



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| MED Developers | 4008-4012 Edmunds St, NW | 3 | 9/9/2015 | Partial site withdrawn; remaining site too small |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 |



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| 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.

District/Publicly Owned

| | 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 |