

PARK MORTON

*A New Communities Initiative
A Neighborhood Revitalization Opportunity*

REQUEST FOR PROPOSAL MASTER PLANNING AND DEVELOPMENT TEAM



Issued by the
District of Columbia Housing Authority
in Partnership with the
Government of the District of Columbia
Office of the Deputy Mayor of Planning and Economic Development



REQUEST FOR PROPOSAL

MASTER PLANNING AND DEVELOPMENT TEAM

- Select Master Planner to undertake land use planning, and obtain Zoning approvals
- Development Team to partner with DCHA to prepare financing plan, sequence and schedule
- One-for-One Replacement of 147 ACC units

NEW COMMUNITIES INITIATIVE

- District Provides Capital Funding
- Funds Act as Gap Financing for Project
- District Provides Human Capital Development for Park Morton Residents

Park Morton

12 Buildings

Constructed in 1960

5 Blocks from Georgia Ave/Petworth Metro Station

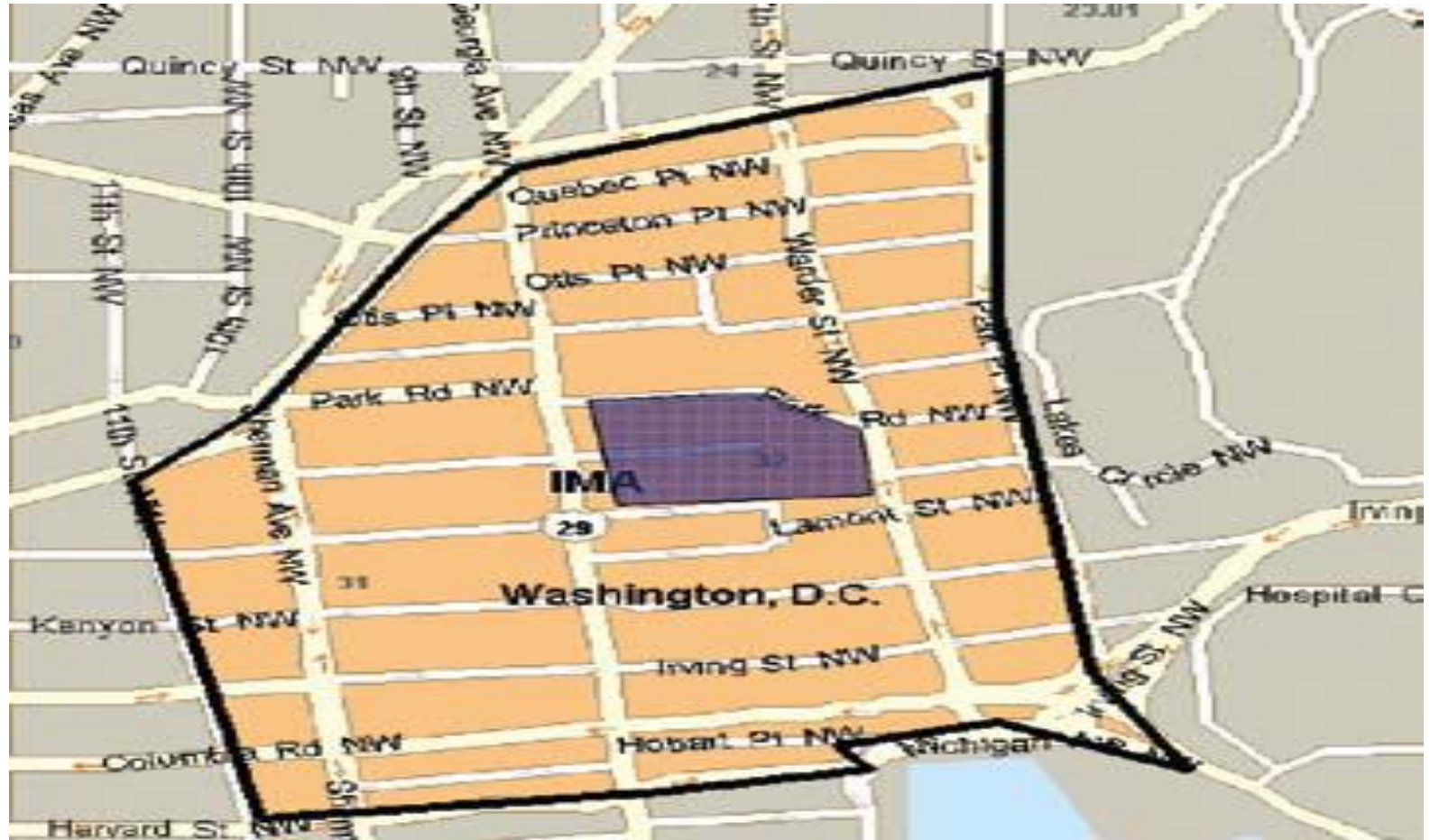


NEIGHBORHOOD



- 800+ Residential Units Planned within ten-minute walk
- New CVS
- 17,000 SF of New Retail Space Planned for Area
- Walking Distance to 3 Hospitals
- Near Haynes Public Charter School
- In 2013, eleven Great Streets grants for storefront renovations
- 17,000 SF of New Retail Planned

PARK MORTON NEIGHBORHOOD



PETWORTH METRO AREA

- Five Blocks from Park Morton
- 63,00 SF Safeway
- Burgeoning Restaurant Scene
- 914 New Residential Units in the Pipeline
- 19,700 – Average Daily Traffic Volume on Georgia Avenue

DCHA PAST DEVELOPMENT ROLES

- Active Participant with Developer
- Co-Developer
- Developer

DCHA PAST DEVELOPMENT ROLE

❖ Active Participant with Developer

- ✓ Administer Grant Funds
- ✓ Assist Development Partner with HUD and District Approvals
- ✓ Assist with Planning and Development

DCHA PAST DEVELOPMENT ROLE

❖ Co-Developer

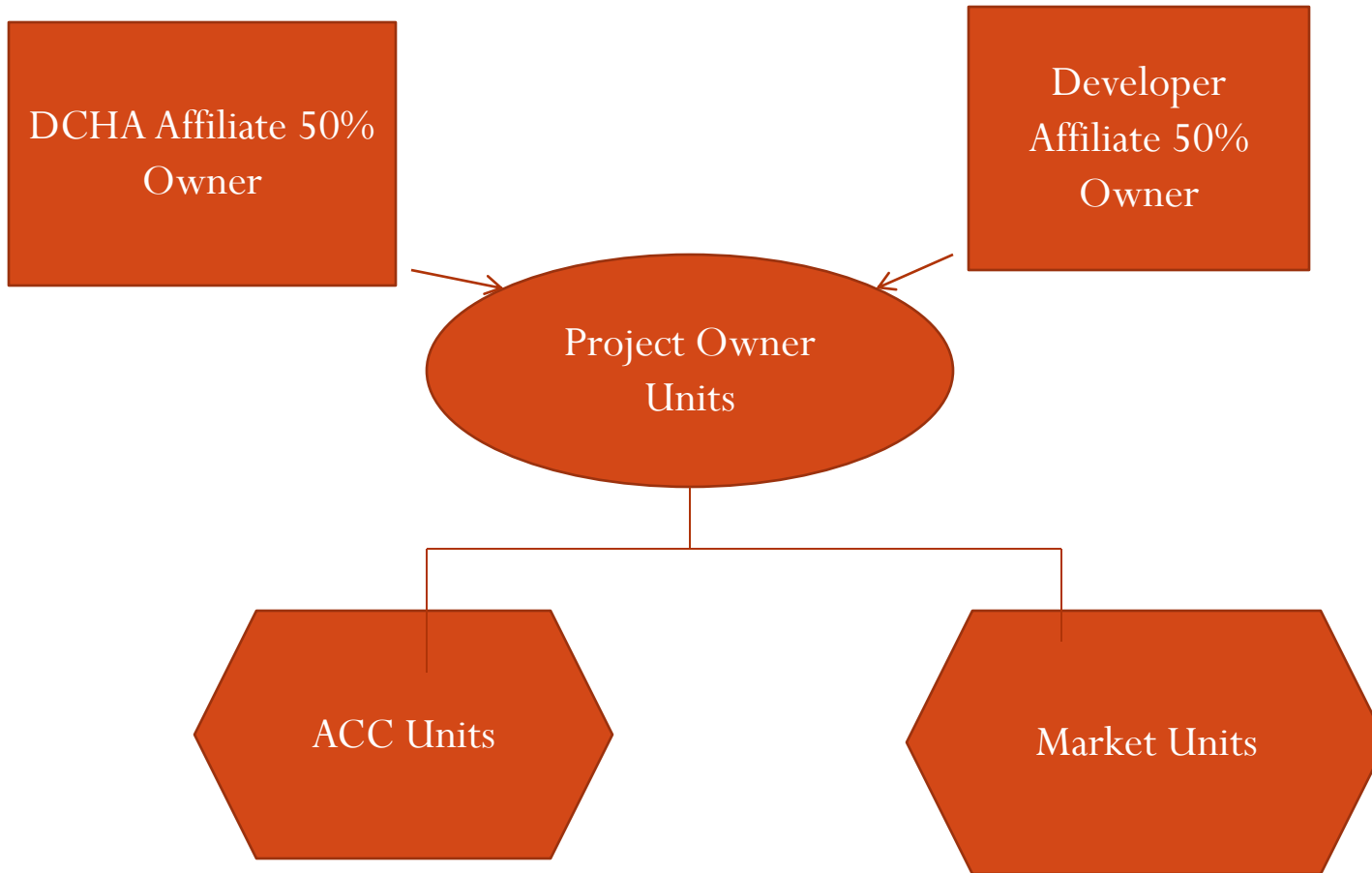
- ✓ Through an Affiliate Provide Completion Guarantees
- ✓ Contribute Land Value
- ✓ Share 50-50% in Risk, Fees and Profits

DCHA PAST DEVELOPMENT ROLE

❖ Developer

- ✓ Through an Affiliate Provide Completion Guarantees
- ✓ Negotiate Bank and Tax Credit Financing
- ✓ Provide Pre-development Funds and Equity

DCHA AFFILIATE Co-DEVELOPER



PROCUREMENT SCHEDULE

| | |
|-----------|-----------------------------------|
| April 30 | Deadline for Submitting Questions |
| May 14 | DCHA Responses Due |
| July 1 | Proposal Submission |
| Fall 2014 | Developer Selection by DCHA Board |