



# District of Columbia Housing Authority

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

202-535-1000

Tyrone Garrett, Executive Director

## ADDENDUM

ADDENDUM NO. 1

ISSUE: April 30, 2018

### REQUEST FOR QUALIFICATIONS (RFQ)

SOLICITATION NO.: 0009-2018 LINCOLN HEIGHTS COMMUNITY CO-DEVELOPER

All Respondents shall acknowledge receipt of this addendum, sign below and return it with your 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 **REVISED** as follows:

**I. SECTION C- INSTRUCTIONS, CONDITIONS AND NOTICE TO RESPONDENTS; Part C.2 SUBMISSION OF PROPOSALS/ INQUIRIES; Paragraph 1 is **REVISED** as follows:**

Inquiries and or questions concerning this RFQ must be submitted in writing to the Issuing Office no later than 2:00 PM EST, on April 20, 2018. Please copy all inquiries sent to the Contracting Officer to the Contract Specialist responsible for this RFQ, LaShawn Mizzell-McLeod, by email to LMMCLEOD@dchousing.org and business@dchousing.org with the subject line: Question(s) Lincoln Heights Housing Community Co-Developer 0009- 2018. Answers to questions will be provided to all Respondents and posted by addendum to the DCHA website [www.dchousing.org](http://www.dchousing.org) under the "Doing Business with DCHA". Respondents are encouraged to visit the website often to keep informed of the solicitation status and addenda.

**II. SECTION G: EXHIBIT/ATTACHMENT/APPENDICES, Part G.1 Exhibits; **DELETE and REPLACE** with **REVISED** as follows:**

**Exhibit 1**- Response Checklist

**III. The District of Columbia Housing Authority submits its responses to all questions received related to the subject solicitation. Please reference "Attachment A" of this addendum.**

**ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED**

**End of Addendum No. 1**

Cheryl Moore, Contracting Officer

Acknowledgement of Receipt:

Respondent: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

**ATTACHMENT A**  
**Lincoln Heights Housing Community Co-Developer**  
**DCHA RFQ 0009-2018**

**INQUIRIES/QUESTIONS AND RESPONSES**

**QUESTION 1:** Section B.6 states that the team will be responsible for “certain” costs relating to permits, approvals, clearances and licenses including costs for demolition and new construction. This implies that the team will only be responsible for a portion of predevelopment costs, but not all. Does the housing authority intend on sharing all predevelopment expenditures with the developer; including those associated with planning, demolition, and new construction of the project in phases or as a whole?

**DCHA RESPONSE:** The solicitation is for a Request for Qualifications only but once a Team is selected at the Request for Proposal (RFP) stage, the selected Team will enter into an agreement with DCHA, which will include design guidelines and performance standards, financial terms, time of performance, occupancy and management agreements and other necessary matters. In addition, the agreement will describe the cooperative roles for the planning and development of the Development Parcels.

**QUESTION 2:** What subsidy type will be available for the replacement units? RAD, PBV, HCV or other?

**DCHA RESPONSE:** The solicitation is for a Request for Qualifications only but respondents should assume minimal reliance on the availability of DCHA funds other than Annual Contributions Contract (ACC) subsidy. If DCHA determines, in its sole discretion, that capital funds or some other type of subsidy will be made available, DCHA will address funding availability within the appropriate agreement with the selected Team after the Request for Proposal (RFP) stage.

**QUESTION 3:** The outline for section VII on the checklist does not correspond to the outline of required information in the CONTENT OF PROPOSALS section of the RFQ, i.e. Property Management List, Statement Regarding debarments, suspensions, bankruptcy, or loan defaults, and Evidence Regarding Tax Liabilities. Can you please provide additional guidance?

**DCHA RESPONSE:** See Revised: [Exhibit 1](#)- Response Checklist

**QUESTION 4:** What is the current existing unit mix at Lincoln Heights?

**DCHA RESPONSE:**

<b>Existing Unit Mix</b>			
<b><u>Bedroom Size</u></b>	<b><u>Townhouse</u></b>	<b><u>Walk-up</u></b>	<b><u>Total</u></b>
One - Bedroom	0	66	66
Two - Bedroom	0	225	225
Three - Bedroom	50	57	107
Four - Bedroom	42	0	42
	<b>92</b>	<b>348</b>	<b>440</b>

**QUESTION 5:** Why did DCHA start with the demolition of those particular 33 units?

**DCHA RESPONSE:** The 33 units that are scheduled to be demolished this year were part of a potential Phase 1 of redevelopment during the early planning process. The units have been vacant since 2008. For health and safety reason DCHA has decided to demolish the vacant units.

DCHA intends to work with the selected Co-Developer Team after the RFP stage to determine the best method and phasing to redevelop the site.

**QUESTION 6:** The solicitation indicates that 91 units have been designated as replacement units for Lincoln Heights. How many of the other planned offsite replacement units that were referenced in the PowerPoint that was presented at the pre-proposal meeting will be designated as Lincoln Heights replacement units only?

**DCHA RESPONSE:** It has not been determined if other planned off site replacement units for the redevelopment will be for Lincoln Heights only and not designated Richardson Dwellings.

**QUESTION 7:** Will everyone who submits a Request for Qualifications (RFQ) proposal be allowed to apply for the future Request for Proposals (RFP)?

**DCHA RESPONSE:** Only qualified respondents will be asked to submit a proposal at the RFP stage.

**QUESTION 8:** When does DCHA anticipate issuing the RFP for Lincoln Heights?

**DCHA RESPONSE:** A determination has not been made but issuance of a RFP could be as soon as this summer.

**QUESTION 9:** Will there be a separate solicitation for Richardson Dwellings?

**DCHA RESPONSE:** There is a possibility that a separate solicitation could be issued for Richardson Dwellings.