

Housing & Community Development
Planning & Development

REQUEST FOR PROPOSALS (RFP)
#274-HCD-FY26-2

**Duplex Village
Redevelopment
Pre-Proposal Conference**

August 11, 2025



Pre-Proposal Conference Format

Site and Opportunity Overview – City of Raleigh team

Q & A* – Attendees

- All questions submitted during this Conference and via email will receive public written responses from staff by **August 29**, at the latest.
- The deadline to submit written questions is **August 20**.

City Representatives

HOUSING & COMMUNITY DEVELOPMENT



Jess Brandes
Assistant Director



Pat Dawson
Redevelopment Supervisor



Angelina Blackmon*
Public-Private Partnership Coordinator

PLANNING & DEVELOPMENT URBAN PROJECTS GROUP



Jake Levitas
Planning Supervisor



Mary Elizabeth Russell
Senior Planner

*Staff contact for questions + submittals
angelina.blackmon@raleighnc.gov

Site Development Opportunity

The intention of this RFP is to identify a development partner eager to work with a team of city staff to develop affordable rental housing along the New Bern Avenue corridor on a cluster of City-owned sites formerly known as Duplex Village.

After the selected development partner is chosen, the partner would lead the design, permitting, financing, and development of the project, with City support.

Affordability is a City priority for the site, and both for-profit and non-profit developers are eligible to apply.



Duplex Village

Redevelopment Site

On the western edge of downtown, along the New Bern Avenue Corridor



3.91 Acres

1932 New Bern Ave.

1944 New Bern Ave.

1925 Hawkins St.

Subject Properties

2000 Hawkins St.

118 Russ St.

122 Russ St.



Site and RFP History

- Purchased in 2021 utilizing 2020 Affordable Housing Bond Funds
- In July of 2024, the rezoning along the New Bern Ave corridor was completed.
 - Rezoning case(Z-92-22) decision confirmed the new site zoning(RX-5-GP) and applied the transit-oriented development overlay
 - Increased density and height bonus for affordable housing developments
- Phased demolition of the 24 duplex housing units was completed in Dec 2024
- Engagement with the Raleigh community continued in parallel to site improvements.
- The Request for Proposal was released on July 23, 2025.

NEW BERN AVENUE

401

DEDICATED RUNNINGWAY

3.3 miles of 5.4 miles in dedicated lanes
(BAT & transitway)

ENHANCED STATIONS

Ten (10) new stations connecting downtown
Raleigh to New Hope Road

SPECIALIZED VEHICLES

Seven (7) new 60' articulated buses,
compressed natural gas

SIGNAL PRIORITY

At signalized intersections along the
corridor

STATION	DIRECTION	NAME
1	Outbound	GoRaleigh Station
2	Outbound Inbound	Morgan at Blount Edenton at Blount
3	Outbound Inbound	New Bern at Swain Edenton at Swain
4	Outbound Inbound	New Bern at Tarboro Edenton at Tarboro
5	Outbound Inbound	Raleigh Blvd
6	Outbound Inbound	King Charles
7	Outbound Inbound	Medical District
8	Outbound Inbound	Trawick Rd
9	Outbound Inbound	Corporation Pkwy
10	Outbound Inbound	New Hope Rd East Raleigh

RALEIGH BLVD



What will the closest BRT station look like?



Current Zoning

Residential Mixed-Use (RX-5-GP-TOD)

Height Permitted

Five (5) stories & 80' height

Development Permitted

Townhouses, cottage court, multifamily, and mixed-use buildings (retail is limited and subject to use standards)

Overlay Districts

Transit Overlay District
*Affordable Housing Density Bonus

Other

New Bern Ave Opportunity
Zone & HUD Qualified
Census Tract



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Questions?

**Please type any questions
in the chat!**



City Priorities and Participation

The City's preference is for rental housing development to be constructed on the parcels. The City's primary goals for the site are:

- 1. Maximizing the Number of Affordable Units**
- 2. Maximizing the Project Depth of Affordability**
- 3. Maximizing the Project Density**
- 4. Design Creativity that Incorporates Community Feedback**



Affordability Requirements

The minimum affordability requirement is to provide **20% of the total development units as affordable housing at no greater than 60% AMI for a minimum of 50 years.**



Additional Requirements

This RFP has a set-aside and tenant referral Requirement. **Proposals should include at minimum one (1) unit and up to 10% of units set aside for City of Raleigh referrals.**

A project may propose additional units be set-aside for people with disabilities or experiencing homelessness, however, no more than 30% of the total units can be restricted to these populations.



Site Control

The City's preference is to provide site control to the selected partner via **ground lease** with a **minimum 50-year term** at a nominal rate.



Gap Financing

The City is making available gap financing up to \$2,880,000 for construction-to-permanent gap financing to support the construction of affordable units on this site.

Proposals seeking City gap financing exceeding the \$2,880,000 maximum must submit that request as an Exception in **Appendix IV** and explain why the additional city subsidy is needed.

The City gap financing loan term can be at a minimum 50 years. The loan term is subject to staff review and City Council approval.



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RFP Process

- The RFP responses will be evaluated and ranked by a Proposal Evaluation Committee against the criteria set forth in the RFP.
- There may be a round of interviews for select candidates.
- The review team will use the scoring criteria and other considerations to recommend a proposal to City Council, who will give approval of the recommend development proposal selection.
- The scoring criteria are intended as a guide, and the City is not obligated to recommend or select the highest-scoring proposal. The City reserves the right to change this process, and the timing of any step, based on its needs and on the responses to the RFP.

RFP Schedule

RFP Process Step	Due Date	Time
RFP Advertisement Date	07/23/2025	5:00 PM
Non-Mandatory Pre-Proposal Conference	08/11/2025	2:00 PM
Deadline for Written Questions	08/20/2025	5:00 PM
City Responses to Questions (anticipated)	8/29/2025	5:00 PM
Proposals Due	10/17/2025	5:00 PM
Interviews Begin of Select Candidates (If needed)	11/3/2025	9:00 AM
City Staff Identify Recommendation for Council	11/26/2025	5:00 PM
City Council Vote to Confirm Selected Development Team (anticipated)	BY END OF Q1 2026	

RFP Submittal Instructions

Proposals must be complete and submitted as a PDF via email using the following instructions. Incomplete Proposals or those received after the due date and time will not be considered.

Email Subject:

Firm Name – Duplex Village Redevelopment

Email to:

Angelina Blackmon

Public-Private Partnership Coordinator, Housing & Community Development Department

Angelina.Blackmon@raleighnc.gov

Written Questions & Answers: Please send any additional questions via email to the contact above. All questions submitted via email or shared during the Pre-Proposal Conference will be answered in the posted RFP Addendum online on the stated date.

RFP Evaluation & Scoring

- The Proposals received will be evaluated and ranked by the Proposal Evaluation Team in accordance with the process and evaluation criteria contained in the RFP (see evaluation table).
- A final selection for recommendation will be made by the Evaluation Team after each proposal is evaluated and assigned a score.
- This is not a bid and there will not be a public opening.

Development Team Experience	Weighted Score
Demonstration of Team Development Experience	20
Demonstration of Team Capacity	10
Emerging Development Team (Bonus if Applicable, see details in section 4.5)	(15)
Project Viability & Financial Feasibility	
Project complexity, cost reasonableness and risk management	10
City subsidy request and other funding commitments	10
Alignment with City Goals	
Maximize project density	10
Maximize affordable units	15
Depth of affordability	15
Design creativity incorporates community feedback (see Section 3.1.3)	10
Total Score (without Demonstrations)	100
Interview/Demonstration (if applicable)	(1-5 pts)

RFP Checklist Items

Proposal Submission Requirements

(See RFP for all required items)

1. Cover Letter
2. Development Team Experience
3. Project Proposal/Description
4. Overview of Financial Strategy

Attachments Downloadable on City's Website

1. City of Raleigh – RFP Application Pro forma
2. Proposer Questionnaire Form (submit signed copy)
3. Reference Questionnaire Form (min. 3 references)
4. Exceptions to the RFP Form (submit signed copy)

Optional

Detailed plans with elevations, and/or renderings (not required, submit as optional)

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Final Questions?

**Please type any questions
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