



K SITE PROPERTY

Maximizing Affordable Housing Opportunities on City Property



Seattle
Office of Housing

Civic Development, Public Assets & Native Communities Committee
February 7, 2018

Property Background

- Property acquired with support from Kreielsheimer Foundation
 - ▣ 11,000 SF site – Housing
 - ▣ 6,022 SF site – Open Space
- Ordinance 125406 (Sept 2017) authorized agreements for cooperative development of the “K Block” between the City and the adjacent developer

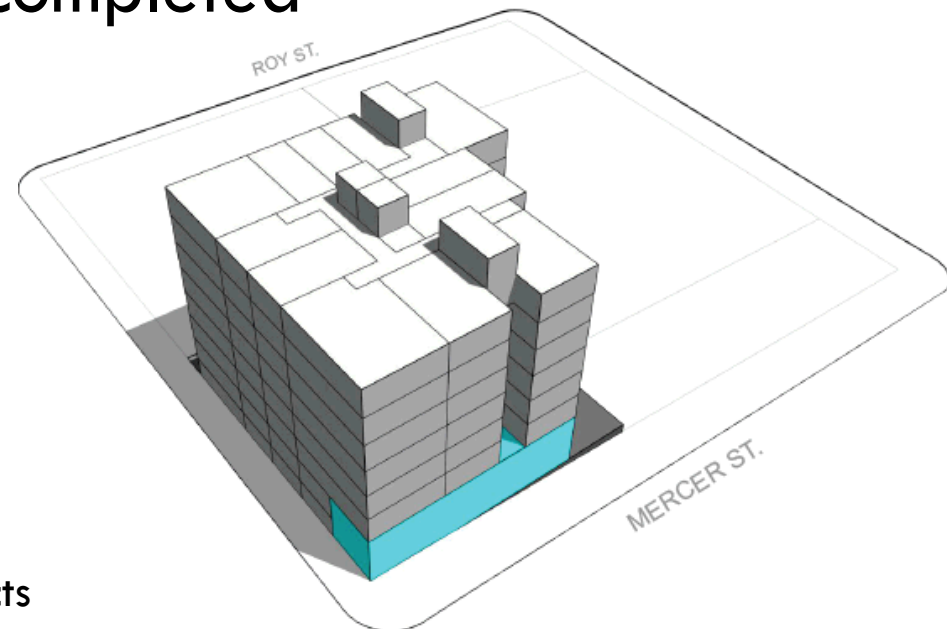


Affordable Housing Opportunities

- Rare land availability in Uptown/Queen Anne
- Capacity for ~70-100 units, together with mixed uses on the ground floor
- Pre-development work completed

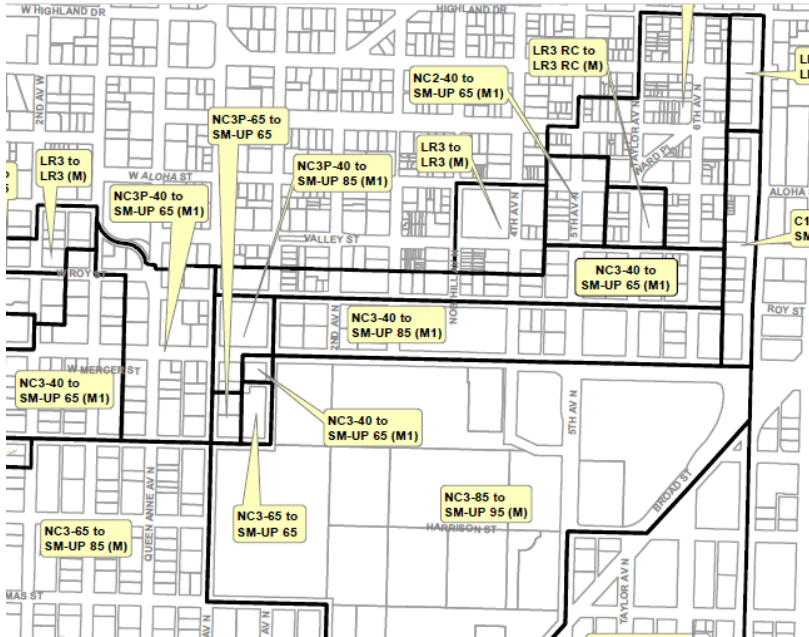


OH-Funded Rental Projects



SM-85 Massing, GGLO

Recent Council Actions



- Uptown Rezone, Oct. 2017
- Resolution 31772 requested jurisdictional transfer to OH, and requested OH and the Office of Arts and Culture to work with the Uptown Arts & Culture Coalition

- Resolution 31770, Sept. 2017, amended the City's disposition procedures in order to expedite the disposition of properties for affordable housing development

Proposed Public Engagement

- Mailing to notify nearby neighbors of intent to dispose of the site for affordable housing
- Public meeting with Uptown neighborhood stakeholders (including Uptown Alliance, Seattle Center resident organizations)
- Focused meeting with arts and culture stakeholders (led by Office of Arts and Culture, including Uptown Arts and Culture Coalition)
- Meeting with labor stakeholders
- Request for Interest (RFI) process to invite interest from affordable housing providers
- Request for Proposals (RFP) process

Proposed Contents of RFI/RFP

The RFI/RFP solicitation issued by OH will:

- Require proposals to include 100% affordable units
- Indicate a preference for projects serving homeless households (with flexibility to serve additional populations)
- Align with Uptown Arts and Culture District designation by including preference for ground floor cultural space
- Pilot application of City's Community Workforce Agreement (CWA)
- Make OH capital funding available for development of affordable housing

If OH determines changes to the RFP are needed, we would return for a future briefing.

Public Engagement/RFP Timeline

February-March

- Meetings with community groups
- Neighbor notification

March-April

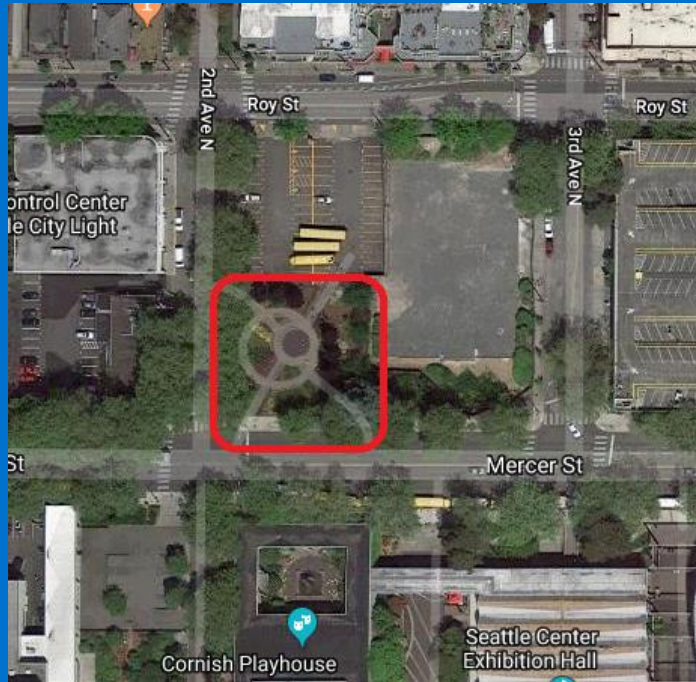
- RFI process

May-August

- RFP process/Evaluation committee recommendation

TBD

- Return to Council with legislation to dispose of the property



QUESTIONS?