

**REQUEST FOR PROPOSALS**  
**For Development of Properties Owned or Controlled by**  
**the Lykins Neighborhood Association**

The Lykins Neighborhood Association (LNA) has acquired (or has rights to) several vacant lots within the Lykins neighborhood. LNA is seeking qualified developers to develop good quality projects on these properties. Projects may include single-family homes, multi-family buildings, and mixed-use development.

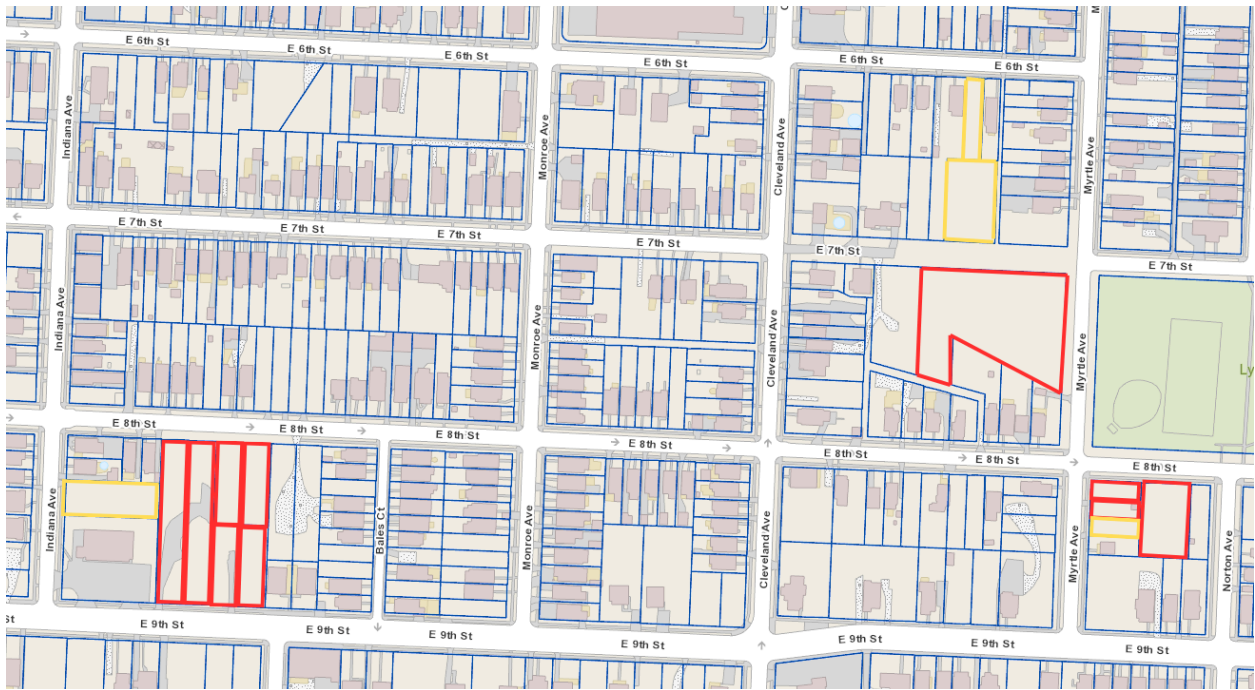
LNA has established a strong track record of community engagement and empowerment to tackle challenges in our neighborhood. Our Housing and Development Committee has worked for over five years to identify blighted housing stock, acquire it through litigation, and work with rehabbers to turn those homes and apartments into quality housing. We are now seeking developers to help us convert empty lots in our neighborhood into quality, infill housing.

Please reply with your proposal no later than **noon on September 30, 2024**. Send proposals in English and Spanish to **[neighborhoodlykins@gmail.com](mailto:neighborhoodlykins@gmail.com)**.

## Available Properties

The properties are located around Lykins Square Park near 7th St. and Norton in Kansas City, MO. We are also seeking to have seven properties near 9th and Indiana developed. The properties include:

| Address            | Ownership              | Description  |
|--------------------|------------------------|--|
| 3817 E. 7th Street | LNA                    | This is the 1.1 acre vacant lot, which is immediately to the West of the Lykins Square Park. Also, 3818 E. 7th Street and 3827 E. 6th 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; |
| 3818 E. 7th Street | Homesteading Authority | This is a wooded vacant lot with a ravine immediately to the North of 3818 E. 7th Street. It will be hard to develop   |
| 3827 E. 6th Street | Homesteading Authority | This is a vacant lot on sixth street, which is isolated but otherwise a good candidate for development   |
| 3413 E. 8th Street | LNA                    | These six lots are well-suited for multi-family development. The lots together are about 1.5 acres.  |
| 3419 E. 8th Street | LNA                    |  |
| 3423 E. 8th Street | LNA                    |  |
| 3420 E. 9th Street | LNA                    |  |
| 3422 E 9th Street  | LNA                    |  |
| 3426 E 9th Street  | LNA                    |  |
| 815 E Indiana      | Homesteading Authority | This lot just West of the preceding 6 might be appropriate as part of a larger development.  |
| 801 Myrtle Ave.    | LNA                    | These 4 properties South of Lykins Park collectively add up to approximately .5 acres are well-suited for single-family housing.   |
| 803 Myrtle Ave.    | LNA                    |  |
| 805 Myrtle Ave     | Homesteading Authority |  |
| 4009 E 8th St.     | LNA                    |  |



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 or multi-use projects. 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.

## Property Sales Prices

The sales prices that LNA will be charging for the properties is:

|   |  |
|---|--|
| 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                                 |
| 3419 E. 8 <sup>th</sup> Street;<br>3423 E. 8 <sup>th</sup> Street;<br>3422 E. 9 <sup>th</sup> Street;<br>3426 E. 9 <sup>th</sup> Street | \$11,000 for all 4 lots  |
| 801 - 805 Myrtle & 4009 E<br>8th St.  | TBD  |
| 3413 E. 8 <sup>th</sup> Street; 3420 E.<br>9 <sup>th</sup> Street; 815 Indiana Ave  | To be negotiated in agreement with current owners or<br>acquired through eminent domain. |

The buyer or buyers must have proven experience, ability, and financial resources to convert the properties into good quality development in a reasonable amount of time. Applicants may apply for one, all or any combination of the properties.

The decision about whether to accept any given proposal will be made by the Board of Directors of the Lykins Neighborhood Association, based on recommendations from the LNA Housing and Development Committee.

## Neighborhood Association Support

To facilitate the successful completion of projects selected through this RFP process, LNA will provide additional support, which may include:

- Providing properties at cost, well below market rate;
- Supporting reasonable requests for variances;
- Ensuring clear title for all properties, and
- Providing a free site plan review.

We will be happy to provide support to selected developers in other ways, where possible.

## **Requirements and Preferences**

LNA has worked with neighborhood residents to understand and codify several requirements and preferences for projects associated with this RFP process. Applicants do not have to satisfy all of the preferences to be awarded the project, but the more preferences that an applicant is willing to satisfy, the higher that applicant's chances of being awarded the development rights.

### **Requirements**

- The developer, or the lead contractor for the project must have prior experience in building at least two, prior, successful, comparable projects.
- The developer must have a proven ability to raise the funds needed to finance the project.
- Properties may NOT be used for AirBNB (or similar short-term rental) and developers must agree to deed restrictions on the awarded properties, so that they cannot be sold to owners who will use them for AirBNB.
- Developers must agree to abide by the LNA Building Guidelines

### **Strong Preferences**

- The neighborhood is seeking a mix of new housing units. Overall, we are looking for approximately 1/3 deeply affordable (at our below 50% of AMI); 1/3 work-force (roughly 50-80% AMI); and 1/3 market rate (over 80% AMI).
- Housing should be affordable for residents of the Lykins neighborhood. This means that a three bed-room apartment or house would have rent or monthly mortgage payments in the range of \$600 to \$1,200 per month.
- There is a preference for owner occupancy for single-family homes, but the neighborhood recognizes the need for affordable rental and will support multi-family projects that provide affordable rental options.
- The style of the development should be consistent with or complementary to the existing housing in the neighborhood.
- That there should be 1 space of off-street parking for each unit.
- That the buildings should be no more than three stories tall—although the buildings could have a basement.

- That there be an accessibility plan for the buildings to be friendly to people with disabilities;
- That the developer either create owner-occupied housing on the property or, for rental housing, assist renters in eventually obtaining some ownership interest in their homes.
- That as many of the properties as possible be developed.

### **General Preferences**

- Within the housing cost guidelines discussed above, we would like to see mixed-income housing and that any LIHTC development be mixed income, consistent with LIHTC regulations.
- If one or more of the properties are used for LIHTC or other dense multi-family development, we would like to see the development include a substantial community asset and that the developer collaborate with the neighborhood association in determining what that asset should be. Examples of potential good community assets include: a childcare facility; an after-school facility; a social worker; a computer lab; a workout facility; programming for the Lykins Square Park; a food pantry; or a play area for children who live in the building. We would prefer that the developer arrange for staffing of the community asset.
- If the property is to be used for owner-occupied housing, we prefer that the developer create a system for maintaining the affordability of the property for many years to come. Implementation of a community land trust is a good example of a way to maintain affordability.
- If the property is to be used for LIHTC housing, we prefer that the developer create a system for maintaining mixed income rental housing on the property that will have a strong affordability concept for many years to come, if not for perpetuity. Our strongest preference would be for the developer to accomplish this by giving the neighborhood association or our designee the option to purchase the property at the end of the compliance period.
- If the property is to be used for rental housing, we prefer that 20% of the units be set aside for Section 8 housing.
- If the property is to be used for rental housing, the developer should designate a decision-making member of its local management team to communicate with the neighborhood about any concerns that the neighborhood has about the property. The neighborhood will designate a liaison for consistent communication. We also ask that a management representative of the developer report in-person at neighborhood association meetings on a quarterly basis.

### **Weaker Preferences**

- The neighborhood would like to see a diversity of one, two, three and four-bedroom units in the project and, given the need for four-bedroom apartments in the neighborhood, we would prefer that at least 10% of the units have four or more bedrooms.

### **Submitting a Proposal**

Interested applicants should submit their proposal in writing to:

**Lykins Neighborhood Association  
Housing & Development Committee  
neighborhoodlykins@gmail.com**

Proposals must be submitted no later than:

**September 30th, 2024  
5 PM**

Proposals must be submitted in both Spanish and English. This is so our Spanish-speaking residents will be able to review the applications. All attachments to the application must be submitted in Spanish and English as well. Applicants should understand that their applications will be shared with all residents of the Lykins Neighborhood Association to seek the input of neighborhood residents in evaluating the applications. If an applicant cannot produce Spanish language documents, LNA may be able to assist with some translation.

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 should also anticipate making a presentation to the Lykins Neighborhood Association about their proposal. All written materials for the presentation must be translated into Spanish and delivered to [email] at least four full business days prior to the presentation. We will provide live interpreters for your presentation, free of charge.

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 association is a welcoming neighborhood that values diversity of all 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.

**Please answer all the questions below in your proposal.**

- A. Developer's Name and contact information.
- B. Please describe your experience in developing urban core housing.
- 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 renderings showing the planned development; a statement of the use of the facility once construction is completed (e.g. owner-occupied housing, rental housing, condos, housing cooperative); and, please provide a site plan for the Project. Plans that are consistent with and in harmony with the existing architecture of the neighborhood will be viewed favorably.
- F. Please provide an approximate budget for the project and state how you intend to finance the development. Please list at least two other comparable projects for which you have used comparable means of funding the project.
- G. Please confirm that you will pay the requested purchase price to LNA for each property that you are seeking to purchase from LNA. Alternatively, if you are seeking an option on one or more of the properties, please confirm that you are willing to pay 10% of the asking price for a two-year option to purchase the properties. LNA will maintain the properties during the option period. If you purchase the properties, half of the option amount will be credited to the purchase price, the remaining half will be used for property maintenance.
- H. Please state how many units of housing you plan to build on the property that you seek to acquire and how many bedrooms each unit will have and the approximate square footage of each unit (if there is a range, please describe). Please also specifically state the approximate size of each bedroom.
- J. If you plan to use the developed property as rental property please provide the anticipated range of 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.
- K. 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. Please also state whether you are willing to consider a Community Land Trust for the property to assure that the property remains affordable.

- L. 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.
- M. Please describe any plans you have to minimize traffic, environmental, noise and other impacts on the neighborhood from construction of your project.
- 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 after construction is completed? Please identify each entity that will own or manage the Project one year and five 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 state when you estimate construction on the project will begin and state your proposed place-in-service date for the project.
- T. Please identify the last three similar 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.
- 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.

- CC. Please state how many spaces of off-street parking you will be providing for each unit of housing you will be providing.
- FF. What plans do you have for accommodating people with disabilities in the housing that you are proposing?
- HH. For applicants proposing owner-occupied housing, would you be willing to consider a community land trust for the property to maintain its affordability after the family you sell the property to moves out? Please briefly describe the community land trust you plan on using.

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

1. 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.
2. Aside from LIHTC please describe what other sources of financing you will be seeking for the project, including dollar amount and likely source.
3. If you are seeking an option agreement for the property how many years would you be seeking the option for? 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?
4. 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.
5. Do you, your Managing General Partner, your Manager or any of your other principals have or in the last two years have you or they had, any outstanding 8823's with any state housing finance agency. If so, please describe and state whether they each has been resolved and, if so, what the resolution was.
6. Have you, your Managing General Partner, your Manager or any of your other principals in the last two years 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.
6. Please provide information requested by Section XV Housing Priorities and Section XVa Set-Aside Preferences from the FIN 100 application for the proposed Project

7. Will you agree to provide us with a copy of your LIHTC application when you submit it?
8. What will you do to assure that deferred maintenance does not build up prior to the end of the compliance period? Please provide your best estimate of the amount of the deferred maintenance that will be needed for the entire property at the end of 15 years after it has been placed in service. Please show how you calculated this number.

## **Questions?**

If you have questions about this Request for Proposals, please contact:

**Lykins Neighborhood Association  
Housing & Development Committee  
neighborhoodlykins@gmail.com**

LNA reserves the right to share anonymous questions and answers with all applicants if it provides important clarifications to the RFP.