
DISTRICT OF COLUMBIA HOUSING AUTHORITY
CONTRACTS AND PROCUREMENT



REQUEST FOR PROPOSAL

0005-2019

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**CAPTION: GREENLEAF HOUSING COMMUNITY CO-
DEVELOPER**

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SECTION A –INTRODUCTION

A.1 OVERVIEW

The District of Columbia Housing Authority (DCHA) is dedicated to enhancing the quality of life in the District of Columbia by providing and effectively managing affordable housing, which is diverse, well maintained, and aesthetically pleasing for those whose circumstances prevent them from competing in the general marketplace. Besides subsidizing over 8,300 units with public housing operating subsidy, DCHA also contracts approximately 14,000 private units through its Housing Choice Voucher Program. DCHA has embarked on an ambitious program of development and redevelopment to create economically diverse communities and neighborhoods. DCHA is one of the most innovative housing authorities in the nation and is actively pursuing non-governmental sources of financing to promote HCVP homeownership assistance programs, project-based public housing subsidies, and implement more creative uses of its authority through the United States Department of Housing and Urban Development (HUD)'s Moving to Work (MTW) Demonstration Program.

A.2 BACKGROUND

DCHA seeks to engage a Co-Developer to assist its redevelopment of the Greenleaf housing community (the "Site", "Greenleaf"), a 10-acre public housing community located in the Southwest quadrant of Washington, DC. The Co-Developer will partner with DCHA to redevelop the Site and be responsible for leading the selected Co-Development Team ("Team").

DCHA released a Request for Qualifications 006-2018 Greenleaf Housing Community Co-Developer (together with any amendments thereto, the "RFQ") and based on the responses received, has selected eight (8) potential Teams to submit a response to this Request for Proposals ("RFP"). The information presented in this RFP will supersede any previous solicitation documents, including the RFQ, for the Site.

DCHA will evaluate the proposals received and select a Team to move forward with redevelopment of the Site. The awarded Team will work as a Co-Developer with DCHA to develop and implement a comprehensive redevelopment program ("Program"). To the extent that DCHA determines that it would be advantageous for implementation of the Program, DCHA reserves the right to select multiple Co-Developers, each of which might assist with a particular phase or portion of the redevelopment. For purposes of this RFP, all references to Co-Developer shall also mean and refer to multiple Co-Developers.

A.3 ECONOMIC INCLUSION

Participation by minority and women-owned business enterprises ("M/WBE") is an important goal of the DCHA redevelopment program. To that end, interested Respondents should review DCHA's M/WBE requirements for further information on DCHA's policy regarding M/WBE/ participation, attached hereto as

Exhibit 4- Economic Inclusion Forms

Exhibit 5- Economic Inclusion Table