



A FRESH START TO ENDING FAMILY HOMELESSNESS

Short-Term Family Housing Site Selection

For more than a year, District government searched for feasible sites for the short-term family housing. In order to close DC General, we needed a total of 270-280 total units - spread across all 8 wards. We were looking for roughly 30,000 square feet per site, preferably close to public transportation and other services and amenities, and sites that are economically feasible - and able to be developed within a 24-30 month timeline. We started by looking at District-owned properties in the city's inventory. Once we had exhausted that inventory, we looked for properties to purchase or lease. We released an RFP in late 2014 to get the best proposals from the community. And then last summer, we hired a broker to help us identify sites in wards where we had not yet identified feasible sites. In total, we reviewed 28 responses from all eight Wards. This was a rolling RFP process, so sites were evaluated when they were brought forward. Because District government had committed to finding a total of 270-280 units, we could not bring the full package of sites to the Council or the public until we had agreements in place for each one - otherwise, we would not have met the 270-280 goal, meaning we would not be able to close DC General. Following is the list of sites we considered.

Proposals Received				
Company	Address	Ward	Received	Reason for Selection/ Rejection
No Opportunity Wasted (NOW)	625 Park Rd, NW	1	9/2/2015	Site not large enough
The Warrenton Group	3619 Georgia Ave, NW	1	12/30/2015	Site not large enough
Morning Bright, LLC	2105 10th Street, NW	1	1/12/2016	Good location, size, access
Thomas Jefferson Real Estate LLC	1724 Kalorama Ave, NW	1	11/25/2015	Unsuccessful negotiation
No Opportunity Wasted (NOW)	1606 17th Street, NW	2	9/17/2015	Site not large enough
URBAN-city Ventures, LLC	4000 Brandywine Street, NW	3	7/10/2015	Developer did not secure site control
URBAN-city Ventures, LLC	4620 Wisconsin Ave, NW	3	7/10/2015	Unsuccessful negotiation
Potomac Holding / Varsity Investment Group	4000 Brandywine Street, NW	3	8/4/2015	Developer did not secure site control
MED Developers	4008-4012 Edmunds St, NW	3	9/9/2015	Partial site withdrawn; remaining site too small
MED Developers	3101 Albemarle Street, NW	3	10/7/2015	Unsuccessful negotiation
MED Developers/ Glover Park Developers, LLC	2619 Wisconsin Ave, NW	3	12/2/2015	Good location, size, access, community amenities
MED Developers	5505 5th Street, NW	4	10/30/2014	Good location, size, access, community amenities
Avanti Real Estate	2385 Rhode Island Ave, NE	5	1/5/2015	Site not large enough
Blue Skye Development	700 Delaware Ave, SW	6	8/30/2015	Developer did not secure site control
Marshall Moya Design	L Street + New Jersey Ave, NW	6	9/7/2015	Site not large enough



A FRESH START TO ENDING FAMILY HOMELESSNESS

Proposals Received

Company	Address	Ward	Received	Reason for Selection/ Rejection
Potomac Holdings/Varsity Investment Group	700 Delaware Ave, SW	6	10/7/2015	Good location, size, access, community amenities
Two Eagles Properties	824 48th Place, NE	7	6/29/2015	Site not large enough
City Center Solutions	4318 Sheriff Rd, NE	7	7/20/2015	Site not large enough
New Day Transitional	853 Yuma Street, SE	8	11/13/2014	Site not large enough
Bundy Development	1913 Gallaudet Street, NE	8	1/20/2015	Site not large enough
Bundy Development	1625 Butler Street, SE	8	1/20/2015	Site not large enough
JWE Development Inc.	809-813 Howard Rd, SE	8	3/16/2015	Site not large enough
Cedar Hill Associates, LLC	1941 Naylor Rd, SE	8	4/3/2015	District owned site available
AF Development	1413 Young Street, SE	8	6/15/2015	District owned site available
Donatelli Development	Ainger Rd, SE	8	7/30/2015	District owned site available
No Opportunity Wasted (NOW)	400 550th Street, SE	8	8/12/2015	District owned site available
Douglas Development	2266 25th Place, NE	5	8/25/2014	Size, access
Rock Creek Development	810 5th St, NW	2	8/25/2014	Completed ¹

¹ Not a solicitation response as this is a shelter for unaccompanied women.

Proposals Received

Company	Address	Ward	Received	Reason for Selection/ Rejection
DGS	5004 D Street, SE	7		Size, access
DMPED	DC General (B1)	7		Possible other municipal uses, as per PUD
DCHD	1328 W Street, SE	8		Utilized by DHCD to relocate Big K site historic structures
DGS	199 Chesapeake St. SW	8		Possible other municipal use
DGS	6th Street, SE	8		Size, access
Federal	49 L Street, SE	6		Timing of acquisition did not coincide with need and ability to deliver in 2018