



Seattle
Office of Housing

Notice of Interest

Fort Lawton Redevelopment Permanent Supportive Housing/Formerly Homeless Housing

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Responses Due: February 18, 2025 by **5:00 p.m.**

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I. Objective

The City of Seattle is advancing efforts to update and improve the 2019 Fort Lawton Redevelopment Plan. Fort Lawton is a unique opportunity to turn 34 acres into a new community for future generations, putting into practice Mayor Bruce Harrell's One Seattle vision for a city with affordable homes and communities. The redevelopment of this land declared surplus by the U.S. Army in 2005 under the Base Realignment and Closure (BRAC) Act reflects years of discussions and planning with the public and stakeholders and holds true to the original social responsibility and environmental vision.

The transformation of Fort Lawton into a vibrant community will include up to 500 affordable homes and the preservation of 22 acres for Seattle Parks and Recreation. Fort Lawton's redevelopment creates new opportunities and open doors in an area of Seattle where there is limited affordable housing.

The City of Seattle Office of Housing (OH) invites developers to submit qualifications for the development of Permanent Supportive Housing (PSH) specifically for formerly homeless seniors and veterans at the [Fort Lawton Redevelopment](#) site. PSH will comprise a portion of the 500 affordable homes at the site. A previous competitive process in 2008 selected affordable housing developers. This Notice of Interest seeks submissions from developers for the development of 100 Permanent Supportive Housing apartments with ground floor services. It does not include redevelopment of any other portion of the site.

Permanent Supportive Housing or PSH means permanent housing prioritized for households exiting long term homelessness or chronic homelessness who are living with serious physical and behavioral health conditions and generally require onsite services and healthcare, paired with long-term rental subsidy, to maintain housing stability. Some level of residential services are typically available 24/7, with more enhanced case management and clinical services onsite during business hours.

This Notice of Interest (NOI) is requesting providers with experience with PSH to submit a Notice of Interest along with the entity's qualifications. The Office of Housing is seeking to identify a qualified developer to join the efforts for the redevelopment approval through City Council and Housing and Urban Development (HUD) and participate in the community engagement with the plan to bring on line 100 homes for formerly homeless individuals.

Once a PSH developer is awarded, OH will prepare the revised redevelopment plan for City Council approval. Once City Council approval is granted, OH will submit the redevelopment plan to HUD and the U.S. Army. When approvals are granted the U.S. Army land disposition process will begin for the PSH parcel, and PSH design work may begin.



Image from 2023 Heartland report which shows the location of the PSH development.

II. Background

In 2019, Seattle City Council agreed to redevelop Fort Lawton, a former military site. The City’s goal was to redevelop existing structures and spaces into a diverse community with affordable homes and parks. Today, working with community leaders, City of Seattle departments, and housing and infrastructure experts, the City is improving the 2019 plan. Using previously approved zoning capacity, the redevelopment aims to create up to 500 affordable homes. The redevelopment plan is a unique, generational opportunity for low-income families and individuals to own and rent homes that will be managed by nonprofit housing groups. The redevelopment plan affirmatively furthers fair housing by creating opportunities for families and individuals who, without this project, would be unable to live in Magnolia.

Available third-party reports and informational documents for the site are available in the Attachments section below. They include:

- Large site survey

- Legal description
- Topographical map
- Parcel map
- HUD Handbook for disposition

III. Site Information

The site is 1.8 acres and sits on the west side of the redevelopment area. The site is zoned LR2, which is the same for the entire housing portion of the redevelopment plan.

The entire site requires significant infrastructure investment. Third party reports on infrastructure are provided by DCG consulting and the most recent report done by Heartland LLC. OH has hired a third party consultant to seek external funding sources to help with the investment required for the development. The City will lead the effort to update infrastructure as needed, working collaboratively with its housing development partners.

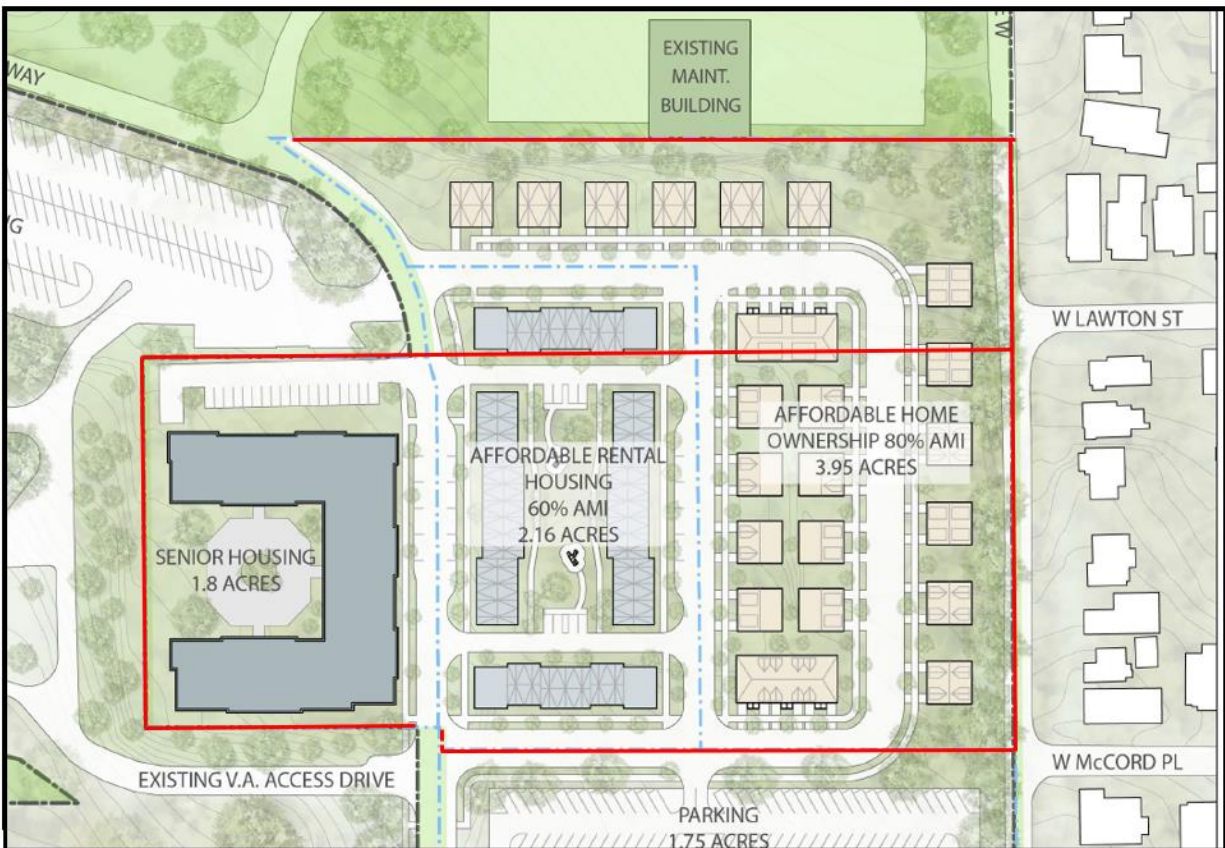


Image from 2019 Redevelopment Plan showing the proposed parcel division. The Senior Housing designated parcel is the location of the PSH development.

IV. Lease Terms and Available Funding

1. Ground Lease

Subject to City Council approval, the City anticipates providing the land to the designated development team through a ground lease with a term of up to 99 years. To support long-term affordability in the project, the City anticipates annual ground lease rent will be a nominal amount, subject to compliance with ongoing regulatory restrictions, and other lease terms.

2. City Commitment of Funding

Funding of the project is subject to the entire redevelopment plan receiving all approvals necessary. Once HUD provides approval, the development team may begin pre-development depending on timeline commitment with the federal agencies. HUD approval is expected at the end of 2025.

All capital funding is subject to [OH Housing Funding Policies](#). OH reserves the right to determine the amount of funding based on availability.

V. Community Engagement

The redevelopment of Fort Lawton has been part of community discussions for over 15 years. Recently the Office of Housing along with Seattle Parks and Recreation and the Mayor's Office have spoken with many community groups. The selected developer for this site is expected to work closely with City staff and to participate in opportunities for engaging community members, listening to resident concerns, and responding to questions. The developer for this site is expected to clearly articulate how their housing and service models work for residents and within the community.

VI. Submission Requirements

All applications must meet minimum qualifications and submission requirements outlined in this NOI.

1. Development Teams

Applicants must have a complete development team when submitting an NOI. A development team can include partner affordable housing developers, community-based organizations, and consultants.

Organizations may participate in more than one NOI proposal. For example, an organization can apply as a lead developer (solo or on a development team) and as a partner developer on a development team on two separate applications.

2. Document Submission

All documents should be shared as Word or PDF files. Naming convention should follow: Developer Name_Document Name_PSHFL.

There is no requirement or limit for the length of the document submission, however, it is strongly preferred that submissions are no longer than 8 pages for the narrative sections.

Please submit one digital copy through a file sharing service such as Dropbox or Google Drive. Sections with more than one document should have an independent folder with the title of the section. Submissions must be complete, and documents must be labeled correctly and in their respective prescribed formats. Late submissions will not be accepted.

VII. Evaluation

OH will assemble a committee to review submission responses based on the following criteria:

1. Development Team and Experience

Minimum Requirements

Approval to Participate	A signed Board of Directors or other Corporate resolution authorizing application submittal.
Organization Financials	Most recent three years of audited financials for development team organizations participating in project. *Applicants that do not have third-party audited financial statements will be required to provide alternate documentation to demonstrate financial soundness, with the parent organization and any subsidiaries broken out.
Development Team Composition	Memorandum of Understanding (MOU) between development partners describing responsibilities and roles between development partners. A development team can include partner affordable housing developers, community-based organizations, and consultants.
Comparable Development Experience	Development team members must have participated on the development team of two new construction and/or substantial rehab projects completed in Washington state within the past seven years.
Comparable Financing Experience	Successful financing and fundraising for at least one mixed-use affordable project of at least 60 residential units within the past seven years.

Competitive Criteria

Commitment to Race and Social Justice (RSJ) Principles	<ul style="list-style-type: none"> • Race and social justice contribute to the mission and composition of each organization on the development team. • Organizations on the development team have demonstrated RSJ commitment through strategic planning, trainings, etc., within their organization to address equity and anti-racist practices and outcomes.
Project Portfolio (Document – Project_Sponsor_Exp_FLPSH)	<ul style="list-style-type: none"> • Development team has experience developing multi-family PSH buildings serving vulnerable populations specially seniors and veterans. • Development team has experience owning and operating PSH developments. • Development team has experience with making partnerships, collaboration, and facilitating impactful services. • Developed multi-family projects using public and private financing. • In compliance with OH for previously funded projects, with minimal projects returning for additional funding after award. • Partnerships with BIPOC and community-based organizations on previous projects that have improved housing access and outcomes for BIPOC and other marginalized communities.

	<ul style="list-style-type: none"> Track record of thoughtful and meaningful incorporation of community feedback into site plan, design, programming, and outreach.
Capacity	<ul style="list-style-type: none"> Current and future capacity to effectively undertake and complete all necessary activities and obligations associated with the redevelopment and on-going operations. Capacity will be determined by analyzing the respondent's current public and private development workload, and other pending development obligations and financial guarantees.
Comparable Financing Experience	Experience with applying for and securing public housing funds and LIHTC and placing LIHTC-funded buildings in service.

2. Financing and Affordability

Minimum Requirements

Ability to Finance	Asset statements and letters of credit must demonstrate the capacity to secure pre-development, construction financing, and permanent financing for the proposed project.
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3. Development Program and Outcomes

Competitive Criteria

Proposed Program	A description of the proposed PSH development goals including specific supportive services and how they plan to serve senior and veteran population. Specify partnerships and collaboration with services and programs serving people experiencing homelessness.
Intentional Design	A description of any design elements that should be considered for the population being served. Describe if the design will support the programs and services provided.
Housing Outcomes for Formerly Homeless Communities	The proposed development program will be evaluated within the context of the City's commitment to eliminate homelessness. The proposed development program will be evaluated as to whether it will improve housing access and outcomes for formerly homeless individuals. Developers should explain how they plan to serve seniors, veterans, and other priority populations.

VIII. Schedule

OH anticipates the following schedule:

DATE	MILESTONE
November 19, 2024	NOI released
Tuesday, December 4, at 10 a.m.	Virtual information session
Microsoft Teams Meeting ID: 260 083 835 743 Passcode: kgGPoC	

Dial in by phone +1 206-686-8357 , 702267904# Phone conference ID: 702 267 904# Join on a video conferencing device Tenant key: seattle@m.webex.com Video ID: 116 951 555 3	
Friday, December 6, 2025 10 a.m. 4510 Texas Way at Fort Lawton	Site Visit for all potential applicants Email Jessica.gomez@seattle.gov to RSVP
Tuesday, February 18, 2025 at 5:00 p.m.	NOI responses due
Wednesday, March 5, 2025* (anticipated date)	Award announced

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

Please send NOI responses electronically to Jessica Gomez at Jessica.gomez@seattle.gov by, Friday, February 18, 2025 at 5:00 p.m. Please title the email “Fort Lawton PSH Redevelopment – NOI Response.” For questions, please contact Jessica Gomez via email.

IX. Disclaimers

This NOI is non-binding, and advancement from the NOI 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 NOI. OH reserves the right to waive immaterial defects, to amend the NOI process and requirements, and to cancel the NOI 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 guaranty as to its accuracy. Applicants will need to conduct their own due diligence with respect to the property.

Appendices and Documents

- Project Sponsor Experience Excel Spreadsheet ([Download available online](#))
- [Site Survey](#)
- [Topographical map](#)
- [2019 Redevelopment Proposed Map](#)
- [Fort Lawton Redevelopment Plan 2019 Update](#)
- [2019 Site Plan Dimensions](#)
- [HUD Homeless Assistance Programs Handbook](#)
- [DCG Report](#)
- [DCG Technical Memo](#)
- [Heartland Report](#)
- [2019 Final Environmental Impact Statement](#)