

KANSAS CITY, MISSOURI

Housing Accelerator Request For Proposals

INTRODUCTION:

Vacant and abandoned structured properties within residential areas create challenges for many neighborhoods within Kansas City, Missouri. The conditions of these properties often attract criminal activity, create unsafe conditions, and lower the value of surrounding properties. In these instances, the City bears the costs associated with the maintenance and administration of these properties. Among these services include mowing, illegal dumping mitigation, police and fire protection, and the continued maintenance of public infrastructure. Strategies for their reuse aim to stabilize and revitalize these areas by stimulating economic recovery and growth, thus improving a higher quality of life for its residents. The following is a strategy to transform a targeted group of properties from their blighted condition to a productive asset for the City.

The Kansas City Land Bank is issuing a Request for Proposals (RFP) for a pilot discounted lot program within the Washington Wheatley Neighborhood. This is a creative approach to market targeted vacant properties as opportunities for productive reuse, reimagining blight, and to build upon the existing assets in the neighborhood for stabilization and revitalization. The desired result of the RFP is to help applicants develop these properties and provide affordable housing options for its residents. The Land Bank will sell properties to qualified parties for \$1.00 plus the City's established fees of approximately \$200 per lot relating to application processing.

PROJECT BOUNDARIES AND PURPOSE

The Washington Wheatley Neighborhood is bound by 18th Street to 27th Street and Prospect Avenue to Interstate 70. (See attached Map). Respondents to the RFP should be individuals or development teams that can demonstrate their experience in urban infill redevelopment. The parameters of this project include the building of affordable homes up to the 80% area median income (AMI) and an extensive public dialogue with the Washington Wheatley Neighborhood Association throughout the process. As an incentive, the City is undertaking a clear title process and will be conducting Phase I brownfields review for the target properties.

SCOPE OF WORK:

The Land Bank is seeking proposals from qualified applicants to purchase vacant Land Bank lots to build for sale residential units within the Washington Wheatley Neighborhood. The available lots are included in Attachment A.

The approach to this project should include the following characteristics/qualities:

- Applicants must demonstrate the financial capacity and professional support to successfully complete a home consistent with the City's development code.
- Construction must commence within 18 months of contract signing on at least one-third of the housing units within any given developer contract; if a developer has less than 5 lots, the developer must begin construction on at least one of the lots within 18 months. The contract shall be void if this provision is not met and properties will be returned to the Land Bank.

- All housing shall be single family or multi-family homes with at least two bedrooms and at least one thousand square feet of living space; single family homes are preferred, but multi-family housing options are eligible depending on lot size and community feedback.
- All housing must comply with all relevant and applicable building code provisions.
- Working with the Washington Wheatley Neighborhood Association, the contractor will design units that are attractive and compatible with the character of the surrounding neighborhood and larger community.
- New owners are encouraged to redevelop existing urban lots using Kansas City's pre-approved building plans to expedite construction upon their adoption.
- Units shall use environmentally friendly and sustainable principles in development design and construction wherever possible.
- All housing shall be owner occupied; owners may sell property to other owners, but no housing shall become rental properties, including any multi-family units.

CONTENT OF PROPOSAL:

- a. Project Narrative (Describe the project/program/number of housing units and type).
- b. Provide examples of housing plan (s), explaining the approach to community review and feedback.
- d. Provide a proposed final sale price for typical units.
- f. Share two references from other municipalities in which the developer(s) have operated.
- g. Provide examples of housing built by the development team and references from occupants.
- h. Any additional relevant information.

DEVELOPMENT TEAM REQUIREMENTS :

Eligible respondents may include one entity or a development team, including for-profit and non-profit housing developers. Respondents that include several entities must include a lead entity which has demonstrated experience and capacity in the development and management of new construction infill housing projects. The capacity and experience of respondents will be a consideration of all proposals and proposals should include any relevant information that demonstrates at least the following abilities and characteristics:

- a. The percentage of time each member of the development team will contribute to the process.
- b. Experience in collaborating with the community and a general description of a public outreach process with the Washington Wheatley Neighborhood and other relevant actors.
- c. Financial standing as evidenced by financial references, the review of materials such as audited financial statements, and other financial status information.
- d. Examples of each team to obtain required financing, regulatory approvals, and permits within project schedules and period set forth in development proposals.

PRICING:

Each proposal shall include a per unit cost breakdown that lists the following items:

- a. Approximate cost of site preparation, including, but not limited to, demolition of existing structures, environmental remediation, utilities, and other anticipated public infrastructure needs (sidewalks, curb cuts, street resurfacing, etc., and any other improvements).
- b. Approximate cost to construct each individual home/unit.
- c. Estimated ownership costs (e.g., sale prices, mortgage payments)
- d. Estimated annual other expenses (e.g., utilities, maintenance)

LAND BANK WEBSITE :

Teams should make themselves familiar with the Kansas City Missouri's Land Bank Policies and Procedures and Application Standards found within its website at: <https://www.kcmo.gov/city-hall/housing/landbank>

ATTACHMENT A: PROPERTIES FOR SALE

1822 Agnes
1824 Agnes
1826 Agnes
1832 Agnes
1834 Agnes
1844 Agnes
1846 Agnes
3005 E. 19th St.
3007 E. 19th St.
3009 E. 19th St.
3009 B E. 19th St.
3013 E. 19th St.
3015 E. 19th St.
3017 E. 19th St.
3019 E. 19th St.
1903 Agnes
1905 Agnes
1907 Agnes
1909 Agnes
1911 Agnes
1913 Agnes
1915 Agnes
1917 Agnes
1919 Agnes
3014 E 19th Ter.
1912 Walrond
3011 E 19th Ter.
3021 E 19th Ter.
3023 E 19th Ter.
3025 E 19th Ter.
3027 E 19th Ter.
3101 E 19th Ter.
3107 E 19th Ter.
3007 E 20th St.
3007 E 20th St.
3011 E 20th St.
3013 E 20th St.
3015 E 20th St.
3017 E 20th St.
2000 Walrond
3030 A E 20th Ter.
3030 E 20th Ter.
3032 E 20th Ter.
3206 E 20th Ter.
3208 E 20th Ter.
3214 E 20th Ter.
3216 E 20th Ter.
3218 E 20th Ter.