

GDPM's Request for Proposal #19-04 for Affordable Housing Compliance Services- Vendor Questions and Responses:

**The overview references a number of projects in GDPM's portfolio that will be undergoing RAD conversions. My understanding is that 58 households will need eligibility determinations in 2019 and an additional 388 households will need eligibility determinations during 2020. Please confirm whether this is correct and whether additional units will require certification in 2021 and beyond. Also, will the 50 already completed files need review?** Yes, the projections presented in the overview are correct. However, they are only projections, the actual unit numbers will depend upon funding awards (i.e. Low Income Housing Tax Credits, etc). Additionally, RAD is the primary program being used and for which compliance services are needed, however, GDPM also has other projects with units such as HOME and a LIHTC project coming out of YR 15 compliance for which GDPM will need assistance ensuring compliance.

**The overview states the contract should not exceed 5 years, but later in the Evaluation and Selection Criteria, Section 2 mentions a 3-year cost projection. How long should the term of the proposal be and how many units are projected to be certified each year?**

The term of the proposal can be up to five years and GDPM will likely enter into an agreement for 5 years with the selected vendor. The agreement can be terminated at any time if services rendered are not satisfactory.

GDPM will issue an addendum to remove the 3-year cost projection from the criteria and will evaluate based upon hourly rate.

A copy of GDPM's redevelopment plan is included for reference. The plan includes all conversion activities and anticipated funding sources (with the exception of soft funding such as HOME).

**For the files that require initial household eligibility determinations, will the consultant be required to perform face-to-face interviews of residents, including collection of documentation, performance of third-party verification and preparation of tenant income certifications, or will these households require remote file review and approval only?** It is not anticipated that the consultant will interface with potential households nor process paperwork on behalf of GDPM. It is anticipated that the consultant will work with GDPM staff to ensure GDPM is correctly determining eligibility, and documenting files for compliance.

**The Terms and Conditions for Professional Services Agreement states the services are not to exceed \$250,000. Does this limit apply to the entire contract or is this an annual amount?**

Entire contract.

**Does your definition of MBE include woman-owned enterprises?** No, but any women-owned businesses will be captured and accounted for on the professional services quote form.

# Multi-Phase Redevelopment Plan, 2018-2025



## Section 18 : 2018

Development	AMP	Section 18 Type	Units #	SAC Application	Justification	Notes		
Winters	3	Dipso-sell FMV	6	Dec-18	Obsolescence	RAD 2024-2025 if Section 18 is denied		
Superba	4	Dispo- sell FMV	24	Dec-18	Obsolescence	RAD 2023 if Section 18 is denied		
Willow	5	Dispo- sell FMV	6	Dec-18	Obsolescence	RAD 2024-2025 if Section 18 is denied		
Hoch	5	Dispo- sell FMV	6	Dec-18	Obsolescence	RAD 2024-2025 if Section 18 is denied		
Gettysburg	3	Dispo- sell FMV	5	Dec-18	Obsolescence	RAD 2024-2025 if Section 18 is denied		
1617 Liscum	10	Dispo- sell FMV	1	Dec-18	Scattered Sites	Vacant		
1706 Hannibal	10	Dispo- sell FMV	1	Dec-18	Scattered Sites	offer of sale to resident		
1822 Ditzel	10	Dispo- sell FMV	1	Dec-18	Scattered Sites	offer of sale to resident		
2005 Val Vista	10	Dispo- sell FMV	1	Dec-18	Scattered Sites	offer of sale to resident		
2056 Hickorydale	10	Dispo- sell FMV	1	Dec-18	Scattered Sites	vacant		
3000 Germantown	10	Dispo- sell FMV	1	Dec-18	Scattered Sites	offer of sale to resident		
4826 Burkhardt	10	Dispo- sell FMV	1	Dec-18	Scattered Sites	vacant		
Parkside	8	Dispo- sell FMV	0	Dec-18	Vacant Land			
Arlington Courts	8	Dispo- sell FMV	0		vacant land			Possible Voluntary Conversion
Watervilet	4	Dispo- convert to PBV	4	Dec-18	Scattered Sites			Wentworth -147 units
Hilgeförd	5	Dispo- convert to PBV	4	Dec-18	Scattered Sites			
Governors Square	6	Dispo- convert to PBV	4	Dec-18	Scattered Sites			
Red Bluff	6	Dispo- convert to PBV	4	Dec-18	Scattered Sites			
Hope VI Vacant Parcels		Dispo - sell FMV	0		vacant land			
Wilkinson - partial	6	Demo	?		Obsolescence			
Hilltop	7	Demo	150	Jan-19	Obsolescence			
			<b>220</b>					

# GDPM 2019 RAD

(all properties will have up to \$1,800 in operating reserves per unit for reserve deposit)

Development	AMP(s)	Type of Development	Unit #	RAD Application	Primary Funding Source	Estimated Capital Fund Contribution	RAD Financing Plan	Address
Brandt Meadows	1	New Construction-Family	44	Submitted	4% TC, Bond Gap	up to \$3.5M	Aug-18	4236 Brandt Pike
Telford Corona	6	Radomatic	16	Submitted	Straight Conversion/Capital Funds	\$35,000	Aug-18	550, 551, 557 Corona & 538 Telford
Telford Shroyer	6	rehab	24	Submitted	HDGF #1 /	\$1.8M		1907 & 2018 Shroyer - Oakwood, 514, 520, 526, 532 Telford -Kettering
Lori Sue	2	minor repair	6	Submitted	Capital funds	\$260,000	Jan-19	3918 Lori Sue Ave. (Dayton)
Revere	4	rehab	8	Submitted	HDGF#4	1.2M	May-19	2531 Revere Ave. (Dayton)
137 Imperial and 149 Imperial	5	minor repair	12	Submitted	Straight Conversion/100% Capital Funds	\$400,000	May-19	137 & 149 Imperial Court (Dayton)
Hallmark meridian	1	Substantial rehab	77	Submitted	9% LIHTC and Capital Funds	\$3M	Sep-19	50 Central Ave. (Dayton)
Malden Hollencamp	3	rehab	21	submitted	HDGF #2	\$1,750,000	Feb-19	515 Malden Ave. (Dayton)
Huffman Parnell	4	rehab	12	Mar-19	HDGF #3	\$1.7M	Feb-20	1202 Huffman Ave (Dayton)
Cityview	4	minor repair	10	Mar-19	Straight Conversion/ 100% Capital funds	\$275,000		4330, 4324, 4326 Cityview (Dayton)
2799 Argella	4	minor repair	4	submitted	Straight Conversion/Capital Funds	\$140,000	Mar-19	2729 Argella
Madrid/Indian trails/ Washington Village/Westerfield	6	substantial rehab	163	May-19	4% with Bond Gap		Dec-19	221 Fox Grove, Washington Township, 500 Indian Trails (West Carrolton) 8325 Washington Village Dr, 10 Westerfield Dr, (WT)
<b>Total</b>			<b>397</b>					

# 2020 RAD & Choice

Development	AMP(s)	Type of Development	Unit #	RAD Application	Primary Funding Source	Funding Application Date	RAD Financing Plan	Address
DeSoto - Choice Redevelopment	7	New Construction-Family	75	Feb-20	9%	20-Feb		
Quitman	5	Preservation-Family	6	Aug-21	capital	Aug-21	Feb-22	443 Quitman
Riverside and Frederick (Amp 2) Triangle View Short Helena (AMP 1)	1 and 2	Preservation-Family	110	May-20	4% BOND GAP	May-20	Feb-21	4011 Iddings, 4806 Frederick Pike 2728 Triangle, View 40 E Helena
Bellefontaine/Channingway /wayne/pompano/Misty Lane/Fisher/	5	Preservation-Family	120	May-20	4% BOND GAP	May-20	Feb-21	5151 Bellefontaine Ridge; 6000 Channingway; 4511 Wayne Meadows Circle, Pompano; 5541 Misty Lane
Smithville	4	Preservation-Family	22	Aug-20	HDGF # 4	Aug-20	Apr-21	1509 S. Smithville
<b>Total</b>			<b>333</b>					

# 2021 RAD & Choice

DeSoto-Choice Redevelopment	7	New Construction-Family	60	Feb-21	9%	Feb-21	
West Dale/ Riverview (Riverview may help westdale)	3	Preservation-Family	194	May-21	4% bond gap	May-21	Feb-22 110 Melba St.; 3310 W Riverview
Fitch Hawthorn/Hawthorn Village (amp 3)	5 & 3	Preservation-Family	13	Jun-21	HDGF #5	Jun-21	Feb-22 10 Fitch St. and 1003 Germantown Street
<b>Total</b>			<b>267</b>				

# 2022 RAD & Choice

DeSoto-Choice Redevelopment	7	New Construction-Family	70	Feb-22	9%	Feb-22	
Metropolitan	1	Preservation-Senior	78	Feb-22	4% LIHTC (or 9% LIHTC combined with HM)	May-22	Feb-23 50 Central Ave.
Mt. Crest / Woodview/ Wilmington/ Rosemont	4	Preservation- Family & Senior	199	May-22	4% LIHTC with Bond Gap	May-22	Feb-23 700 Mt. Crest; 1014 Sunshine Ct.
<b>Total</b>			<b>347</b>				

# 2023 RAD & Choice

DeSoto-Choice Redevelopment	7	New Construction- Senior	60	Feb-23	9% LIHTC	Feb-23		
Grand	1	Preservation- Senior (may be voluntary conversion)	95	Feb-23	9% LIHTC	Feb-23	Feb-24	465 Grand Ave
Superba (if Section 18 denied)	4	preservation or new construction	24	May-23	HDGF #8	Jun-23	Feb-24	
Friden Whitmore/Olive Hills & Caliph Ct and Cornell	3 & 2	Preservation-Family	189	May-23	4% bond gap	May-23	Feb-24	4602 Friden Ct.; 7505 Bronson St.; 5000 Caliph Ct.; 2012 Cornell Ridge Dr.
<b>Total</b>			<b>368</b>					

# 2024-2025 RAD & Choice

DeSoto-Choice Redevelopment	7	New Construction- Senior	40	Feb-24	4%	Feb-24		
DeSoto-Choice Redevelopment	7	New Construction-Mixed Use	60	Feb-24	9%	Feb-24		
Winston Woods/Wolf Creek/Wentworth	2		212	May-24	4% LIHTC and BOND GAP	May-24	Feb-24	1820 Winston Woods; 6055 Cotillion Ct, Clayton; 2765 Wentworth Ave
Wilkinson Replacement	6	Reconstruction- Family	184	Feb-24	9% LIHTC	Feb-24	Feb-25	126 W 5th St
Modena Limestone & Park Manor	5	Preservation-Family & Senior	211	Sep-24	4% bond gap	May-25	May-26	220 Park Manor
Winters, , Willow, Hoch Gettysburg (if Section 18 denied)	Amps 3 & 5	Preservation	23	May-24	HDGF #9	May-24	Feb-25	
			<b>707</b>					