

Northwest One Request for Proposals

Questions and Answers

The following questions were asked by attendees of the Northwest One Request for Proposals (RFP) Pre-Response Information Session & Site Tour held at the Northwest One Library on October 17th, 2016 or were e-mailed to Lee.Goldstein@dc.gov through November 1st, 2016.

Q: Will there be capital subsidy available for the retail component(s)?

A: No, the District subsidy will be used solely for the creation of the affordable housing components. DMPED encourages teams to explore other financing sources to fund any commercial/retail components.

Q: Does one for one replacement include guaranteeing specific residents return?

A: DMPED anticipates the redevelopment to yield a minimum of 211 replacement units to meet the Guiding Principle of one for one replacement under the New Communities Initiative. DMPED intends to work with the selected development Team to provide the opportunity for all former residents to return to the redeveloped property. For more information on the resident return process and reentry criteria, please refer to pages 8-9 of the RFP.

Q: What is the status of “Parcel C,” or the Turnkey housing development?

The 28-unit development adjacent to the Site known as Turnkey is owned and operated by the DC Housing Authority, and is currently occupied with tenants. As such, the procurement process for its redevelopment will need to be led and managed by the DC Housing Authority. The DC Housing Authority anticipates that this property will be redeveloped at some point in the future.

Q: What is the disposition process for the former Temple Courts site owned by NOTCRC?

A: DMPED will work with the Board of the Northwest One Temple Courts Redevelopment Corporation (“NOTCRC”) to cause the disposition of the former Temple Courts site. The disposition will require approval by the Board of the NOTCRC. Since the property was not traditional public housing, it will not need to go through a Demolition/Disposition process with the U.S. Department of Housing and Urban Development (“HUD”). However, the property’s disposition will likely need HUD approval through HUD’s Transfer of Physical Assets process.

Q: What will be the program for the project based rental assistance? (ACC, HCVP, LRSP?)

A: The form and amount of operating subsidy for the replacement units is yet to be determined. The selected development Team will go through a separate process to secure any operating subsidies needed for the project, and DMPED will work with the selected Team to confirm operating subsidy. For the purposes of the RFP review process, an operating subsidy amount is coded into the budget model, so all respondents are working from the same operating subsidy assumption.

Q: Can we assume the tenants coming back are project-based tenants?

Please assume the operating subsidy amount that is programmed in the DMPED budget model.

Q: How much capital subsidy from the city is available?

A: Respondents should assume a subsidy amount that is competitive and justifiable. The gap subsidy amount should represent an effective and efficient use of public funds used to produce affordable housing.

Q: What is the current resident make-up for former residents of Temple Courts and Golden Rule?

A: The demographic make-up of former residents includes a mix of different family compositions and housing needs. Former residents include households with children, young adults, seniors, as well as multigenerational households. Please refer to the RFP for guidance on replacement unit sizes.

Q: Will larger bedroom sizes reduce the number of affordable units on the site?

A: No, the provision of larger unit sizes will not reduce the amount of affordable housing required on the site. Competitive responses will meet both the affordable housing goals and unit size mix guidance.

Q: What is the current unit mix for former Temple Courts and Golden Rule residents?

A: Please refer to the replacement unit size guidance on page 14 of the RFP.

Q: Can the area of the property dedicated to the extension of L Street be used in the FAR/density calculations for the final project?

A: DMPED anticipates that land on the north side of the site will be used for the restoration of the L Street Right of Way. If this street becomes a public street, the FAR will not be available for the development. However, please consult with your zoning attorney, as well as the Office of Planning and the Department of Transportation contact listed on page 13 of the RFP for further verification and information on the impact of extending L Street.

Q: Do the 211 replacement units need to be built within the first phase?

A: No, all 211 replacement units do not need to be built in the first phase if a respondent proposes a multi-phased project.

Q: Is there a preference between a long-term ground lease or a sale of the land?

A: DMPED generally prefers disposition through a long term ground lease, but will consider fee simple offers as well. At a minimum, respondents should provide a ground lease scenario.

Q: Is there an Environmental Site Assessment for the site?

A: No, there is no current Environmental Site Assessment available.

Q: Is there a survey or site plan that is to scale for the site?

A: Please refer to the city's land use records and the Recorder of Deeds for site information.

Q: What is the RFP selection process?

A: Please refer to the RFP for information on the selection process and associated timeline.

Q: What is the process for getting the Letter of Credit deposit back if you submit an RFP response and are not selected?

A: Teams that are not awarded the opportunity to negotiate for redevelopment of the site will have their Letters of Credit returned upon coordination with DMPED and an acknowledgement of receipt upon pickup.

Q: How much retail does DMPED anticipate for the site?

A: DMPED does not prescribe a specific amount of retail for the site; however, DMPED anticipates the vast majority of the development program to be residential. Retail or commercial uses proposed should be supported by realistic market assumptions.