



District of Columbia Housing Authority

1133 North Capitol Street, NE Washington, DC 20002-7599

202-535-1000

Adrianne Todman, Executive Director

ADDENDUM

ADDENDUM NO. 2

ISSUED: May 14, 2014

SOLICITATION NO.: 0031-2014
Park Morton New Communities Initiative

All respondents shall acknowledge receipt of this addendum in their proposal. **Failure to acknowledge receipt of this addendum may be cause for rejection of your proposal.** Respondents are informed that the above named solicitation is modified as follows:

The District of Columbia Housing Authority has received questions in response to the subject solicitation and is outlined in Attachment A and Exhibit 2 site plans of this addendum.

ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED.

END OF ADDENDUM NO. 2

Cheryl Moore
Interim Contracting Officer

Acknowledgement of Receipt:

Respondent: _____

Name: _____ **Title:** _____

SOLICITATION #0031-2014 PARK MORTON MASTER PLANNING AND DEVELOPMENT TEAM

ADDENDUM #2/ATTACHMENT A

1. In terms of a 50-50 partnership proposal, philosophically like the admissions perspective why is that important to the Housing Authority what do you intend to achieve? From a Developer perspective, as a prospective partner, what do you bring to the table to make that attractive to us?

DCHA Response:

DCHA does not proscribe the level of participation in the deal. We state that we may also serve as a co-developer. We leave it the level of participation up to the Respondent to propose and DCHA will evaluate the level of participation that the Respondent proposes. DCHA's level of participation should be viewed within the light of what we contribute to a deal. In past projects, DCHA has served as a co-developer with a private entity and as a sole-developer on a project. In both instances we have provided completion guarantees, delivered conventional and tax credit equity financing, have structured deals, have contributed land and otherwise participated in the negotiation of terms with lenders, investors and HUD. It is up to the Respondent propose within its economic model a level of participation for DCHA which it can support and which works within their deal structure.

2. Are you able to provide any vacancy information or demographic information like household size on the existing residents?

DCHA Response:

Currently there are 21 vacancies, however the occupancy number varies. All the units are two bedrooms. This solicitation calls for 147

replacement units to be constructed since 27 have already been built.

3. Should we assume that there are no vacancies?

DCHA Response:

There are 21 vacancies; 153 units occupied.

4. Are there any vacancies? Are they being back filled or are you letting existing vacancies remain?

DCHA Response:

Yes, there are currently vacancies and the vacancy rate changes based on the condition of the units and need.

5. In terms of relocation and/or phasing plan, should we just assume that the buildings are essentially full which means that there are no empty buildings?

DCHA Response:

Correct; please assume that all buildings are being used.

6. Should we presume that the existing household sizes are appropriate for two bedroom units?

DCHA Response:

147 replacement units, 2 bedrooms for each unit.

7. Are the units going to be occupied during the construction?

DCHA Response:

This depends on the replacement model that is proposed.

8. Why should we presume that all of the units will be occupied?

DCHA Response:

See answer to question #4.

9. In our solicitation, should we reference the number of occupied units in the event someone would like to relocate the families?

DCHA Response:

No, referencing the number of occupied units in your proposal is not necessary.

10. Does the for profit subsidiary bring guarantees to the table?

DCHA Response:

DCHA's subsidiary may offer completion guarantees to the extent of our participation in the project.

11. Will the power point presentation be made available?

DCHA Response:

The power point presentation is available as an addendum to the solicitation and was uploaded to the DCHA website at www.dchousing.org. First, click on the "Doing Business With DCHA" tab, next click the "Solicitations" tab and then scroll down to "Solicitation #0031-2014 Park Morton New Communities Initiative RFP Master Planning and Development Team Pre-Proposal PowerPoint Presentation."

12. A developer read that DCHA was looking to redevelop “Keep Your Home”, which is in a neighborhood nearby, is that a possible site for replacement housing?

DCHA Response:

DCHA has no opinion regarding this program and will leave that determination to the Respondent.

13. Would the buildings have to go through a PUD process?

DCHA Response:

DCHA leaves this decision to the Respondent to make. The Zoning regulations allow to build as a matter of right, PUD or other approaches. The Respondent must determine which approach it will follow.

14. Can you speak in a general way of the housing pipeline density or likeness that are adjacent to Park Morton, what the city has already been approved?

DCHA Response:

DCHA will not provide market information; much of this information is public and can be easily obtained.

15. Human Capital Funding – The RFP states that DMPED will work in partnership with the selected team to provide case management services to the balance of the families. Will DMPED continue to fund the case management program in off site and onsite developments? How does DMPED envision working with the selected team to provide on-going services and for how long? Should we include funding sourced by DMPED in the budget for supportive services?

DCHA Response:

The District intends to offer case management services for the balance of households at Park Morton. DMPED has already provided case management services to 46 of the 174 households at Park Morton. The Respondent does not have to include this DMPED funding as a source in its support services budget.

16. Financial Statements – On page 12 it asks for Financial Information of Principals, but on page 18 it asks for financial statements of the development entity. In most cases the development entity would not have financials and/or will not have been legally formed. Would the financial statements of the developer(s)/Respondent firms be sufficient?

DCHA Response:

Financial statement of the developers/Respondent firms will be sufficient.

17. Format (pg. 12) – The proposal is limited to 75 pages excluding “exhibits”. What is the definition of “exhibits”? The financial statements alone can be 40 – 50 pages. Additionally, the detailed financing plan can also be quite a few pages. Will the financing plan budgets be counted toward the 75 page limit? Please define what qualifies as an “exhibit” so that we do not go over the 75 page limit.

DCHA Response:

Financial statements of the developers/Respondent firms can be included as an exhibit. The proposal should contain sufficient narrative and financial information to provide the reviewer with sufficient information to satisfy proposal requirement #10 contained on page 18 of the solicitation.

18. Has a screening criteria been agreed upon between DCHA and the residents? If so, can you provide?

DCHA Response:

DCHA nor the residents of Park Morton have agreed upon screening criteria.

19. Can we receive approximate income levels of the existing residents on site so that we can properly analyze income and expense on the replacement public housing units?

DCHA Response:

Respondent should assume that all households are within the 0-30% AMI income range.

20. Will DCHA consider income tiering for the public housing units on the onsite and offsite developments?

DCHA Response:

DCHA will only consider income tiering of the public housing units to accommodate existing residents.

21. Does DCHA have existing building/site plans to share so that we can estimate costs of demolition and infrastructure?

DCHA Response:

Yes, DCHA will make a site map available.

22. Does DCHA or DMPED have a Phase I environmental report? If so, can you provide a copy?

DCHA Response:

DCHA nor DMPED has a Phase I environmental report for Park Morton.

23. Can you please provide an estimate of the annual operating subsidy that can be used as baseline in the budgets?

DCHA Response:

The FY2014 operating subsidy for a 2 bedroom walk-up, after proration, is \$437.52. The Rental Assistance Demonstration ("RAD") may also be considered should Congress expand the program.

24. Define specifically what you are expecting for the existing conditions analysis (physical conditions?) and economic development analysis (current/future?)

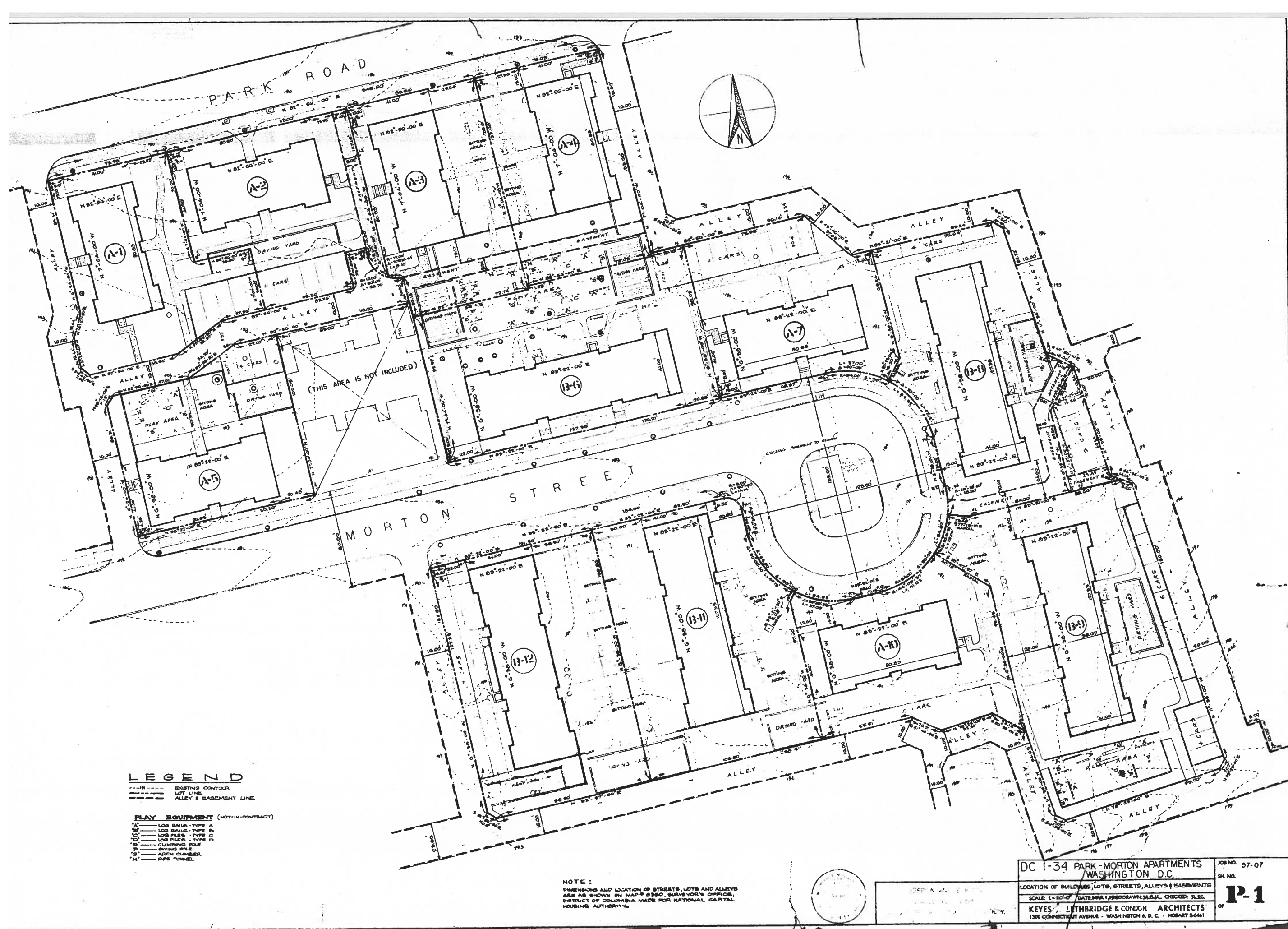
DCHA Response:

We are requesting that Respondents provide sufficient information to convey that they understand the limitation and opportunities that the Park Morton site and the surrounding neighborhood plan in the economic model. We are also requesting that sufficient information be provided that demonstrates Respondent understands financing models that include public housing regulations. Therefore, it is up to the Respondent to provide sufficient information that allows the reviewer to evaluate the response using the Evaluation Factors contained on pages 36-37 of the solicitation.

SOLICITATION #0031-2014 PARK MORTON MASTER PLANNING AND DEVELOPMENT TEAM

ADDENDUM #2/EXHIBIT 2

SITE PLANS



LEGEND

- EXISTING CONTOUR
- LOT LINE
- ALLEY & BASEMENT LINE

PLAY EQUIPMENT (NOT-IN-CONTRACT)

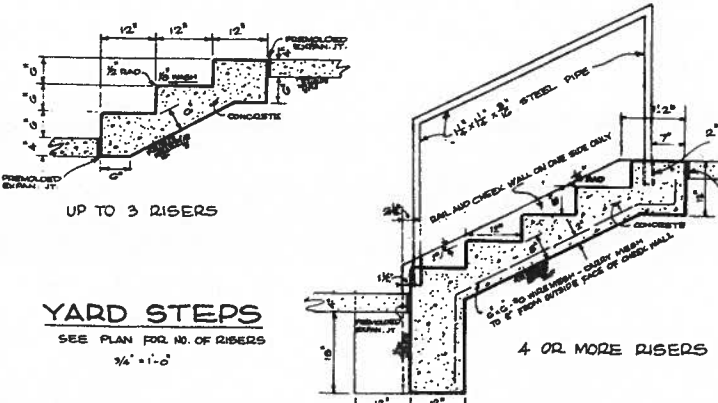
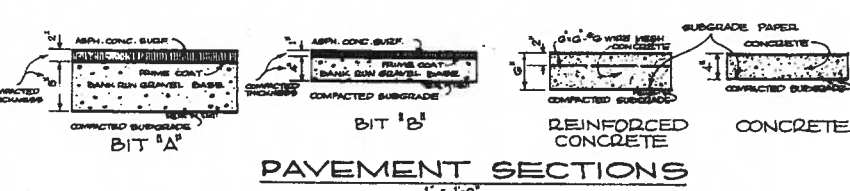
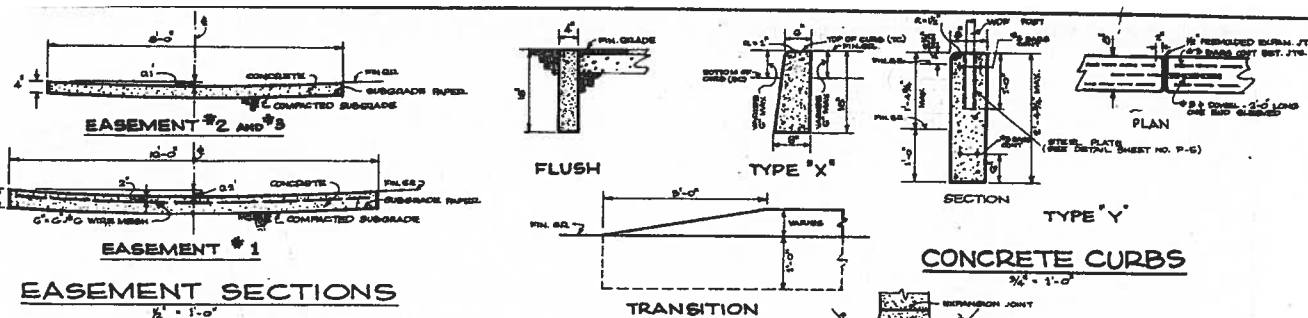
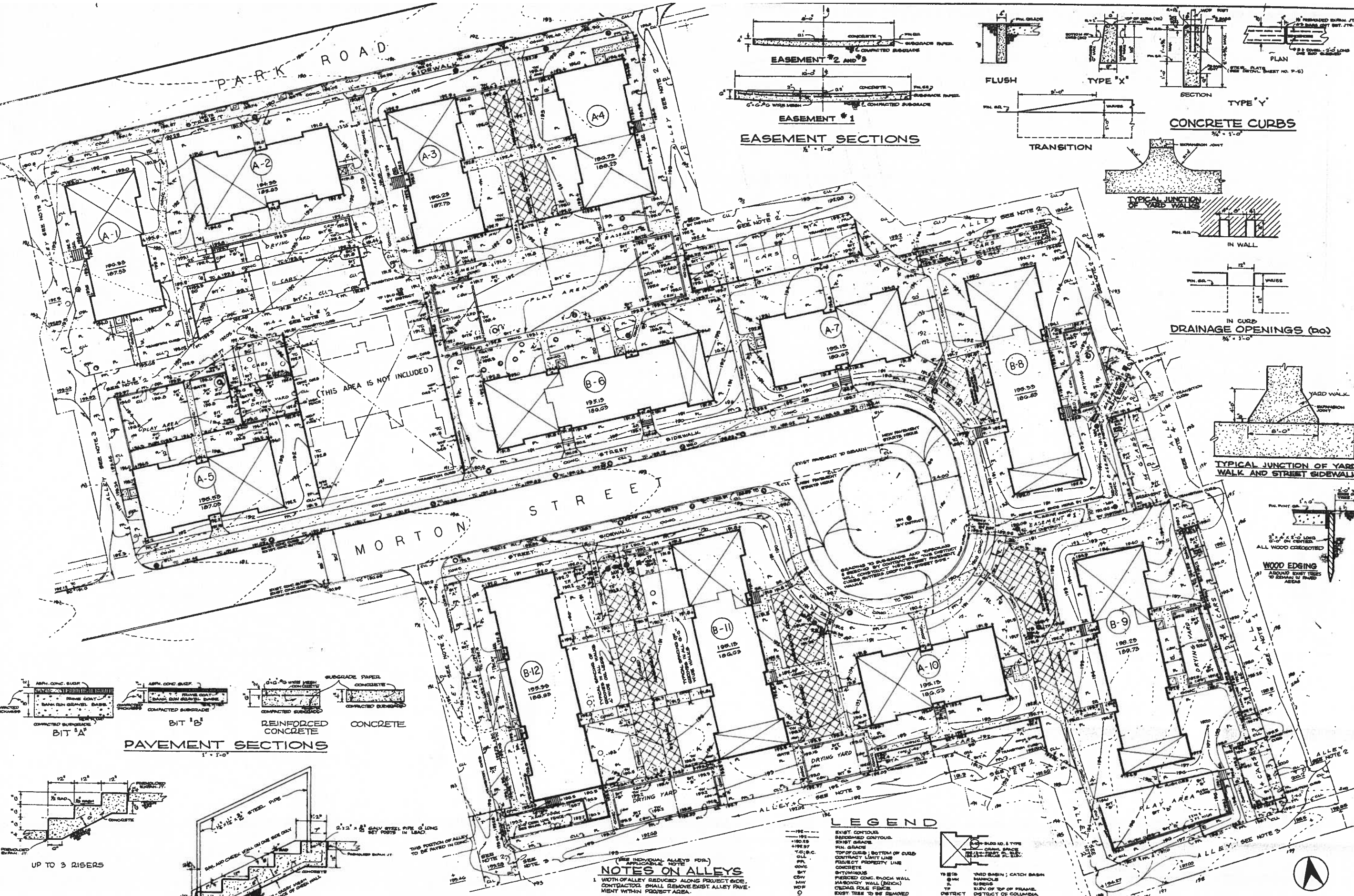
- LOG RAILS - TYPE A
- LOG RAILS - TYPE B
- LOG PILES - TYPE A
- LOG PILES - TYPE B
- CLIMBING POLE
- SWING POLE
- ARCH CLIMBER
- PIPE TUNNEL

NOTE:
DIMENSIONS AND LOCATION OF STREETS, LOTS AND ALLEYS
ARE AS SHOWN ON MAP # 980, SURVEYOR'S OFFICE,
DISTRICT OF COLUMBIA MADE FOR NATIONAL CAPITAL
HOUSING AUTHORITY.

DC 1-34 PARK-MORTON APARTMENTS
WASHINGTON D.C.
LOCATION OF BUILDINGS, LOTS, STREETS, ALLEYS & BASEMENTS
SCALE: 1"=20'-0" DATE: MAR. 1, 1960 DRAWN: S.L.K. CHECKED: R.E.
KEYES: LETHBRIDGE & CONDON ARCHITECTS
1300 CONNECTICUT AVENUE - WASHINGTON 6, D. C. - HOBBART 2-6461

JOB NO. 57-07
SH. NO.

P-1



NOTES ON ALLEYS

(SEE INDIVIDUAL ALLEYS FOR APPLICABLE NOTE)

1. WIDTH OF ALLEY REDUCED ALONG PROJECT SIDE. CONTRACTOR SHALL REMOVE EXIST ALLEY PAVEMENT WITHIN PROJECT AREA.

2. CONTRACTOR SHALL CONCRETE ALL GRADING WORK TO SUBGRADE. THE DISTRICT WILL DO ALL OTHER WORK IN THIS ALLEY.

3. NO WORK IN THIS ALLEY BY CONTRACTOR.

4. WIDTH OF ALLEY REVISED, AND ALLEY HAS BEEN REPAVEMENT. CONTRACTOR SHALL REMOVE EXIST ALLEY PAVEMENT WITHIN PROJECT AREA.

GENERAL NOTE

THE CONTRACTOR SHALL INSTALL ALL WORK TO THE EXTENT SHOWN ON THE DRAWINGS AND DESCRIBED IN THE SPECIFICATIONS, EXTENDING SUCH WORK BEYOND THE CONTRACT LIMIT LINE WHERE NECESSARY TO PRODUCE A FINISHED JOB OR TO REPAIR DAMAGED EXISTING SURFACES.

LEGEND

EXISTING CONTOUR

REMOVED CONTOUR

EXISTING GRADE

FIN. GRADE

TOP OF CURB / BOTTOM OF CURB

CONTRACT LIMIT LINE

PROPERTY PROPERTY LINE

CONCRETE

BITUMINOUS

PREFRIG. CONC. BLOCK WALL

WINDSTOP WALL (BLOCK)

CEMENT POLE FENCE

EXIST. TREES TO BE REMOVED

EXIST. TREES TO BE DETAINED

LAWN AREAS

DRAINAGE OPENINGS IN CURBS & WALLS

TO BE

BY

CON

MAN

WOF

PL

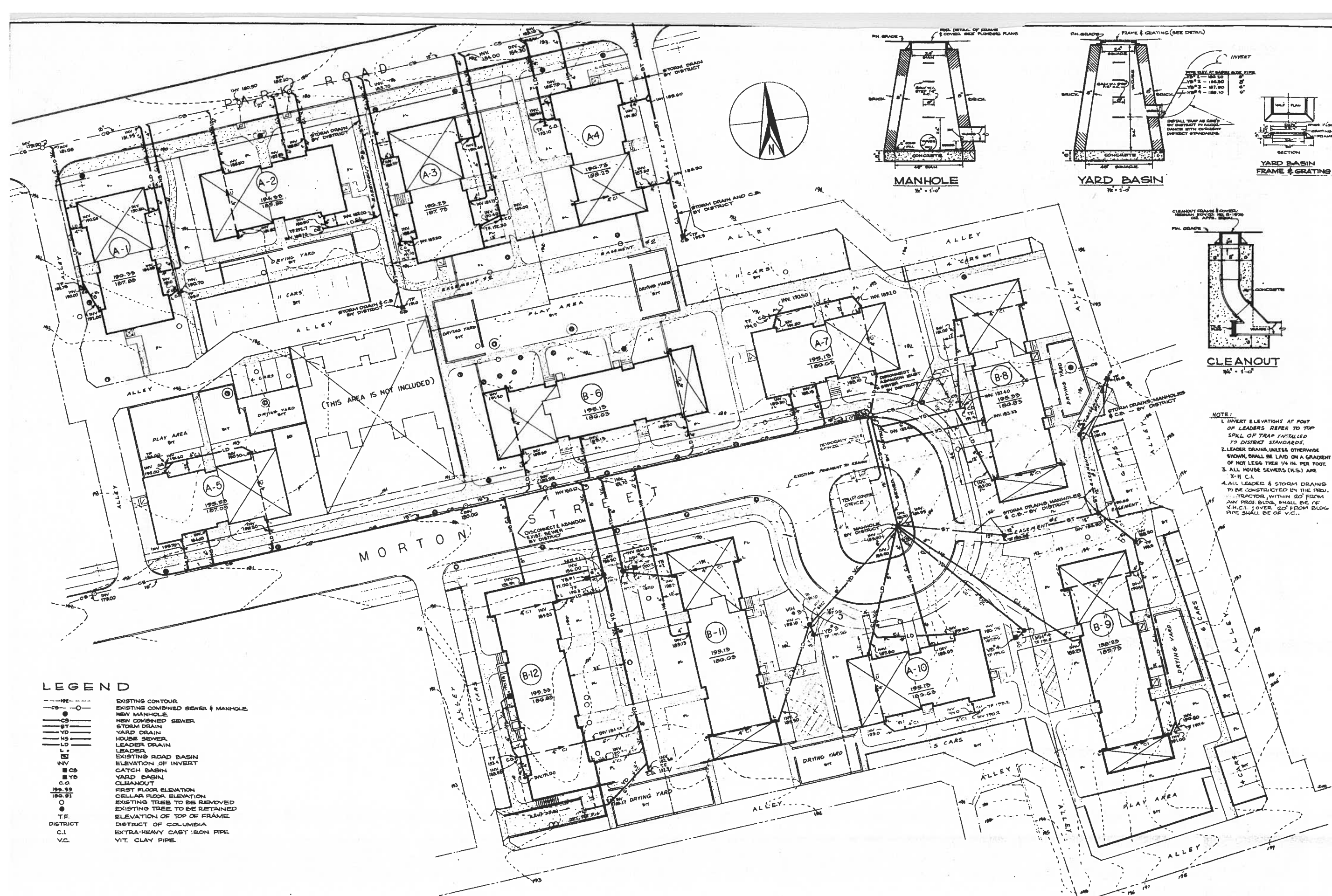
DO

YARD BASIN; CATCH BASIN

MANHOLE

SURF. OF TOP OF FRAME

DISTRICT OF COLUMBIA



DC 1-34 PARK-MORTON APARTMENTS
WASHINGTON D.C.
SANITARY & STORM SEWERS
SCALE: 1" = 30'-0" DATE: MAR. 1, 1960 DRAWN: M.B.L. CHECKED: R.S.D.
KEYES, LETHBRIDGE & CONDON ARCHITECTS
1309 CONNECTICUT AVENUE - WASHINGTON 6, D.C. - HOBBART 2-6461

EBERLIN AND EBERLIN
CONSULTING ENGINEERS
123 EAST 77 STREET NEW YORK 21, N. Y.

JOB NO. 57-07
SH. NO.
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OF

