

**Announcement of RFP for Development of Properties Owned or Controlled by  
the Lykins Neighborhood Association**

As part of the Lykins Focused Community Development Project, the Lykins Neighborhood Association (LNA) is seeking to have five properties on the Lykins Squared Park developed into good quality, affordable or mixed-income housing. LNA owns two of these properties and has the right to purchase the remaining three properties—all of which are currently vacant lots. The Park is located at 7<sup>th</sup> Street & Norton in Kansas City.

The properties include:

- 4114 E. 7<sup>th</sup> Street, which was formerly the site of the Lykins Elementary School. It is owned by LNA, and is approximately 0.9 acres;
- 4202 E. 7<sup>th</sup> Street, which is owned by the Kansas City Homesteading Authority (KCHA) and which is approximately 0.18 acres. LNA has an option agreement to purchase this property from the KCHA; and,
- 3817 E. 7<sup>th</sup> Street, which is owned by LNA, and which is approximately 1.1 acres. There are two other properties immediately adjoining this lot to the North at 3818 E. 7<sup>th</sup> Street and 3827 E. 6<sup>th</sup> Street, which are owned by KCHA. LNA has an option agreement with KCHA, under which we can purchase these properties. Together they are approximately a half acre.

LNA is seeking to sell all right, title and interest it has in these properties to one or more buyers who will promptly convert them into good quality affordable or mixed-income housing. Alternatively, applicants may seek options to purchase one or more of the properties, so that they can pursue Low-Income Housing Tax Credits (LIHTC) funding and other sources of funding for their work.

The minimum sales prices that LNA is seeking for the properties are:

4114 E. 7 <sup>th</sup> Street--	\$25,000
4202 E. 7 <sup>th</sup> Street--	\$3,000 for the right to exercise LNA's option agreement
3817 E. 7 <sup>th</sup> Street--	\$20,000
3818 E. 7 <sup>th</sup> Street--	\$7,500 for the right to exercise LNA's option agreement
3827 E. 6 <sup>th</sup> Street	\$3,000 for the right to exercise LNA's option agreement

The buyer or buyers must have proven experience, ability, and financial resources to convert the properties into good quality housing in a reasonable amount of time. Please note, that LNA's primary consideration in determining who to award development rights to will be their use of the property and the timing of the development. As long as applicants meet the minimum sales price, the price that they are offering will not be a major consideration.

Anyone who is interested in acquiring one or more of these properties is welcome to set up a meeting with Gregg Lombardi, Executive Director of the Lykins Neighborhood Association

to ask questions about this RFP. Gregg will do his best to make a record of all questions asked and answers provided and to make that record available to all persons and organizations that seek information about this RFP.

Applicants may apply for all, one or any combination of the properties.

Among other things, LNA values:

- Good quality, affordable, owner-occupied housing;
- Good quality, affordable, rental housing;
- Mixed-income housing;
- Housing that is likely to stay affordable or mixed-income for the foreseeable future;
- Housing that is not likely to cause the displacement of individuals and families who are already living in the neighborhood;
- Density of housing that honors the existing design of the neighborhood;
- Not-for-profit organizations that provide both housing and services for low-income residents;
- Prompt conversion of the properties into housing;
- Housing opportunities that provide residents who have modest incomes with some form of equity in their homes; and,
- Collaboration of for-profit and not-for-profit organizations in providing housing.

We do not expect applicants to be able to provide housing that meets all of these qualifications.

If you would like to apply to acquire one or more of these properties, please complete and submit the attached application on or before 5:00 p.m. on Friday, April 15, 2022 to [gregg@nls4kc.org](mailto:gregg@nls4kc.org). LNA will attempt to select a successful bidder or bidders by May 31, 2022 and promptly thereafter enter into a sale or option agreement in regard to the properties.

The Lykins Neighborhood Association may retain one or more independent consultants to analyze applications. LNA may also contact applicants, after they have submitted their application to seek more information from them.

Applicants seeking to pursue LIHTC funding must have project partners who have experience in applying for and obtaining LIHTC in Missouri and in completing one or more projects that have been financed, in part, with LIHTC.

The Lykins Neighborhood Housing and Development Committee will use input from our outside consultants as well as its evaluation of each applicant's application to decide which proposal or proposals to accept.

The Lykins neighborhood association is a welcoming neighborhood that values diversity of all lawful types. We will not consider race, ethnicity, gender, national origin, religion, or

sexual orientation of the applicants or of anyone else involved in the process in making our decisions.

Request for Proposals to Acquire and Develop Five Properties in the Lykins Neighborhood

**THE FOLLOWING QUESTIONS APPLY BOTH TO APPLICANTS WHO WILL BE SEEKING LIHTC FUNDING AND TO THOSE WHO WILL NOT BE SEEKING LIHTC FUNDING**

- A. Developer's Name and contact information.
- B. Please describe your experience in the development of urban core housing, both with and without LIHTC support.
- C. Please provide the name and contact information for each entity that will hold an ownership interest in the proposed project
- D. Please provide the name and contact information for the Managing General Partner/ Member for the proposed Project
- E. Please describe the planned development. Please state which properties you are seeking to acquire and provide: a copy of any architectural or engineering plans you have developed for the project; a statement of the use of the facility once construction is completed (e.g. rental housing, condos, housing cooperative); please provide a site plan for the Project; please state the anticipated rent to be charged per property (please state the ranges of charges and the percentage of the units that will fall into each category of rent). Plans that are consistent with and in harmony with the existing architecture of the neighborhood will be viewed favorably.
- F. Please provide a detailed budget and revenue pro forma for the project and state how you intend to finance the development.
- G. Please state the purchase price you are offering to LNA for each property that you are seeking to purchase from LNA or, alternatively, the dollar amount you are prepared to offer, per year, for an option agreement for the property. If you are seeking an option agreement, please state whether you will maintain the property during the term of the option and the number of years for which you are seeking the option.
- H. How many units of housing do you plan to build on the property that you seek to acquire and how many bedrooms will each unit have and the square footage of each unit (if there is a range, please describe).
- I. If you plan to use the developed property as rental property please state the rent that you will be charging for each of the types of units you will have in your project, including the number of units that will fall into each category of rent.
- J. If you plan to sell the property, once you have developed it, please state the maximum sales price that you will be seeking for each category of unit you will be selling and state

the number of units that will fall into each category. If you plan to sell the properties, please state what steps you will take, if any, to assure that the properties are sold to owner occupants.

- K. If you plan to use all or part of the development as rental property, please state whether you are willing to give LNA a right of first refusal to purchase units you develop in the project.
- L. Please describe any plans you have to minimize traffic, environmental, noise and other impacts on the neighborhood from construction of your project. Please also state how you plan to address parking for the residents who will be living in the units you plan to build.
- M. Will you be using MBE or WBE firms for the proposed Project? If so, please identify each MBE and WBE you will be using and estimate what percentage of the total work on the project will be done by each of your MBE and WBE partners.
- N. Will you be using sub-contractors or workers from the Lykins Neighborhood to work on the project. If so, please describe.
- O. How will the Project be owned and managed one year, five years and twenty years after construction is completed? Please identify each entity that will own or manage the Project one year, five years and twenty years after construction is completed and describe their experience in doing that work.
- P. Please state whether you will agree to comply with the Lykins Building Guidelines for new construction and, if you will be seeking any variances, what those proposed variances will be. If you do not already have a copy of the Guidelines, we would be happy to provide one.
- Q. Please provide a brief construction schedule for the project and state your proposed place-in-service date for the project.
- R. Please describe how your project will benefit the Lykins Neighborhood .
- S. Please state how you define affordable housing, work-force housing, and market-rate housing. Upon initial occupancy how many units and how many bedrooms per unit will be affordable housing? How many will be work-force housing? And how many will be market-rate housing? How long after the project is occupied are you committed to providing affordable housing?
- T. Please describe all community services that will be provided as part of your project and who will have access to those services

- U. Please identify the last three housing projects you have completed. May we have access to view those projects? For each of those projects, please identify your three largest partners for the project and provide us with contact information (both e-mail and phone number) for a representative of each partner with whom we may discuss the project.
- V. Please state whether any lawsuits have been filed or claims for damages been made against you in the last three years and briefly describe each such lawsuit and claim.
- W. Please identify and provide the contact information for any not-for-profit that will be involved in the project; describe their capacity in the project; and describe their experience in doing similar work.
- X. Will the proposed project receive any form of tax abatement? If so, please describe.
- Y. Will there ever be additional phases to the development located on or near the site? If so, please describe.
- Z. Please describe any zoning variances that you will need to obtain to implement your planned development of the property and describe your experience in securing similar variances.
- AA. Please briefly describe why you believe that you are the best developer to develop the property.
- BB. Please provide us with any additional information that you feel would be helpful in our evaluation of your application.

**THE FOLLOWING QUESTIONS ARE ONLY TO BE ANSWERED BY APPLICANTS WHO WILL BE SEEKING LIHTC FUNDING**

- A. What is the dollar amount of federal and state tax credits you will be seeking for the Project? Please describe the type of LIHTC funding you will be pursuing.
- B. Aside from LIHTC please describe what other sources of financing you will be seeking for the project, including dollar amount and likely source.
- C. Are you requesting funds from HOME/CHDO for the Project? If so, please describe.
- D. If you are seeking an option agreement for the property how many years would you be seeking the option for? What is your best estimate as to how long it would take for you to secure LIHTC funding for the project? Is there anything about your approach that will make it more likely for the project to obtain LIHTC funding than other statewide competitors for that funding?
- E. Please state the General Partner's planned financial contribution to the Proposed Project
- F. Are you willing to make LNA a partner in the project and provide LNA an ultimate equity interest in the project or other financial benefit from the project? If so, please describe what you are willing to offer.
- G. Do you or any of your principals have any outstanding 8823's with any state housing finance agency. If so, please describe
- H. Have you or any of your principals ever had an 8823 filed by any state housing agency (from any state) which resulted in action by the IRS? If so, please describe.
- I. Have you or any of your principals ever been flagged by HUD for a violation or performance issue? If so, please describe each flagging. If so, has the flag been resolved? Please identify the property involved in each flag, briefly describe the flag and explain how the flag was resolved.
- J. Does your Managing General Partner/Manager have any outstanding 8823's with any state housing finance agency? If so, please describe
- K. Has your Managing General Partner/Manager ever had an 8823 filed by any state housing agency (from any state) which resulted in action by the IRS? If so, please describe.
- L. Has your Managing General Partner/Manager ever been flagged by HUD or any other government entity for a violation or performance issue? If so, please describe each

flagging. If so, has the flag been resolved? Please identify the property involved in each flag, briefly describe the flag and explain how the flag was resolved.

- M. Please identify the top five key principals for the proposed project and briefly describe their experience in developing housing in urban neighborhoods
- N. Please provide information requested by Section XV Housing Priorities and Section XVa Set-Aside Preferences from the FIN 100 application for the proposed Project
- O. Will you agree to provide us with a copy of your LIHTC application when you submit it?

THANK YOU FOR YOUR APPLICATION.