

# 23-C2969 Affordable Housing Development Proposal

## Questions and Answers

*Last Updated: 08/29/2023*

Q 1: Is there a specific bid system that we need to register on or are the RFP submittals just going to the email address listed in the RFP?

A 1: There is no specific system for this RFP. We are only accepting electronic proposals. Respondents must submit their proposals in PDF format no later than October 6, 2023 at 5:00 PM to the Kenmore City Clerk at [bids@kenmorewa.gov](mailto:bids@kenmorewa.gov).

Q 2: *Of the City's goals and priorities listed on page 3 of the RFP, is the community center the priority for this site, or will other amenities be considered as well based on partnerships established by the development team?*

- a. *childcare center, community health clinic or commercial space.*
- b. *Is a partnership with the YMCA a requirement?*
- c. *Has the YMCA committed to a program and square footage?*

A 2: The priority for the ground floor space is an amenity that provides community benefit; the YMCA is one example of a potential partnership, but is not the required partnership. The YMCA has not committed to a specific program or a specific square footage.

Q 3: *Due to the high-water table, for an affordable housing project building subgrade parking will impact the construction cost significantly. Mentioned on page 6 of the RFP, could you provide negotiation parameters to assume for the parking reduction?*

A 3: The existing grade (higher than the road) suggest that one level of underground parking is feasible. Parking reduction allowances are provided in the code ([KMC 18.40](#)) and can be considered as part of the Development Agreement process ([KMC 18.110](#)). Code deviations proposed as part of the Development Agreement process must be offset by a public benefit.

Q 4: *Are you considering 80% AMI affordable? (Clarification: This is related to rental housing, not for-sale housing).*

A 4: We are aware that most affordable housing funding sources restrict funds at 60% AMI, so that is the affordable threshold listed in the RFP. We are open to expanding the affordable housing range of rental units up to 80% AMI, presuming the project is financially feasible. Note that to be eligible for expedited permit processing consideration, the project must contain extremely low-income and low-income affordable units as detailed in [18.77.060](#).