



**Seattle Housing Authority and University of Washington**  
**Joint Request for Qualifications**  
Filer Building Site Development Partner



The Seattle Housing Authority (SHA) and the University of Washington (UW) are seeking qualifications from highly qualified developers or public development authorities with the capacity and experience to develop at least 150 apartments affordable to households earning up to 60% of Area Median Income on an urban infill site in the University District. The selected partner will lead the development of a mixed-use project on an approximately 45,000 sq. ft. site in the University District neighborhood, located near the intersection of 42nd Avenue and Roosevelt Way N.E. Additional priorities for the site include providing space for a childcare use in the commercial portion of the project. Participation in this RFP is open to both non-profit corporate entities, and for-profit entities with a non-profit partner.

**Submittal Procedure and Deadline:** Qualifications must be received no later than 4:00 p.m. on **Thursday, September 9, 2021** at the address below. Please provide an electronic copy of your responses via email to Lauren Mathisen, Development Program Manager at Seattle Housing Authority, at [lauren.mathisen@seattlehousing.org](mailto:lauren.mathisen@seattlehousing.org) with a subject line stating "Qualifications for Filer Site Development Partner." All responses will be acknowledged via email within 24 hours; if you do not receive a confirmation please reach out to ensure we have received your materials.

**Responses to this RFQ should include:**

- **Relevant Projects.** List and describe up to three recent projects that demonstrate relevant experience. Include the project type including affordability level, location, financing, and key organizational staff and outside partners including contractor, architect, and legal team. Relevant experience includes but is not limited to development and management of mixed-use and/or mixed-income projects, and projects with 150 or more units. In a separate section, list any projects in the past five years that have had watch list or credit recapture events. If there are no such projects, explicitly state so or list N/A.
- **Proposed Team.** Provide a list of the proposed in-house development team members and in a separate section, list possible external partners including architect, structural engineer, and legal team. Provide resumes for in-house staff demonstrating relevant experience. Be specific as to individual key team members that would be assigned to this project and their role.
- **Race and Social Justice.** Both the University and SHA are committed to advancing racial equity, including through our partnership at the Filer Building Site project. Please explain how race and social justice efforts shape your organization, including impacts or outcomes that benefit Black, Indigenous, and People of Color (BIPOC) and other historically marginalized groups. Include the efforts you have undertaken to hire, support, and promote leadership by BIPOC staff.
- **Pipeline.** Describe how this project fits into the organizational development pipeline and how other projects may impact the organization's financial and borrowing capacity.
- **Predevelopment Source.** Identify a source for predevelopment funds along with, if relevant, a statement from a lending institution or other credit facility indicating the ability to advance funds to support the project during pre-construction.

**Evaluation:** SHA and UW will jointly review submitted qualifications and invite highly qualified organizations to respond to a forthcoming Request for Proposals expected to be released on approximately November 1<sup>st</sup>, 2021, with a deadline for responses in early 2022.

Proposers qualifications will be reviewed for experience with large (over 100 unit), urban, mixed-use projects and experience with 4% tax credit affordable housing projects, as well as for sufficient financial and organizational capacity to manage this project. SHA and UW reserve the right to waive as an informality any irregularities in submittals, and/or to reject any and all proposals.