



**Tacoma  
Housing  
Authority**

**REQUEST FOR PROPOSAL (RFP)  
FOR  
RESIDENTIAL AND COMMERCIAL  
TRANSIT-ORIENTED DEVELOPMENT**

**James Center North (Aviva Crossing) -  
Parcel A**

**1620 & 1636 S Mildred St.  
Tacoma, WA 98405**

RFP #: Residential and Commercial Transit Oriented Development

Release Date: 10/2/2023

**RFP Due Date: 2/9/2024 no later than 3:00PM (PST)**

TACOMA HOUSING AUTHORITY

ATTN: Ginger Peck

Asset Manager

902 S. L Street, WA

98405

## **Request for Proposal (RFP) for Residential and Commercial Transit-oriented Development**

### **Introduction:**

Tacoma Housing Authority is seeking proposals for future development of Housing and Commercial/Retail at James Center North (JCN) Aviva Crossing *Parcel A*, facing Mildred St, across from Tacoma Community College. THA is hoping to find a developer who can deliver 150-200 new housing units alongside commercial/retail requirements, with expected rental housing affordability on the site. THA will sell the property as-is to the chosen partner for development.

### **Summary:**

<i>List Price</i>	Subject to Offer
<i>Site Area</i>	64,366 SF
<i>Lot Area</i>	45,402 SF
<i>Zoning</i>	CCX (Community Commercial Mixed-use District)
<i>Property Overview</i>	Transit-oriented Development opportunity with a minimum requirement of 40 residential units per acre and no density maximum, close proximity to Tacoma Community College, freeways, shopping, and retail
<i>Leases</i>	Site is currently cash flowing with five existing and one pending business leases; all leases are triple net with a 3% annual rent escalator; 2023 GPR is ~\$220,000 with CAM at ~\$80,000; all leases expire no later than 12/31/2027; THA's expectation would be that once leases are satisfied or bought out with tenant approval, design and/or construction begins
<i>Seller transparency</i>	THA is committed to providing chosen developer with all site information for due diligence; site infrastructure/utility upgrades are being designed/constructed and developer cost-share will be levied

### **THA Priorities:**

<i>Developer profile</i>	Locally and/or BIPOC owned as primary respondent, partnerships encouraged
<i>Unit mix</i>	Mixed-market unit profile with maximum affordability is expected; THA is looking forward to innovative and impactful affordability outcomes
<i>Partnerships</i>	Creative development partnerships addressing gaps in experience or financial capacity are encouraged, depending on developer profile; THA is also hopeful that responders find ways to produce unique and creative proposals that include community inclusive partnerships for the stabilized property
<i>Aviva Crossing Masterplan</i>	THA and community partners completed a robust engagement effort resulting in a masterplan that envisions a walkable, accessible, urban space; it is THA's expectation that the chosen developer will utilize the masterplan to inform design guidelines and community ethos in the submitted proposal -the masterplan is provided with this RFP <a href="#">here</a>

**Project Description:**

JCN Aviva Crossing is an envisioned community that will provide diverse mixed-income housing opportunities and communal open and green space designed with pedestrians and environmental sustainability in mind. Conceptualized by a robust community engagement process, JCN Aviva Crossing is a Transit-oriented Development site as it is located within a block of the Pierce Transit Park and Ride. This location is the future final stop for Tacoma Link Light Rail. The property is identified as a Mixed-Use Center by the City of Tacoma. This classification allows multifamily projects to apply for a 12-year property tax exemption from the city ([MFTE Program](#)). To qualify for the 12-year exemption, at least 20% of the newly created units must be priced (rented) at 70% of adjusted median income. THA would expect that without significant subsidy, proposals would incorporate the MFTE program.

The combination of creative design, location and place making will create a successful mixed-income, mixed-use, transit supportive destination for West Tacoma.

**Site Map:**







**Population (zip code 98465):**

Total population	7,524
Average age	41.8
Average age (Male)	40.7
Average age (Female)	44.3

**Households and Income (zip code 98465):**

Total households	3,498
# of persons per HH	2.01
Average HH income	\$65,143
Average home value	\$394,700

\*Demographic data derived from the 2020 US Census and supplemental ACS surveys

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**Proposal Instructions:**

Please include the following components in your proposal. Proposals due by **3:00PM on February 9<sup>th</sup>, 2024**. THA will review and respond to top respondents for follow-up interviews in the weeks following the deadline.

1. *Company information.* Please provide company background, mission, completed and pipelined projects, and any other relevant information.
2. *Development concept.* Do you have any ideas on the type of residential project you would like to consider? Do you have plans to incorporate equity and community need in your proposal? What community partnerships are you considering? Do you have creative ideas for the required commercial space? Are you prioritizing sustainability?
3. *Affordability.* Please include information on how you plan to provide affordability and how many total residential and commercial units you estimate being able to provide (including how many affordable units). Please explain the financial models that inform your scenarios.
4. *Purchase Price.* Provide a realistic purchase value in line with your proposed unit mix and financial realities, including scaled affordability scenarios.
5. *Earnest money.* If chosen to enter a contract with THA, what is your proposed earnest money amount?
6. *Timelines.* Please provide the following timelines for project milestones (no dates needed, just expected project timeframes, i.e. 8 months to complete design).
  - a. Feasibility/Due Diligence
  - b. PSA Closing
  - c. Financing/funding
  - d. Design and permitting
  - e. Construction

### **Additional Responsible Bidder Requirements:**

Being a responsible bidder/offeror means satisfying at least the following criteria:

- does not discriminate on the basis of race, color, ethnicity, national origin, sex, gender identity, sexual orientation, disability, marital status, familial status or veteran status.
- have adequate financial resources to perform the contract, or the ability to obtain them.
- be able to comply with the required or proposed delivery or performance schedule, taking into consideration all of the bidder's/offeror's existing commercial and governmental business commitments.
- have a satisfactory performance record.
- have a satisfactory record of integrity and business ethics.
- have the necessary organization, experience, accounting and operational controls, and technical skills, or the ability to obtain them.
- have the necessary production, construction, and technical equipment and facilities, or the ability to obtain them.

### **Appeals Process:**

THA shall use the following formal appeals procedure for solicitations/contracts of more than the Simplified Acquisition Threshold of \$250,000.

- Any protest must be in a writing and received by THA's Contracting Officer before the earliest of the following deadlines:
- If the protest challenges the solicitation, before the due date for receipt of bids or proposals.
- If the protest challenges an award of a contract, within two business days after the bid opening PROVIDED THA's Contracting Officer must receive the protest before THA signs a contract with the successful bidder, even if that occurs within two business days of the bid opening.
- All bid or award protests shall include at a minimum: (1) a detailed and clear statement of facts that the protesting party believes supports its position, (2) an identification of the terms from the procurement solicitation and/or the legal authority that supports the protest, and (3) copies of pertinent documents or other materials pertaining to the protest.
- The Contracting Officer or his or her designee may, at his or her sole discretion, suspend the procurement pending resolution of the protest, if warranted by the facts presented.
- The contractor or THA's Contracting Officer may request that the parties confer to discuss the claim. Upon the receipt of such a request, the parties shall convene for that purpose within a reasonable period of time.
- The Contracting Officer shall issue a written decision on the matter to all concerned parties. His or her decision shall be final. State law shall govern any court action concerning a protest.

- If the bidder appeals a determination of non-responsibility in a timely and appropriate way under the procedures for doing so, THA must consider the additional information before issuing its final determination. If the final determination affirms that the bidder is not responsible, THA may not execute a contract with any other bidder until two business days after days after the bidder determined to be not responsible has received the final determination.
- The successful bidder will be notified in writing no later than **March 29th, 2024**. The notification will include the terms and conditions of the contract, including the start date, duration, and payment terms.

**Submission Deadline:**

All proposals must be received no later than **February 9<sup>th</sup>, 2024 at 3:00PM (PST)**, via email at [gpeck@tacomahousing.org](mailto:gpeck@tacomahousing.org). Late proposals will not be considered.

**Evaluation Criteria:**

Proposals will be evaluated based on the following criteria:

- Company and personnel experience and qualifications (20pts)
- Locally and/or BIPOC owned as primary respondent (OMWBE designation is considered) (10pts)
- Plan for hiring local and diverse workforce (10pts)
- Affordability of housing units (20pts)
- Partnerships and creativity (20pts)
- Financial plans and capacity (20pts)

**Contact Information:**

If you have any questions or require additional information, please contact Ginger Peck @ [gpeck@tacomahousing.org](mailto:gpeck@tacomahousing.org) or at 253.448.2726

We look forward to receiving your proposal.