sources and uses and financing plan
- Letter from a bank to support financing the project
- Anticipated schedule including design, permits, and construction

SHANNON JOHNSON
Project Specialist
253.591.5230
sjohnson3@ci.tacoma.wa.us

TACOMA COMMUNITY REDEVELOPMENT AUTHORITY
City of Tacoma CED Department / Housing Division
747 Market Street • Room 900
Tacoma, WA 98402
www.cityoftacoma.org/ced
SITE HIGHLIGHTS

- APN: 2008220011
- Land: 9,749 SF with 130’ depth on 8th St and 90’ frontage on MLK
- Land will be donated to support senior affordable households at less than 50% area median income
- Zoning: (NCX) Neighborhood Commercial Mixed-Use Center: Hilltop Neighborhood,
- Height: 65 ft max w/ Bonus Level 1 height limit
- No impact fees
- State Environmental Policy Act (“SEPA”) preapproved
- No recognized environmental conditions

ANTICIPATED TERMS

DEVELOPMENT SCHEDULE

- Scoping mtg w/in 6 months of selection
- Demonstrated bank and Government financing w/in 12 months of selection
- Construction Plans submitted w/in 18 months days of selection
- Break ground w/in 2.5 years of selection
- Construction completion required w/in 4 years

BUILDING DESIGN

- Minimum of 41 residential units required
- Minimum of 3 parking spaces required
- Must remain within 20% of available space
- Roof deck
EXCELLENT LOCATION FOR SENIOR HOUSING

1. Two major Hospitals
2. Community health care Center
3. Peoples Park
4. Peoples Community Center with a pool and recreational amenities
5. Major supermarket
6. Beacon Senior Center
HILLTOP BUSINESS DISTRICT IS RIPE TO SUPPORT HIGH DENSITY DEVELOPMENT

- **Demand for more Senior Housing Units in the Hilltop with transit services.**
- **SEPA Pre-Approval. Tacoma City Council has approved the Hilltop Subarea Plan meaning that developments consistent with the plan require no SEPA review, except for traffic concurrency.**
- **No impact fees are imposed for parks, traffic, schools or other amenities in Tacoma.**
- **Ease of Permitting. Tacoma is big enough to handle complex projects but small enough to have a customer-friendly approach. Tacoma uses the online program, Accela, to manage permitting and also assigns a permit coordinator to assist developers with permit synchronization.**
STATEMENT OF QUALIFICATIONS

Competitive Criteria
The City of Tacoma will select the Developer(s) by using the following Competitive Criteria to evaluate proposals that comply with the Development Requirements. Up to 100 points may be awarded according to how well each proposal meets these criteria.

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Maximum Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>Developer Financial Capacity</td>
<td>35</td>
</tr>
<tr>
<td>Developer Experience</td>
<td>25</td>
</tr>
<tr>
<td>Proposed Development</td>
<td>30</td>
</tr>
<tr>
<td>Developer Management Capacity</td>
<td>10</td>
</tr>
</tbody>
</table>

A 3-person Selection Advisory Committee (SAC) comprised of two (2) TCRA staff and one (1) outside person will review and evaluate written Proposals. After conducting their review, the SAC may interview the highest evaluated respondents before award recommendation and before seeking authorization from the TCRA Board to negotiate and execute a contract.

Proposal Content
Respondents to this RFP must provide complete and detailed responses to any and all sections described below. Incomplete proposals or those which are considered not in conformity with the law may be considered non-responsive. TCRA will use the information below to evaluate Proposals.

DEVELOPER EXPERIENCE
1. Provide resumes of the key principals of the Developer’s project team who will manage, design, engineer, construct and/or market the development.
2. Describe three (3) similar senior affordable projects to the proposed development conducted within the last 10 years. Please provide a brief description if the project and how it was financed.

PROPOSED DEVELOPMENT
1. Submit a Project Description of the proposed development.
2. Provide a Site Plan and Building Elevations depicting the overall architectural and site design features, quality of building materials and types of improvements/systems to be installed.
3. Explain how the proposed development is consistent with and will help to achieve the vision for this area as outlined in the Hilltop Subarea Plan found at: http://cms.cityoftacoma.org/planning/hilltop-mlk%20subarea/Hilltop%20Subarea%20Plan%20(adopted%205-13-14).pdf

DEVELOPER MANAGEMENT CAPACITY
1. Provide the Schedule to obtain all permits/approvals and to construct and complete the project.

DEVELOPER FINANCIAL CAPACITY
1. Submit a Project Financing Plan, including key milestones and a timeline for securing project equity and debt, as appropriate. Include letters from two(2) financial references regarding the Developer’s financial ability to complete the proposed project.
STATEMENT OF QUALIFICATIONS (CONTINUED)

DEVELOPER FINANCIAL CAPACITY, CONTINUED

2. Provide a 5-year Operating Pro Forma and a Sources and Uses of Funds Statement for the proposed project.

RFP Schedule

The RFQ schedule is as follows:

<table>
<thead>
<tr>
<th>DATE</th>
<th>ACTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>7/17/17</td>
<td>City issues and publishes RFP on City website</td>
</tr>
<tr>
<td>8/11/17</td>
<td>Developer deadline for submitting written questions to Shannon Johnson</td>
</tr>
<tr>
<td></td>
<td>at <a href="mailto:sjohnson3@ci.tacoma.wa.us">sjohnson3@ci.tacoma.wa.us</a> by 5 p.m. Pacific Standard Time.</td>
</tr>
<tr>
<td>8/18/17</td>
<td>City posts written response to questions at:</td>
</tr>
<tr>
<td>9/15/17</td>
<td>Developer Hard Copy Proposal submittal date - No later than 5:00 pm Pacific Standard Time.</td>
</tr>
<tr>
<td>9/29/17</td>
<td>Selection Advisory Committee reviews and preliminarily ranks proposals</td>
</tr>
<tr>
<td>10/13/17</td>
<td>Selection Advisory Committee interviews Developers about proposals (optional)</td>
</tr>
<tr>
<td>10/27/17</td>
<td>Developers notified and staff proceeds with making their recommendation to TCRA Board</td>
</tr>
<tr>
<td>11/16/17</td>
<td>TCRA Board authorizes staff to enter into contract negotiations with Developer(s)</td>
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</table>

TCRA reserves the right to modify the schedule after the Proposal deadline

RFP Revisions

An addendum may be published and posted to the City’s website at http://www.cityoftacoma.org/cms/One.aspx?portalId=169&pageId=47194 if it becomes necessary to revise the RFP. Also, registered plan holders for this project will receive notices of future addendums.

Proposal Submittal

Hardcopy proposals must be delivered as described in this Request for Proposals. Hard copies to include one (1) original and three (3) copies of the proposal should be submitted to 747 Market Street, RM 808 Tacoma WA 98402-3793, Attn.: Shannon Johnson. Hand delivered Proposals may be made to the Tacoma Municipal Building 2nd Floor Customer Care Department.

ELECTRONIC COPIES WILL NOT BE ACCEPTED