Public Notice
Request for Proposals
Date of Issue: August 31, 2020

Loyola Northway: 11 Two-Story Residential Units

Park Heights Renaissance, Inc. (PHR) is soliciting proposals from qualified developers interested in renovating 11 two-story residential units in the 2600 block of Loyola Northway and making them available for homeownership.

History of Park Heights:
Park Heights was once a bustling “streetcar suburb” in Northwest Baltimore with middle-class neighborhoods and thriving shops, restaurants, movie theaters and a branch library. Every May, 100,000 sports fans descended on Pimlico Racecourse for the Preakness. Every summer, caravans of children and parents visited the Maryland Zoo in nearby Druid Hill Park. The neighborhood was established in 1888, but over the past fifty years economic decline began.

Park Heights is a 1,500-acre community with over 30,000 residents. The community boundaries are Druid Park Drive to the south, Wabash Avenue on the west, Greenspring Avenue on the east, and Northern Parkway as the northern boundary. The population is 90% African American, 4% Hispanic, 2% White, with the remaining 4% Asian, American Indian and of mixed race. There are four elementary/middle schools including two (2) 21st century schools: Pimlico Middle / Elementary and Arlington Elementary.

In 2006, the Park Heights Master Plan was completed in partnership with community residents and revisions were last made in 2008 (Park Heights Master Plan). In 2008, the city also adopted the Park Heights Urban Renewal Plan, giving the government site-specific acquisition powers and establishing new land-use patterns. The City has acquired and demolished over 400+ vacant or blighted properties to gain site control of over 60 acres of land in Park Heights to set the course for redevelopment. In addition, the Pimlico Redevelopment Act of 2020, has further strengthened the redevelopment plan for the community.

Over the next 2-5 years, several new housing development projects will be well underway or completed as part of the community’s development plan. Some of these projects include the Pimlico Redevelopment, Renaissance Row, Woodlands I & II, Cold Spring Transit Oriented Design project, Park West Health System’s Expansion project, final renovations at CC Jackson Recreation Center, the redevelopment of the 17-acre homeownership and senior rental project, and Lifebridge Health System’s expansion and redevelopment plan. Development incentives will also be available for targeted neighborhoods such as Pimlico, Arlington and Edgecombe Circle, and a strong focus will be on business development. As a top priority, a targeted
fundraising strategy will be also be developed to support the construction of a new state of the art library for our children and residents.

“This is the first development project of 2020 for PHR and we are excited to offer this solicitation to interested developers and investors that share our vision and core values for the successful redevelopment of this historic community. Our goal for this project is to create affordable homeownership opportunities and to strengthen the entire neighborhood block.

We have been thoughtful in providing a package of indirect subsidies that show our commitment to sharing responsibility in the success of this project. Park Heights Renaissance considers itself a partner to the developer in this project, assisting with preparing residents right here in Park Heights for these homeownership opportunities. We will also be offering current homeowners and residents grant opportunities to make façade improvements and home repairs.

We look forward to partnering with our selected developer to restore hope and drive investment in this block of Loyola Northway”. ------ Yolanda Jiggetts, Executive Director

Project Site:
2600 block of Loyola Northway Baltimore, MD 21215 to include the following:

2602, 2604, 2608, 2610, 2612, 2621, 2623, 2627, 2637, 2639, 2643

Project Description and Scope:
PHR has strategically acquired 11 scattered-site units posed for redevelopment. Originally built in the 1920s, all two-story units require full renovation. Each property is roughly 1,200 square feet above grade and can become a 3-bedroom 2-bathroom rowhome. Construction should plan to begin in Q1 of 2021.
Scope of Work
1) Pre-construction project planning including the preparation of a schedule
2) Preparing architectural and structural design sets, if required.
3) Project closeout, delivery of Use and Occupancy permits, and establishment of home warranties

Indirect Subsidy Offering:
1) Set sales price of each of the 11 units to $6,000
2) PHR to demo the interior of each property prior to sale
3) Offer existing architectural drawings to developer for the 11 units
4) Provide homeowner façade improvement grants and repairs to existing homeowners on the block
5) PHR to host homeowner and tenant workshops such as Homestead Tax Credits, Healthcare for your Home, Maintenance Checklist for Home Sustainability
6) PHR will serve as a liaison to City agencies to help the developer overcome barriers and resolve challenges during the development project
7) PHR will serve as a partner to the developer to build the homebuyer pipeline through the PHR Housing Counseling Program, and in partnership with other homebuyer incentive programs such as Lifebridge Health System’s Live Near Your Work Program

Developer Evaluation / Selection Criteria and Scoring:
Each submitter will be evaluated and short-listed based on their Statement of Qualifications score (100 points maximum) as determined through a qualification review process and scoring criteria as noted below:

1. Developer Team Experience and Qualifications - 30 Points
2. Proposed Design, Contractor Professionals’ Experience and Qualifications - 25 Points
3. Project Understanding and Approach - 20 Points
4. Minority Business Participation - 10 Points
5. Statement of WHY the Developer Team should be selected - 5 Points
6. Deliverable Quality, Project Schedule and Safety Controls - 5 Points
7. Local Hiring Plan for Park Heights Residents - 5 Points

The three most highly qualified Firms/Teams will be shortlisted and will be asked to interview with an evaluation team that will include a PHR Board member(s) and community representative(s) to review, rank proposals and make a final selection.
<table>
<thead>
<tr>
<th>Tentative RFP Schedule</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Issue Loyola Northway RFP</td>
<td>August 31, 2020</td>
</tr>
<tr>
<td>RFP info session registration due</td>
<td>September 14, 2020</td>
</tr>
<tr>
<td>RFP info session</td>
<td>September 24, 2020</td>
</tr>
<tr>
<td>Deadline for written questions and clarifications on RFP</td>
<td>October 9, 2020</td>
</tr>
<tr>
<td>Deadline for submission of Loyola Northway Proposals</td>
<td>November 2, 2020</td>
</tr>
<tr>
<td>PHR completes qualification evaluation</td>
<td>November 11, 2020</td>
</tr>
<tr>
<td>Complete interviews of finalists</td>
<td>November 24, 2020</td>
</tr>
<tr>
<td>Notify selected developer</td>
<td>December 4, 2020</td>
</tr>
<tr>
<td>Issue Notice to Proceed</td>
<td>December 18, 2020</td>
</tr>
<tr>
<td>Project Completion</td>
<td>December 31, 2021</td>
</tr>
</tbody>
</table>

All prospective developers are invited to attend the RFP info session on **September 24, 2020**. Please register via the following link by **September 14, 2020**. [https://www.eventbrite.com/e/loyola-northway-rfp-info-session-tickets-119003216825](https://www.eventbrite.com/e/loyola-northway-rfp-info-session-tickets-119003216825)

**Sealed proposals must be received by 5PM on November 2, 2020.** Proposals may be dropped off in-person to the PHR office or submitted via email to: aaaron@phrmd.org