

**REQUEST FOR PROPOSALS**  
**FAIRFAX COUNTY**  
**REQUEST FOR PROPOSALS**  
**HOME/CBDG Funded Group Homes to Support the**  
**Housing Blueprint**

The Fairfax County Department of Housing and Community Development (HCD) announces the availability of seven (7) housing units, acquired and rehabilitated with federal Community Development Block Grant (CDBG) Program-\$836,344, and HOME Investment Partnerships (HOME) Program -\$1,734,839.

Project proposals are being solicited from eligible non-profits to own and operate scattered site single family housing units to be used as affordable group housing for persons with disabilities including persons with severe mental illness needing Residential Intensive Care and Comprehensive Services; persons with autism and other developmental disabilities; and persons with disabilities who are homeless or at-risk of homelessness. The units available under this solicitation are to serve participants in programs operated by the Fairfax-Falls Church Community Services Board (CSB), persons on CSB waiting lists, and persons with CSB service-eligible disabilities.

Preference will be given to proposals that:

- Provide additional leverage to make units fully ADA accessible
- Address metrics under the homelessness and special needs goals of the FY2013 Housing Blueprint
- Serve very-low income households (at or below 50% Area Median Income (AMI))
- Include sustainable service delivery packages for all proposed housing beneficiaries
- Serve CSB clients and/or persons referred from CSB waiting lists.

To be considered in the first round of awards, nonprofits must submit completed applications no later than **4:30 p.m., Friday, November 30, 2012** at the 1st Floor Reception Desk, Fairfax County Department of Housing and Community Development, 3700 Pender Drive, Fairfax, VA 22030. An original and four copies are to be submitted. After the first round of awards, any remaining housing units will be awarded for qualified proposals on a first-come, first-served basis until all housing units are transferred.

**NOTE: A pre-proposal conference will be held Thursday, November 1, 2012, 10 a.m. at the Fairfax County Redevelopment and Housing Authority, 3700 Pender Drive Fairfax, VA 22030. In addition, two site visits to view properties will be conducted. Four units will be available to be viewed on November 1 and three units will be viewed on November 2, 2012.**

For questions or additional information, please contact David Jones, Senior Program Manager, Grants Management at 703-246-5259 (TTY 703-385-3578) at the Department of Housing and Community Development (HCD) 3700 Pender Drive, Fairfax 22030.

## **Purpose of this Request for Proposal**

On April 19, 2012 the Fairfax County Redevelopment and Housing Authority (FCRHA) approved a joint effort of the FCRHA and the CSB to increase the availability of affordable group homes for persons with disabilities. This effort was to be accomplished through the acquisition of housing units which would subsequently be transferred to non-profit partners serving CSB clients. As a result, seven (7) units were acquired across the County in six (6) different magisterial districts (Mt. Vernon, Mason, Hunter Mill, Springfield, Lee and Sully). Minor rehabilitation was completed on the units to prepare for resale to the non-profits through this RFP.

### ***ELIGIBLE APPLICANTS***

Non-profit organizations that apply under this RFP and wish to own and operate one or more of the seven (7) available housing units must demonstrate adequate capacity. An eligible non-profit must possess the following:

- A designation as a 501(c)(3) organization by the Internal Revenue Service.
- A demonstrated successful track record in owning and managing real estate. If a non-profit applicant does not have an established track record, the organization is encouraged to partner with another nonprofit organization with applicable experience.
- A demonstrated successful track record in the provision of services to the disabled or homeless. If a non-profit applicant does not have an established track record, the organization is encouraged to partner with another non-profit with applicable experience.
- A current sound financial condition. Non-profits will be required to provide the last three (3) years annual audited financial statements and auditor's opinion and management letter, if issued. Audits must be conducted by an independent licensed certified public accountant.
- No current debarment from participating in county contracts. This includes both applicants and any partnering organization identified as part of an application.

### **AWARD OF RIGHT TO PURCHASE**

All applications will first be subject to preliminary screening by HCD for completeness. An internal Selection Advisory Committee, to be appointed by the Director of HCD, will review those deemed complete.

The proposal(s) selected and recommended for final award will be subject to approval by the FCRHA. Sale of the housing units will be accomplished via a deferred, no-interest loan, secured by a deed of trust and note. All non-profits will be contractually obligated to full compliance with all HOME and CDBG requirements. Non-profits awarded a Right to Purchase and proceed to settlement on one or more of the seven (7) properties are responsible for all closing and soft costs related to the transfer from FCRHA to the non-profit. It is estimated that closing costs will not exceed \$3,500. Respondents to this

RFP are encouraged to submit proposals on multiple-units, with the expectation that awards will be made to the highest ranking respondent on each individual unit.

In the event eligible respondents are unable to serve CSB clients, HCD reserves the right to award housing units to non-profits meeting a more general Housing Blueprint objective. HCD reserves the right to not award a right to purchase on any application(s) submitted through this RFP process.

#### **KEY DATES**

The tentative schedule for accepting, reviewing and awarding Rights to Purchase are as follows:

- |                                       |                   |
|---------------------------------------|-------------------|
| 1. RFP Issued                         | October 23, 2012  |
| 2. Pre-Proposal Conference            | November 1, 2012  |
| 3. Proposal Submission Deadline       | November 30, 2012 |
| 4. Selection Advisory Review Complete | December 7, 2012  |
| 5. FCRHA Transfer Approval            | January 2013      |
| 6. Non-Profit Negotiations of Sale    | January 2013      |
| 7. Transfer of Units Complete         | February 2013     |

## UNIT DESCRIPTIONS

# 2411 Alsop Court, Reston



**Tax Map #** 0263 08D 0089

**Supervisors District:** Hunter Mill

**Zoning Description:** R-8

**Building Description:** 2 Story Townhouse (End Unit)

**Living Area Total:** 1,584 Sq Ft

**Bedrooms:** 4

**Full Baths:** 2

**Half Baths:** 1

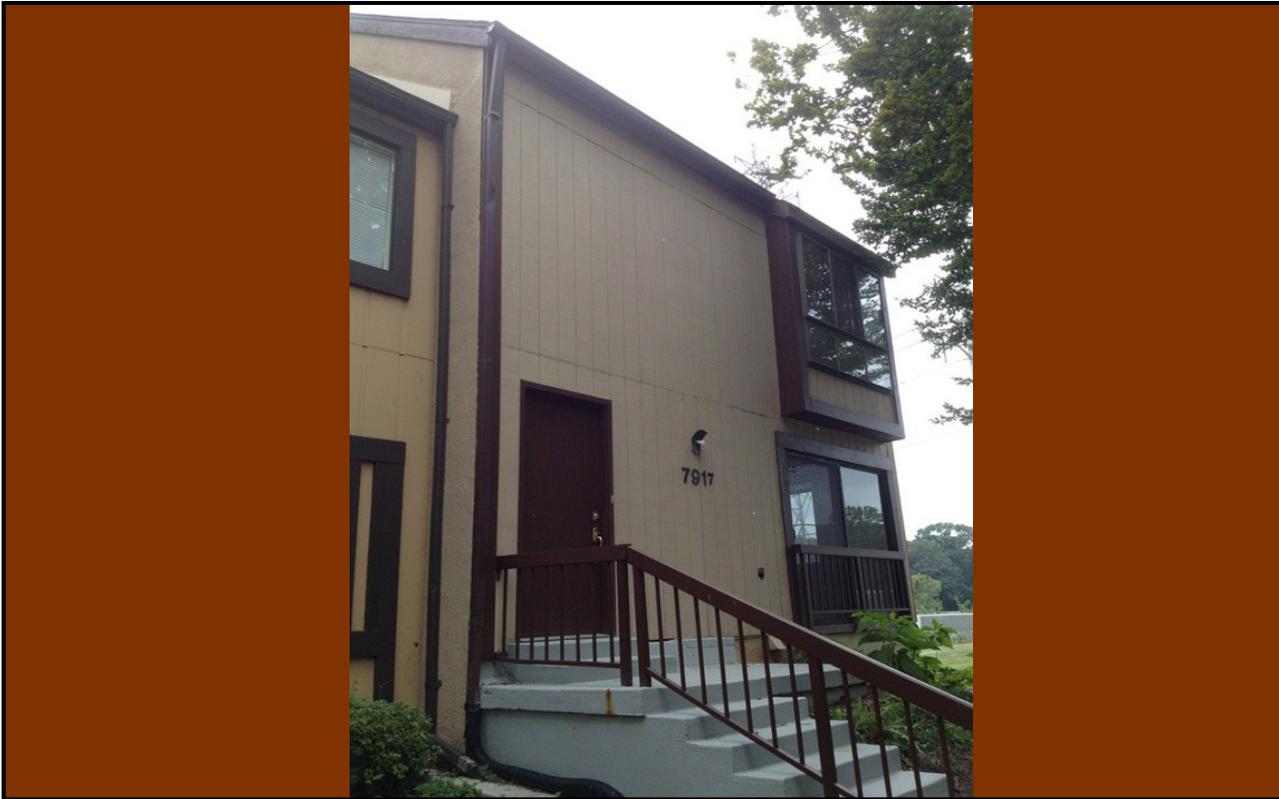
**Property Includes:** a 252 Sq Ft Basement/ Rec Room and a 340 Sq Ft Patio Area.

**Year Built:** 1971





# 7917 Carrousel Court, Annandale



**Tax Map #** 0592 17 0022

**Supervisors District:** Mason

**Zoning Description:** R-8C

**Building Description:** 2 Story Townhouse (End Unit)

**Living Area Total:** 1,556 Sq Ft

**Bedrooms:** 3

**Full Baths:** 2

**Half Baths:** 2

**Property Includes:** a 254 Sq Ft Full Basement/Rec Room and was remodeled in 2012. Unit also includes a 55 Sq Ft Balcony

**Year Built:** 1973



# 6505 Hillview Avenue, Alexandria



**Tax Map #** 0922 02040008

**Supervisors District:** Lee

**Zoning Description:** R-4

**Building Description:** Single Family Detached

**Living Area Total:** 1,725 Sq Ft

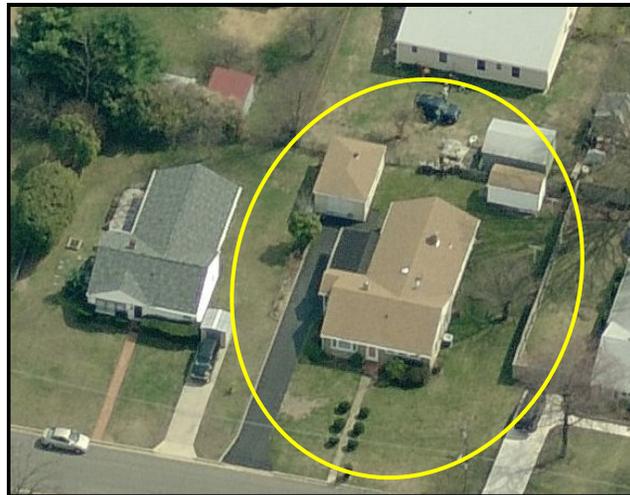
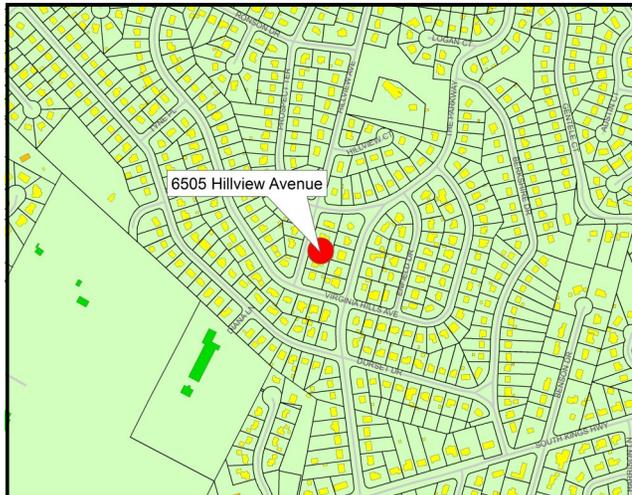
**Bedrooms:** 3

**Full Baths:** 2

**Half Baths:** 1

**Property Includes:** a 298 Sq Ft Open Porch/Portico, Detached Garage and Storage Shed. Unit offers potential for ADA Conversion and upgrade to 4 Bedrooms

**Year Built:** 1951



# 14848 Maidstone Court, Centreville



**Tax Map #** 0534 02 0327

**Supervisors District:** Sully

**Zoning Description:** R-8

**Building Description:** 2 Story Townhouse

**Living Area Total:** 1,160 Sq Ft

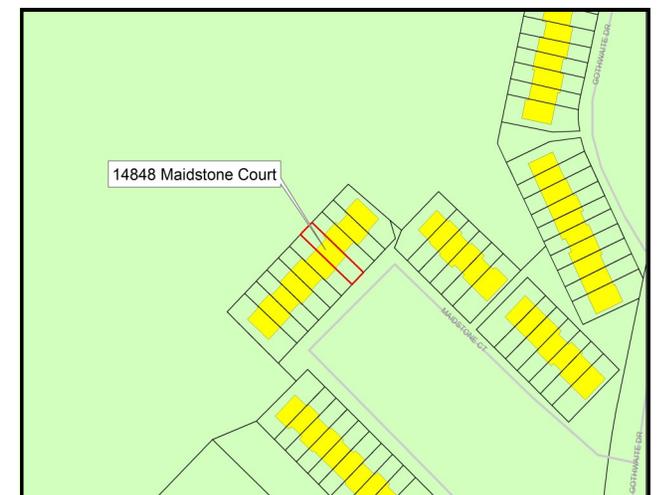
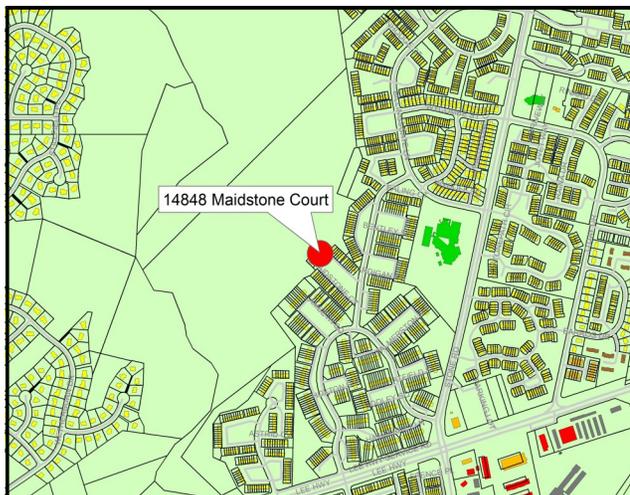
**Bedrooms:** 3

**Full Baths:** 2

**Half Baths:** 1

**Property Includes:** a 256 Sq Ft Deck and a 390 Sq Ft Full Basement/Rec Room.  
Unit was remodeled in 2012

**Year Built:** 1969



# 4336 Majestic Lane, Fairfax



**Tax Map #** 0453 02070026

**Supervisors District:** Springfield

**Zoning Description:** R-3C

**Building Description:** Single Family Detached

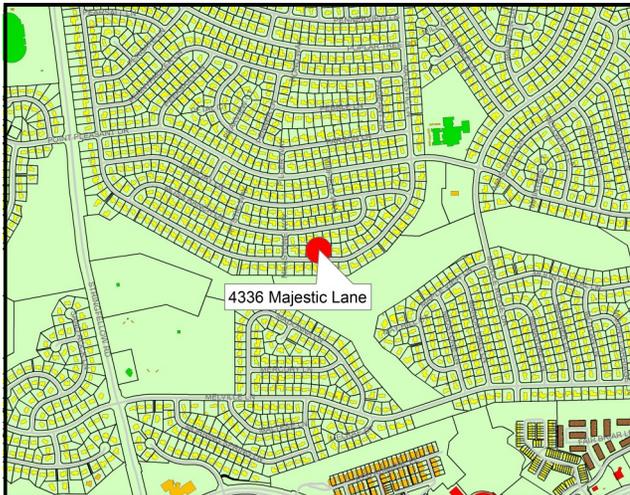
**Living Area Total:** 1,950 Sq Ft

**Bedrooms:** 5

**Full Baths:** 2

**Property Includes:** a 154 Sq Ft Open Porch/Portico. Unit offers potential for ADA Conversion.

**Year Built:** 1968



# 8311 Ramsgate Court, Alexandria



**Tax Map #** 1014 18 0021

**Supervisors District:** Mt Vernon

**Zoning Description:** R-3

**Building Description:** Single Family Detached

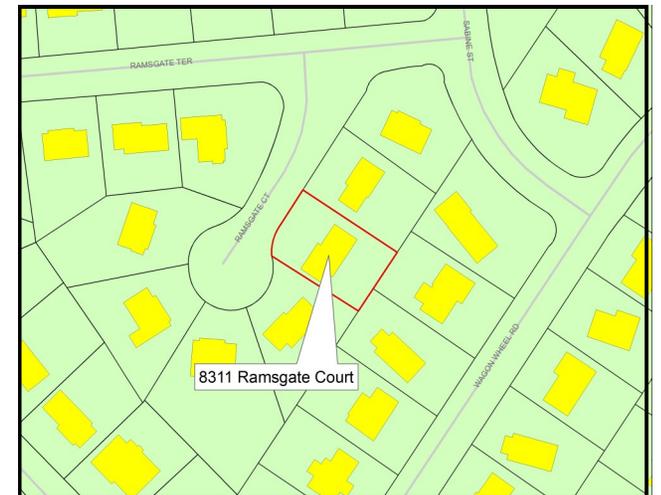
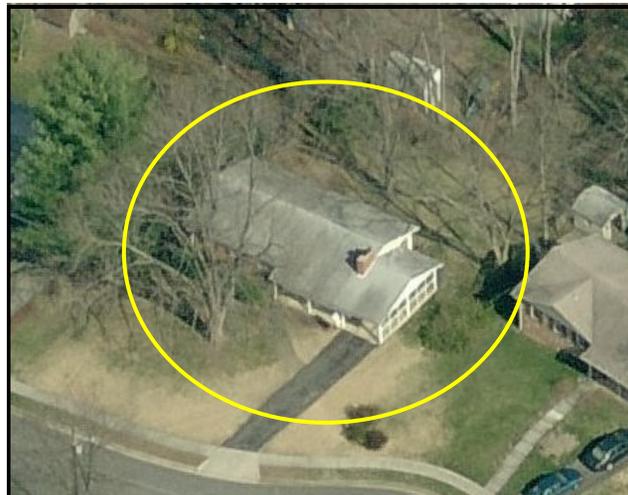
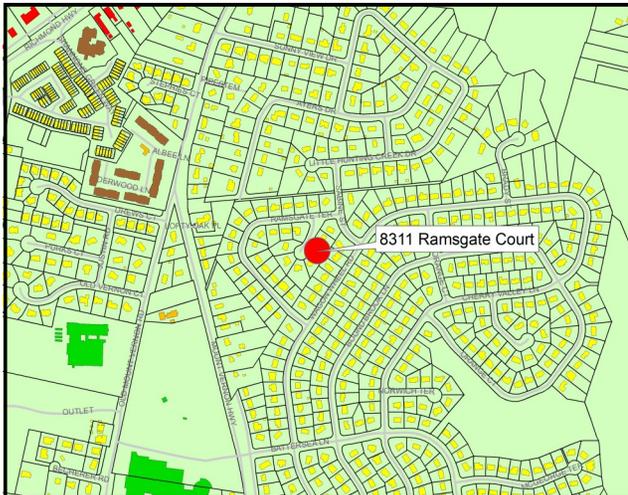
**Living Area Total:** 1,323 Sq Ft

**Bedrooms:** 4

**Full Baths:** 3

**Property Includes:** a 84 Sq Ft Open Porch/Portico, and a 264 Sq Ft Attached Car Port. Unit offers potential for ADA Conversion.

**Year Built:** 1963



*Fairfax County is committed to nondiscrimination on the basis of disability in all County programs, services and activities. Special accommodations will be provided upon request. For information call 703-246-5101 or TTY 703-385-3578.*

