



2100 Block Vine Street

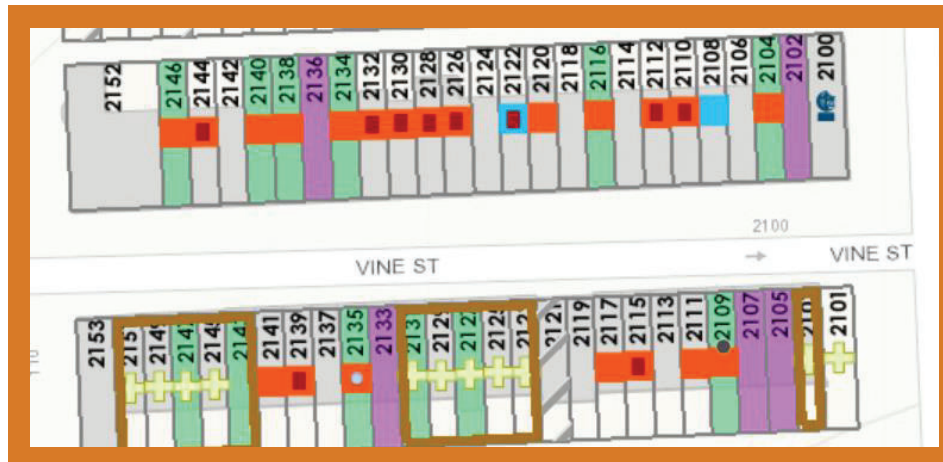
REQUEST FOR QUALIFICATIONS

I. Development Opportunity

The City Department of Housing and Community Development is seeking one or more developers to rehabilitate 8 city-owned residential structures in the 2100 block of Vine Street for homeownership. Developer incentives budget of \$150,000 is being allocated for this RFQ to help subsidize the rehabilitation as well as meet the Agency’s goal to ensure affordable homeownership opportunities in Baltimore City. In anticipation of this rehabilitation work, the City stabilized each of the eight properties with new roofs in the Spring of 2024.

The 8 properties identified by FSO and the Baltimore City Department of Housing and Community Development (DHCD) to be rehabilitated are as follows:

2100 Block of Vine Street
1. 2104 Vine Street
2. 2109 Vine Street
3. 2116 Vine Street
4. 2134 Vine Street
5. 2135 Vine Street
6. 2138 Vine Street
7. 2140 Vine Street
8. 2146 Vine Street



The City of Baltimore is seeking a qualified developer or development team that brings creativity, expertise, resources, and respect for the vision and history of the community and project goals. Selected developer(s) will possess the following:

- ☑ Significant experience in construction and residential development in an urban setting.
- ☑ Well-versed in State economic development resources are preferred.
- ☑ Demonstrated financial capacity and viability

Responsibilities of the selected developer may include but are not limited to:

- ☑ Preparation of site and building designs for permits:
- ☑ Completion of working drawings and building permit approvals.
- ☑ Coordination of all stabilization/construction activities.
- ☑ Twelve-month completion of development plan.

Developer Incentives and Housing and Homeownership Coordination

As part of this RFQ, the selected developer(s) would have access to developer incentives that will require the properties to be sold for affordable homeownership. That would be a minimum of \$15,000k per property, but could allocate differently depending on the needs of the project. Properties with the developer incentives will be required to be affordable up to 120% or Area Median Income. The developer(s) will be expected to provide project construction management and resources to facilitate buildout costs. As part of this RFQ any selected developer will also be required to coordinate on exterior material choices with DHCD's Housing and Homeownership Preservation Division that is providing rehabilitation grants to existing homeowners on the block. The goal will be to provide a cohesive and complementary look on the block.

II. CPTED PROGRAM BACKGROUND

Revitalization efforts are underway in this community in collaboration with the Baltimore City Department of Housing and Community Development, Baltimore City Department of Planning, and other agencies.

In 2020, several blighted properties in the 2100 of Vine Street were demolished by the City of Baltimore, working with the community to address blight and make way for beautification efforts. In 2021, FSO was selected as one of two pilot neighborhoods under the Neighborhood Policing Plan (NPP). One of the NPP programs is the Crime Prevention Through Environmental Design (CPTED) which uses the American Rescue Plan Act (AARPA) funds to eliminate vacant and blighted properties.

This offering is part of the Mayor's Crime Prevention Through Environmental Design (CPTED) pilot sites, the Fayette Street Outreach (FSO) community was awarded \$1 million to use toward crime prevention in the neighborhood. The funds can be used for the following activities: vacant demolition and green space reclamation, vacant rehabilitation and green space, reclamation, exterior renovation and improvements, and vacant rehabilitation and developer incentives. FSO chose to focus on the 2100 block of Vine Street to help achieve a targeted whole block outcome.

Selected developer partners will be required to purchase these city-owned properties and enter into a Land Disposition Agreement upon acceptance of the award. The Land Disposition Agreement will cover all aspects of the development of the project. In addition, the selected developers will be required to execute a grant agreement for the developer incentives that would be used on this project.

III. NEIGHBORHOOD DESCRIPTION

The Fayette Street Outreach community is a neighborhood located in the Southwest portion of Baltimore City and is bounded by Mulberry Street, Monroe Street, Gwynns Falls Parkway and Warwick Avenue. With all of the ingredients to be a thriving, successful neighborhood, this community features solid housing stock, livable streets, quick access to the West Baltimore MARC train station, and proximity to employment centers, cultural institutions, medical facilities, and the beautiful Gwynns Falls Park and Trail. It has a dedicated core of residents, many of whom have resided in the neighborhood for decades.

Two major transit investments are programmed in the immediate area. The first will be the complete reconstruction/revitalization of the nearby West Baltimore MARC Train Station as a major component of the \$4.7B Frederick Douglass Tunnel project. Secondly, the Red Line east/west light rail transit project will be constructed along the Route 40 Corridor, directly connecting the neighborhood with western Baltimore County, downtown, and Southeast Baltimore. The neighborhood will take part in a major planning study to further revitalize the Route 40 corridor as part of the Reconnecting Communities

Project, currently administered by the City's Department of Transportation.

This neighborhood has an active community association, the Fayette Street Outreach Organization, located at 29 N. Smallwood Street. FSO is a non-profit organization with a mission of creating a better, cleaner, healthier, community. Its focus is on improving the lives of residents, including impoverished youths, increasing homeownership, and reducing crime. Other community partners include the Anchor Group, which is a larger community-based organization comprised of adjacent neighborhoods, churches, Bon Secours, LifeBridge Health, and the West Baltimore Renaissance Foundation.

IV. SUBMISSION REQUIREMENTS

Respondents shall submit the Statements of Qualifications below in the order listed.

A. Cover Letter

- ☐ This section should include a summary of qualifications most relevant to working with community partners.

B. Relevant Qualifications: A description of the scope and nature of required development experience.

- ☐ This section must document an acceptable experience and success rate with regard to housing development in Baltimore City.

C. Cost and Quality Control: A description of respondent's knowledge of real estate financing methods.

- ☐ Experience and success working in a public/private partnership to develop housing.

D. Project Team Summary: Names, roles, and resumes of key personnel who will constitute the development team.

- ☐ The respondent should include the proposed architect, engineer, master contractor and construction manager.

E. Financial Capacity: A concise description of the organizations financial capacity to deliver the prospective stabilization/construction project.

F. References: Three (3) corporate and/or community references.

- ☐ These references shall include at least one banking reference, and two current or recent client references for development projects.

V. SELECTION PROCESS

Baltimore City DHCD intends to select one or more developers with a with proven track record of rehabilitating properties. In an effort to make sure the properties are rehabilitated in a timely manner we reserve the right to choose multiple development teams that would work simultaneously. The selected developer(s) will be offered an exclusive negotiation privilege and land disposition agreement upon offer and acceptance of the RFQ award. Any selected developer will be subject to DHCD's disposition process that could include background checks.

Please direct all questions and inquiries during all stages of the submission and selection process to developmentinfo@baltimorecity.gov.

VI. EVALUATION CRITERIA

The RFQ will be evaluated through consideration of several factors. The Evaluation panel will review all documents in the submissions and award points in accordance with the following criteria:

A. a. TECHNICAL COMPETENCE and APPROACH	25 Points
B. b. FINANCIAL CAPACITY and ACCESS TO FUNDING	25 Points
C. c. EXPERIENCE and CAPACITY	25 Points
D. d. OPPORUNITY FOR MBE/WBE	15 Points
E. e. BENEFITS TO THE COMMUNITY	10 Points

Total: 100 Points Maximum

VII. TIMELINE

EVENT	DATE
RFQ Launch	Tuesday, October 22, 2024
Site Inspection	Monday, October 28, 2024, 11am-1pm
Pre-submission Conference	Tuesday, October 29, 2024, 6pm-7pm
Final Date for Question Submission	Friday, November 15, 2024
Submission Deadline	Friday, November 22, 2024, 11:59pm
Review Panel Meeting #1	*Week of December 5, 2024
Community Presentation	*Week of December 9, 2024
Panel Meeting #2	*Week of December 9, 2024
Panel Meeting #3	*Week of December 16, 2024
Recommendation to Assistant Commissioner	*Week of December 16, 2024

Note: Any date with an asterisk (*) is a target and subject to change.

Interested developers may apply via the DHCD website no later than 11:59pm (EST) on Friday, November 22, 2024. Responses will be dated and timed upon submission and an email confirmation will be provided. DHCD will not accept responses after the deadline. It is the Respondent's sole responsibility to ensure that the proposal is in the possession of the issuing office by the deadline.