REQUEST FOR PROPOSALS

REDEVELOPMENT AUTHORITY OF PRINCE GEORGE'S COUNTY

RFP NO. 2026-05

Development Opportunity

Glenarden Hills Phase 4 Affordable Homeownership Units
Glenarden Hills Phase 4
Glenarden, Maryland

The Timeline

Redevelopment Authority of Prince George's County (RDA) will endeavor to follow the timetable set forth below; however, the activities and timetable represented below are a guideline only and are subject to change at RDA's sole discretion and without prior notice.

Selection Process Timetable (subject to change)	
1. Issuance of RFP	Friday, July 17, 2026
2. Pre-submittal Site Tour / Information Session	Friday, July 24, 2026, at 10:30 A.M. ET
3. Pre-Response Question and Answer Period / Questions Due	Friday, July 17, 2026 - Friday, August 14, 2026; questions due by Friday, August 14, 2026, at 4:00 P.M. ET
4. RFP Proposal Submission Due Date (4:00 PM ET)	Monday, August 31, 2026, at 4:00 P.M. ET

Notice to Respondents

This document will be made available from the Redevelopment Authority's official solicitation webpage upon issuance. Respondents are responsible for monitoring the official posting location for addenda, answers to questions, and any changes to the schedule or requirements.

THIS REQUEST FOR PROPOSALS MAY BE TERMINATED AT ANY TIME AT THE SOLE OPTION OF RDA WITHOUT RECOURSE TO ANY RESPONDENT OR OTHER PERSON. RESPONDENTS SUBMIT THEIR PROPOSALS AT THEIR SOLE COST AND RISK.

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Redevelopment Authority of Prince George's County

SECTION I: INTRODUCTION

1.1 Summary Statement

The Redevelopment Authority of Prince George's County (the "RDA") is soliciting proposals from licensed, qualified, and financially capable homebuilders/developers for the development and delivery of the affordable homeownership component within Glenarden Hills Phase 4 in Glenarden, Maryland.

Glenarden Hills Phase 4 is a for-sale townhome phase within the larger Glenarden Hills redevelopment. The overall redevelopment is a master-planned community on the former Glenarden Apartments site and is intended to provide mixed-income housing, homeownership opportunities, neighborhood amenities, and community-serving infrastructure. This RFP focuses on the twenty (20) affordable for-sale townhome lots identified for proposal purposes as Lots 70 through 89.

The purpose of this RFP is to select a qualified partner capable of financing, purchasing or otherwise taking control of the applicable lots, obtaining or confirming required permits and approvals, constructing high-quality homes, marketing and selling the homes to eligible buyers, administering buyer qualification and affordability records, and completing close-out and compliance reporting in coordination with RDA and project partners.

Selection under this RFP is for negotiation purposes only. Selection does not constitute a commitment by RDA to convey any lot or to enter into any binding agreement. Any final transaction is subject to legal sufficiency review, final business terms, affordability restrictions, funding conditions, required approvals, and execution of definitive agreements.

1.2 Selection Process Timeline

RDA intends to follow the schedule stated on the cover page of this RFP; however, all dates are subject to modification at RDA's sole discretion. Respondents are responsible for monitoring the RDA solicitation posting for addenda, schedule changes, and answers to questions.

1.3 Pre-Submittal Site Tour and Information Session

RDA will conduct a pre-submittal site tour / information session on Friday, July 24, 2026, at 10:30 A.M. ET. Respondents are encouraged to attend the scheduled site tour and to independently verify site, lot, access, utility, permitting, HOA, and infrastructure conditions before submitting a proposal. RDA may issue additional site visit instructions by addendum or official RDA posting.

Attendance at the site tour is not a condition of responsiveness unless RDA issues an addendum stating that attendance is mandatory. Respondents remain responsible for independently verifying site and lot conditions whether or not they attend the site tour.

1.4 Proposal Closing Date

Proposals must be received and time stamped by RDA no later than Monday, August 31, 2026, at 4:00 P.M. ET, unless modified by addendum. The outside envelope or package must be clearly marked "RFP No. 2026-05." Unless RDA expressly authorizes electronic submission by addendum, Respondents shall submit one original and four (4) copies of the Technical Proposal, together with an electronic version of the proposal and financial exhibits to the following address:

Patricia Omondi
Manager, Strategic Redevelopment and Special Projects
Redevelopment Authority of Prince George's County
9200 Basil Court, Suite 504
Largo, Maryland 20774

Late proposals will not be considered. Respondents mailing or delivering proposals should allow sufficient delivery time to ensure timely receipt. Respondents shall prepay any shipping or delivery charges for documents submitted.

1.5 Questions and Inquiries

Questions and inquiries must be submitted via email to Patricia Omondi, Manager, Strategic Redevelopment and Special Projects, at Paomondi@co.pg.md.us no later than Friday, August 14, 2026, at 4:00 P.M. ET. The pre-response question and answer period will run from Friday, July 17, 2026 through Friday, August 14, 2026. Phone calls or faxed questions will not be accepted. All questions and answers will be aggregated and posted through the RDA solicitation process. Respondents are responsible for checking the official RDA posting for addenda.

1.6 Proposal Acceptance

RDA reserves the right to accept or reject any and all proposals, in whole or in part, received as a result of this solicitation and to waive minor irregularities or informalities when such waiver is in RDA's best interest. RDA reserves the right to make a whole award, partial award, or no award at all.

1.7 Respondent's Pre-Submission Review and Responsibility

Before submitting a proposal, Respondents must completely familiarize themselves with the requirements of this RFP, all exhibits, addenda, site information, approved plans, recorded documents, and applicable laws and regulations. Failure to do so will not relieve the Respondent of responsibility to fully perform in accordance with the RFP and any final agreement.

1.8 Duration of Proposal Offer

Proposals shall remain valid for six (6) months following the closing date for this RFP, unless a different period is stated by addendum or agreed to in writing by RDA and the Respondent.

SECTION II: GENERAL INFORMATION

2.1 Economy of Preparation / Incurred Expenses

Proposals should be prepared simply and economically, providing a straightforward and concise description of the Respondent's capabilities, offer, assumptions, and ability to meet RDA's requirements. RDA will not be responsible for any costs incurred by any Respondent in preparing or submitting a response, attending meetings or interviews, preparing presentations, conducting due diligence, or negotiating any subsequent agreement.

2.2 Addenda to the Request for Proposals

If it becomes necessary to revise any part of this RFP, addenda will be posted through the RDA solicitation process. It is the responsibility of all potential respondents to regularly check the RDA website or official posting location for addenda and updated information.

2.3 Presentations

RDA reserves the right to conduct individual interviews with finalists and to request best and final offers from any or all finalists. Finalists may be required to provide oral presentations, in person or virtually, to discuss their proposals, answer questions from RDA's evaluation team, and clarify their technical and financial submittals.

2.4 Confidentiality / Proprietary Information

Respondents must specifically identify each portion of their proposals, if any, that they deem to contain confidential, proprietary information or trade secrets and must provide justification. It is not sufficient to preface a proposal with a general proprietary statement. RDA will handle records in accordance with applicable public information laws and cannot guarantee that submitted information will be exempt from disclosure.

2.5 Allowance of In-House Work

No section or portion of this RFP or any resulting agreement shall be construed to preclude RDA from accomplishing any task, undertaking, review, oversight, or project activity using its own personnel, consultants, counsel, or representatives.

2.6 Formation of Agreement with Successful Respondent

The agreement or agreements to be negotiated as a result of this RFP may include, without limitation, a lot purchase agreement, development agreement, affordability covenant, declaration, right-of-entry agreement, escrow agreement, guaranty, indemnity, insurance requirements, bonding requirements, reporting obligations, and any other instruments, forms, or approvals required by RDA, counsel, title company, lenders, the master developer, or applicable law. By submitting a proposal, Respondent accepts the RFP requirements unless specific exceptions are clearly identified in the proposal.

2.7 Governing RDA Policies and Applicable Law

This solicitation and any resulting selection, negotiation, disposition, development agreement, lot conveyance, affordability covenant, or related transaction shall be conducted in accordance with all applicable federal law, Maryland law, Prince George’s County requirements, the RDA Procurement Operating Policies and Procedures, and the RDA Policies and Procedures for Acquisition and Disposition of Real Property, as each may apply. To the extent this RFP concerns the disposition or development of RDA-owned real property, the RDA Policies and Procedures for Acquisition and Disposition of Real Property shall govern the real-property disposition process. To the extent this RFP involves direct Authority procurement of goods, services, construction, or other procurement obligations, the RDA Procurement Operating Policies and Procedures shall govern. In the event of a conflict among this RFP, applicable law, County requirements, or duly adopted RDA policy, applicable law, County requirements, and duly adopted RDA policy shall control.

2.8 Affidavits, Certifications and Affirmations

Respondents are required to submit all certifications, affirmations, and affidavits required by this RFP. RDA may request updated forms, ownership disclosures, certificates of good standing, local participation certifications, or other supporting documentation during evaluation or negotiations.

2.9 Restricted Communications

After issuance of this RFP, Respondents must direct procurement communications only to the designated RFP contact unless otherwise authorized in writing. Unauthorized communications may be grounds for disqualification.

SECTION III: SITE, BACKGROUND AND REQUIREMENTS

3.1 Background

The Redevelopment Authority's mission is to contribute to the creation of a diverse and vibrant economy and living environment for Prince George's County by providing responsible and responsive redevelopment that enhances quality of life, balanced growth, job creation, affordability, and sustainable communities.

In 2014, RDA purchased the former Glenarden Apartments site from HUD and demolished dilapidated structures. Through a competitive process, a development team led by Pennrose was selected as master developer to master plan and redevelop the site. The broader Glenarden Hills development is a master-planned community planned to include rental and homeownership units, community amenities, green space, and neighborhood infrastructure.

The Glenarden Hills community is located in a desirable and accessible location in Prince George's County with nearby shopping, dining, transportation, health services, education options, employment centers, and regional transportation connections. The project context includes proximity to the University of Maryland Capital Region Medical Center, Largo-area activity centers, Landover Mall redevelopment activity, and the Largo Town Center and Landover Metro station areas. Respondents must independently verify current market conditions, transportation access, zoning, permits, approvals, and community context.

3.2 Site and Community Description

Glenarden Hills is a master-planned mixed-income redevelopment located in the City of Glenarden, Prince George's County, Maryland, on the former Glenarden Apartments site. The overall redevelopment covers approximately 27 acres and includes a mix of multifamily, age-restricted multifamily, and for-sale homeownership units, together with internal streets and alleys, open space, and community amenities.

Figure 1. Glenarden Hills approved site layout / preliminary plan of subdivision.

The affordable homeownership component that is the subject of this RFP is part of the broader townhouse buildout within Glenarden Hills and is shown on the approved subdivision and site plan exhibits. As reflected on the approved plans, the site is organized around Hamlin Street, Evarts Street, Brightseat Road, and internal subdivision streets, with townhouse lots, multifamily parcels, community facilities, private roads, alleys, open space, and supporting infrastructure laid out across the community.

Project Snapshot	Description
Project	Glenarden Hills Phase 4 Affordable Homeownership Units

Project Snapshot	Description
Location	Glenarden Hills Phase 4, Glenarden, Maryland; project area includes the approved townhouse lots shown in the Glenarden redevelopment plan images included in this RFP.
Overall Phase 4 Lot Count	Ninety-seven (97) one-family attached lots are identified in Exhibit A, consisting of Block A Lots 1-89 and Block B Lots 1-8, totaling 163,800 square feet / 3.76 acres.
Affordable Component	Twenty (20) affordable for-sale townhome lots identified for purposes of this RFP as Lots 70 through 89. These are the 120% AMI affordable-builder units; the market-rate builder is responsible for the other Phase 4 lots.
Product Type	Attached townhouse / one-family attached units using Glenarden LLC-approved or approved-equivalent home types.
Affordability	Homes are intended for income-qualified households at or below 120% AMI, subject to current income limits, affordability covenants, resale/owner-occupancy controls, and final RDA-approved terms.
Community Context	Master-planned community with clubhouse, tot lot, pool/open-space amenities, private roads/alleys, HOA common areas, and proximity to employment, health care, shopping, transportation, and redevelopment activity.

3.3 Lot Description

For proposal preparation purposes, Respondents should assume the affordable component consists of twenty (20) lots, Lots 70 through 89, and should address the following anticipated home type groupings or Glenarden LLC-approved equivalents:

- Group A - Hepburn GL: 16-foot lot width; Lots 72, 77, 82, and 87; 2 bedrooms / 2.5 baths.
- Group B - Mozart E: 20-foot lot width; Lots 71, 73, 76, 78, 81, 83, 86, and 88; 3 bedrooms / 2.5 baths.
- Group C - Mozart D: 27-foot lot width; Lots 70, 79, 80, 84, 85, and 89; 3 bedrooms / 2.5 baths.
- Group D - Mozart A: 23-foot lot width; Lots 74 and 75; 3 bedrooms / 2.5 baths.

Final lot assignments, home types, plan approvals, garage conditions, product substitutions, and construction sequencing remain subject to Glenarden LLC approval and applicable permitting authorities.

If any exhibit label, legacy agreement note, or prior project document appears inconsistent with this RFP, the final Glenarden LLC-approved lot schedule, final addenda, and executed transaction documents shall control.

3.4 Entitlements and Approvals

The broader Glenarden Hills project is associated with prior M-X-T zoning with an RRO overlay and approved Preliminary Plan of Subdivision and Detailed Site Plan materials. Respondents must familiarize themselves with all zoning, subdivision, detailed site plan, homeowner association, utility, infrastructure, bond, and permitting requirements applicable to their proposed scope.

The selected homebuilder will be responsible for all permits, plans, submittals, building approvals, plan book approvals, agency confirmations, and site approvals required for construction and sale of the twenty (20) affordable homes, unless expressly stated otherwise in a final agreement. Any Respondent-requested changes to existing plans, product depth, garage configuration, elevations, materials, lot occupancy, or other plan features are expected to be at Respondent's cost unless RDA approves otherwise in writing.

3.5 Finished Lot Conditions

Finished lots are expected to be transferred to the selected homebuilder under the final transaction structure. The final agreements will identify which improvements are completed by the seller/master developer and which improvements are the selected Respondent's responsibility.

Finished-lot delivery items are expected to include the following, subject to final agreement and verification:

- Development of lots into single-family residential building pads, clearing, and rough over-lot grading.
- Gas infrastructure for site distribution, based on approved infrastructure plans.
- Primary electric duct banks and transformers. Secondary conduits will be terminated at central splice boxes for each townhouse group.
- Comcast and Verizon wiring will be terminated at utility company pedestals located between townhouse groups.
- Completion of base paving, curbs and gutters, and installation of streets and alleys interior to the site.
- Completion of water lines, sanitary sewer lines, and storm drains in streets and alleys. Water/sewer laterals to the lots will be terminated at the edge of the WSSC easement per WSSC Contract DA6285C17, available upon request.

The selected builder's responsibilities are expected to include the following, subject to final agreement:

- Gas meters and piping from newly constructed BGE infrastructure to each townhouse.
- Secondary electric conduits from splice boxes to each townhouse and connection of electric service from transformers to meters.
- Comcast and Verizon conduits and wiring from the pedestals to each townhouse.
- Driveways and driveway aprons.
- Sidewalks, lead walks, and final on-lot improvements required for home construction. This includes sidewalks parallel to the street, including 8-foot sections of sidewalk between townhouse groups and a 12-foot sidewalk section at the east end of the townhouse group. ADA ramps on each side of the alley intersection with Roland Kenner Loop are excluded.
- Sidewalk and final pavement along Evarts Street, if applicable to the selected scope.
- Sod, fine grading, lot restoration, landscaping, and grading required to complete house construction. This includes sod in the grass strip between the sidewalk and curb along Roland Kenner Loop, but excludes trees outside of the property lines. The builder shall provide all topsoil.
- Building permits, WSSC or other sewer/water charges, impact fees, and costs of plan modifications caused by the builder.

- Protection of existing subdivision infrastructure, tree conservation areas, stormwater management facilities, HOA parcels, roads, alleys, open spaces, and other improvements during construction.

3.6 Affordability Requirement

The affordable homes are intended for sale to households with maximum household income at or below one hundred twenty percent (120%) of Area Median Income, subject to current income limits, final RDA requirements, funding requirements, lender requirements, and recorded affordability covenants. Unless otherwise modified by RDA, the affordability period shall be a minimum of ten (10) years, with the resale formula, owner-occupancy requirement, monitoring structure, and enforcement rights established in the final affordability covenant.

Income limits included in this RFP are for proposal planning and shall be updated or confirmed against the applicable program guidance at the time of buyer qualification, contract execution, and closing.

The selected Respondent must ensure compliance with the affordability restrictions by coordinating income certification, buyer eligibility, fair housing compliance, closing supporting records, recordation of affordability covenants, resale/recapture controls, reporting, and post-closing compliance with RDA.

3.7 Buyer Down Payment and Closing Cost Assistance

Buyer down payment and closing cost assistance may be available through Prince George's County or other programs. Respondents must identify any anticipated buyer assistance programs and verify current program availability, funding, eligibility, limits, underwriting requirements, and timing. RDA does not guarantee availability of any buyer assistance unless expressly stated in a final agreement or addendum.

In addition to any County or third-party program, Respondents must identify whether they will provide direct closing-cost or down-payment assistance from project sources. Respondents shall propose the amount, source, timing, eligibility standards, and method of providing any buyer assistance, based on documented buyer need, affordability underwriting, and RDA approval. Any proposed buyer assistance must be transparent on the settlement statement and may not be offset through increased sales prices, required upgrades, administrative charges, or other costs that undermine affordability.

3.8 Due Diligence and Investigation Period

Glenarden LLC may provide a defined investigation period and right-of-entry process after selection and before closing or final commitment. Respondents must identify all due diligence required, including title, survey, lot status, permits, utility availability, plans, soils, geotechnical information, infrastructure completion, bonds, HOA requirements, environmental conditions, cost assumptions, and any third-party approvals. Any reports, investigations, or studies provided by Glenarden LLC or project partners are for informational purposes only and do not replace the Respondent's independent due diligence.

Except as expressly stated in a fully executed final agreement, neither RDA nor Glenarden LLC makes any representation or warranty regarding the completeness, accuracy, suitability, entitlement status, utility status, environmental condition, soil condition, infrastructure condition, or legal effect of any exhibit, plan, study, schedule, record, or reference material provided with or referenced by this RFP.

3.9 Critical Transaction and Public Benefit Controls

The final transaction is expected to include a lot purchase agreement, development agreement, affordability covenant, and related closing, escrow, and security instruments acceptable to RDA and counsel. The selected Respondent should expect RDA to preserve public-purpose controls that ensure the lots are developed and sold as affordable owner-occupied homes and are not held for speculation or converted to market-rate use.

Glenarden LLC may require phased lot take-down and outside closing dates. A baseline schedule for proposal purposes is Phase 1 - Lots 70-74; Phase 2 - Lots 75-79; Phase 3 - Lots 80-84; and Phase 4 - Lots 85-89. Respondents may propose an accelerated or alternative schedule, but must demonstrate feasibility, financing capacity, permit readiness, construction sequencing, and buyer pipeline capacity.

Final agreements may include, without limitation, affordability covenants, owner-occupancy requirements, resale and recapture provisions, anti-flipping protections, Glenarden LLC approval rights, reverter rights, repurchase option, public-benefit clawback, audit rights, reporting obligations, indemnities, and remedies for default.

3.10 Marketing and Demand Strategy

Respondents shall submit a marketing and demand strategy that describes the post-award approach for creating awareness and demand for the affordable homeownership units, identifying and qualifying eligible buyers, coordinating with lenders and homebuyer education partners, managing a waitlist or buyer pipeline, and integrating the strategy with the broader Glenarden Hills community and approved master plan. Marketing must comply with fair housing, nondiscrimination, equal opportunity, accessibility, and language-access requirements.

SECTION IV: DEVELOPMENT OBJECTIVES AND PUBLIC BENEFIT REQUIREMENTS

4.1 Quality, Neighborhood Integration, and Sustainability

Homes must be materially consistent with the design quality, exterior character, durability, and neighborhood integration of the broader Glenarden Hills Phase 4 development. Respondents are encouraged to propose durable, energy-efficient, and low-maintenance homes that reduce the total cost of ownership for income-qualified purchasers.

All townhomes developed under this RFP must be designed and constructed to meet, at a minimum, LEED Silver standards. The selected Respondent shall provide all required supporting documentation, checklists, testing, inspection reports, and certifications demonstrating compliance. Respondents proposing sustainability, resiliency, energy-efficiency, or long-term ownership-cost reduction features that exceed the LEED Silver minimum may receive favorable evaluation consideration where such features are feasible and affordable.

4.2 Plan Book, Design, and Product Requirements

The approved or reference plan/elevation information identifies attached-townhouse products for the development. Respondents must identify whether they will use existing approved plans, adapt the existing plan book, or submit new or modified plans. Any proposed change to product type, garage condition, lot depth, frontage, elevations, materials, driveway condition, or site infrastructure shall be identified and priced in the proposal and is expected to be at Respondent's cost unless otherwise negotiated and approved by RDA in writing.

4.3 Construction, Schedule, and Closeout

All construction work shall comply with applicable building codes, permitting requirements, inspection requirements, approved plans, utility requirements, HOA or subdivision requirements, and RDA-approved construction standards. The selected Respondent shall be responsible for obtaining and maintaining required permits and approvals; coordinating inspections; protecting existing infrastructure, stormwater facilities, roads, alleys, open-space parcels, and utilities; maintaining a safe and orderly construction site; delivering homes free of liens; providing applicable builder warranties; and submitting closeout records acceptable to RDA, including final approvals, inspection records, warranties, lien releases, and other documents required by the final agreement.

Respondents must submit a realistic and legally executable construction schedule that addresses plan approvals, permits, mobilization, lot takedown, vertical construction, inspections, utilities, model homes if applicable, sales releases, settlements, punch list, warranties, and closeout. The schedule must identify critical path activities, third-party dependencies, and contingencies.

Respondents should specifically address model home plan status, model lot sequence, whether any model plans are already under review, and how other model/product approvals relate to the affordable lots.

4.4 Financing, Transaction Value, and RDA Protections

Respondents must submit a financial proposal that identifies the proposed purchase price or transaction value, sources and uses, unit budget, sales prices, affordability gap analysis, requested public support, lender/equity commitments, and sensitivity analysis. Respondents shall not assume any fixed lot price or fixed buyer-assistance amount unless established by addendum or final agreement.

The selected Respondent shall be responsible for securing all financing, equity, guarantees, construction financing, insurance, permits, and resources necessary to acquire, develop, construct, market, and sell the affordable homes. RDA shall have no obligation to fund cost overruns, budget gaps, financing shortfalls, carrying costs, contractor claims, marketing costs, or other Respondent costs unless expressly agreed in a final written agreement approved by RDA.

4.5 Local, Minority, County-Based, Small-Business, Women-Owned, Veteran-Owned, and Equitable Participation

RDA encourages and, where applicable, requires participation by County-Based Businesses, County-Based Small Businesses, County-Based Minority Business Enterprises, minority-owned businesses, women-owned businesses, veteran-owned businesses, and other eligible certified firms in RDA procurement, development, and real-property transactions.

Respondents shall submit a participation plan addressing supplier/contracting utilization, local/minority equity participation, development-team participation, certification status, good-faith efforts, reporting, and enforceability, as further described in Section 6.6.

4.6 Reporting, Technology, and Compliance

RDA may require periodic project reports, participation reports, schedule updates, buyer qualification reports, closing reports, affordability compliance files, recorded covenant copies, budget updates, risk reports, audit records, and other closeout records. Respondents should identify the digital platform or integrated tools they will use for project monitoring, document control, schedule tracking, issue escalation, affordability compliance, local participation reporting, and RDA approval workflows.

SECTION V: PROPOSAL SUBMITTALS

5.1 Technical Proposal Format Outline

Each technical proposal shall have the following sections prominently displayed and organized in the order below:

1. Transmittal Letter.
2. Title Page.
3. Table of Contents.
4. Development Team, Corporate Structure, and Capacity.
5. The Project: proposal narrative, design approach, conceptual site/lot plan, green building standards, schedule and milestones, financing plan, affordability plan, buyer assistance plan, marketing and demand strategy, and public-benefit controls.
6. Financial Plan and Financial Return / Transaction Value to RDA.
7. Local, MBE/WBE, CBB/CBSB, Veteran-Owned, Small-Business, and Equitable Participation Plan.
8. Community engagement and buyer outreach strategy.
9. Statement of no conflict of interest.
10. Statement of no pending or threatening litigation against RDA or Prince George's County.
11. Certificate of Good Standing and required licenses/certifications.
12. Exceptions, restrictions, assumptions, and requested modifications.

5.2 Format Description

The proposal shall include a brief transmittal letter on Respondent's business stationery signed by an individual authorized to bind the firm. The title page shall display the words "RFP No. 2026-05" and include the company name and the name, title, business address, phone number, and email address of the person authorized to obligate the company.

The Respondent shall present its proposal on clearly organized typed pages. Respondents must address each evaluation area in the order provided. Resumes should be limited to key personnel and should demonstrate relevant experience with affordable homeownership, townhome construction, income-restricted sales, public-private development, permitting, financing, construction, sales, and compliance.

For representative projects, provide the project name and address, number of units, uses and square footage, development costs, actual or proposed financing structure, schedule outcome, affordability requirements if applicable, and at least one reference for each project.

5.3 Required Proposal Exhibit Categories

- Maryland Home Builder Registration, applicable homebuilder/contractor licenses, and certificate of good standing.

- Proof of MBE/CBMBE certification and any additional certifications required or claimed for evaluation.
- Capacity statement, current workload, bonding capacity, construction capacity, and sales capacity.
- Financing plan, sources and uses, unit budgets, sales price assumptions, affordability calculations, and evidence of lender/equity support.
- Proposed purchase price, transaction value, lot value, land discount, subsidy request, or other public-sector participation requested.
- Proposed phased lot take-down schedule for Lots 70-89, including outside dates and accelerated take-down options if applicable.
- Comprehensive Development Plan addressing lot-by-lot home type assignments, construction sequencing, permitting, marketing, buyer assistance, affordability compliance, local/MBE participation, insurance, safety, and site maintenance.
- Buyer Assistance Plan identifying the amount, source, timing, eligibility standards, settlement-statement treatment, and controls preventing cost-shifting to buyers.
- End-Buyer Qualification and Closing Package process, including income certification, RDA approval points, homebuyer education, lender coordination, HOA disclosures, water/sewer charge disclosure, and affordability-covenant acknowledgments.
- Public Benefit Controls and Compliance Plan describing resale restrictions, owner-occupancy controls, anti-flipping protections, reporting, audit access, and remedies for noncompliance.
- Energy and Durability Plan describing how all townhomes will achieve, at a minimum, LEED Silver standards, including the proposed certification pathway, supporting documentation, testing and verification procedures, warranty terms, and long-term maintenance-reduction measures.
- Escrow, deposit, and performance-security proposal, including proposed escrow agent if known and proposed form of completion security.
- Exceptions, restrictions, assumptions, and requested modifications to RDA public-benefit controls or RFP requirements.

SECTION VI: LEGAL POLICY AND COMPLIANCE

6.1 Public Notice; Posting; Addenda

6.1.1 Public Notice. RDA shall provide public notice of this RFP in accordance with applicable law and duly adopted RDA procurement and real-property disposition policies. At a minimum, unless counsel determines that another specific statutory or policy procedure controls, RDA shall publish notice or availability of the RFP in the newspapers required by applicable RDA policy, post the RFP on the RDA website or official solicitation webpage, and maintain proof of publication and posting in the solicitation file and Real Property Inventory file.

6.1.2 Official Posting Location. The RDA official solicitation webpage shall be the official posting location for this RFP, addenda, answers to questions, notices, schedule changes, and related information. Respondents are responsible for monitoring that location.

6.1.3 Addenda. This RFP may be modified only by written addendum or official RDA posting. Oral statements, site-tour comments, and informal communications shall not modify the RFP unless incorporated into a written addendum. RDA may require Respondents to acknowledge all addenda.

6.1.4 Solicitation Record. RDA may retain proof of publication, postings, addenda, Q&A materials, proposal receipts, evaluation records, and related documentation in the solicitation file or applicable real-property inventory file.

6.2 Required Approvals; No Binding Commitment

6.2.1 Selection for Negotiation Only. Selection under this RFP is for negotiation purposes only and does not obligate RDA to convey property, enter into an agreement, provide funding or subsidy, approve a development plan, or complete any transaction.

6.2.2 Required Reviews and Approvals. Any final disposition, lot conveyance, development agreement, affordability covenant, option, right-of-entry, escrow agreement, or related transaction document is subject to all required RDA reviews and approvals, including legal sufficiency review, financial review, appraisal or transaction-value review, and approval by the RDA Board of Directors, as applicable.

6.2.3 Board Approval. No final real-property disposition or binding disposition contract shall be effective unless approved by the RDA Board of Directors in accordance with applicable law and RDA policy. Any authorizing resolution shall identify, as applicable, the proposed purchaser or developer, proposed project, selection method, and redevelopment benefit.

6.2.4 Definitive Agreements. No Respondent shall acquire any right, title, interest, option, exclusivity right, development right, reimbursement right, or claim against RDA unless and until definitive written agreements have been approved, executed, and delivered by all required parties.

6.3 Appraisal; Land Value; Transaction Value

6.3.1 Appraisal and Land Value. Before executing any final disposition contract or agreement establishing a disposition price, RDA shall obtain or confirm a current independent appraisal or appraisal update for the property or applicable phase, dated within six months before execution of the disposition contract or written agreement on price, unless a stricter requirement applies. The appraisal shall be maintained in the Real Property Inventory file. RDA may consider both cash and non-cash consideration, including affordable housing commitments, affordability covenants, owner-occupancy controls, resale restrictions, public improvements, sustainability commitments, infrastructure obligations, and other public benefits acceptable to RDA. If proposed cash consideration is less than appraised fair market value, RDA shall, before sale, assign and document a cash value for all non-cash consideration and document the public purpose, redevelopment benefit, affordability benefit, or other basis for the transaction structure. Any Board approval shall include or be supported by documentation required by applicable RDA policy.

6.3.4 Respondent Financial Information. Respondents shall identify proposed purchase price, transaction value, lot value, land discount, subsidy request, financing assumptions, affordability gap, and proposed public benefits. RDA may request additional cost, price, pro forma, market, or financial information as needed to evaluate price reasonableness, feasibility, and public benefit.

6.4 Confidentiality; Proprietary Information; Public Records

6.4.1 Public Records. Proposals and related materials submitted to or created by RDA may be subject to disclosure under applicable public information, audit, or legal process requirements.

6.4.2 Confidential Information. A Respondent claiming that any portion of its proposal is confidential, proprietary, a trade secret, or otherwise exempt from disclosure shall specifically identify the protected material and provide a written explanation supporting the claimed exemption. Blanket confidentiality designations are not sufficient.

6.4.3 Redacted Copy. RDA may require a Respondent to submit both an unredacted proposal and a public/redacted version. Redactions shall be limited to information for which the Respondent asserts a legally supportable exemption.

6.4.4 RDA Determination. RDA will determine, in consultation with counsel as appropriate, whether submitted materials must be disclosed, withheld, or redacted. RDA does not guarantee that any submitted information will be exempt from disclosure.

6.4.5 Requests for Disclosure. To the extent legally permissible and reasonably practicable, RDA may notify a Respondent of a public-records request for information the Respondent identified as confidential. The Respondent shall promptly provide any additional support requested by RDA.

6.5 Solicitation Protests; Award Protests; Debriefing

6.5.1 Solicitation Protests. Any protest challenging the terms, requirements, evaluation criteria, or procedures of this RFP must be submitted in writing before the proposal submission deadline.

6.5.2 Award Protests. Any protest challenging a selection, award, or intended award must be submitted in writing within five business days after receipt of notice of selection, award, or non-selection, unless a different deadline is stated by addendum.

6.5.3 Protest Content. A protest shall state the factual and legal grounds for the protest, the alleged violation of law or RDA policy, the relief requested, and all supporting documents. RDA may reject untimely, conclusory, unsupported, or delay-based protests.

6.5.4 RDA Review. RDA may proceed with, suspend, cancel, amend, or otherwise manage the solicitation or negotiation process while a protest is pending, as RDA determines to be in its best interest and consistent with applicable law and policy. RDA shall issue a written decision or response to a timely protest in accordance with applicable RDA procedures.

6.5.5 Debriefing. An unsuccessful Respondent may request an oral debriefing within fifteen business days after receipt of notice of non-selection, unless a different period is stated by addendum. Debriefings shall be limited to the requesting Respondent's proposal, areas of weakness or deficiency, and the general basis for the selection decision. RDA will not disclose competing proposals, confidential information, evaluator notes, or individual evaluator scores except as required by law.

6.5.6 No Automatic Stay; Costs. A protest or debriefing request does not automatically stay, delay, rescind, or modify this RFP, any selection, negotiation, Board action, or transaction. The Contracting Officer or RDA may suspend, continue, cancel, amend, or otherwise manage the process while a protest is pending as permitted by applicable law and RDA policy. Respondents submit proposals at their sole cost and risk and shall have no claim for proposal-preparation, due-diligence, negotiation, or related costs except to the extent expressly required by applicable law

6.6 Local, Minority, County-Based, Small-Business, Women-Owned, Veteran-Owned, and Equitable Participation

6.6.1 Policy Objective. RDA encourages participation by County-based businesses, County-based small businesses, County-based minority business enterprises, minority-owned businesses, women-owned businesses, veteran-owned businesses, and other eligible certified firms in RDA procurement, development, and real-property transactions.

6.6.2 Participation Requirement. Unless modified by addendum or final agreement, Respondents shall propose at least thirty percent (30%) supplier utilization, consisting of at least fifteen percent (15%) County-Based Minority Business Enterprise participation and at least fifteen percent (15%) County-Based Business or County-Based Small Business participation, to the extent applicable under current County and RDA requirements.

In addition, consistent with the RDA Policies and Procedures for Acquisition and Disposition of Real Property, Respondents should identify any local and/or minority equity participation and development-team participation, with a goal of at least twenty percent (20%) local and/or minority equity participation where feasible.

RDA may evaluate good-faith efforts, certification status, dollar value, equity structure, development-team roles, enforceability, and reporting commitments.

6.6.3 Participation Plan. Each Respondent shall submit a participation plan identifying certified or proposed participants, certification category and certifying authority, project role or scope, estimated contract value or percentage participation, anticipated timing, good-faith outreach efforts, and methods for tracking and reporting participation.

6.6.4 Equity and Development-Team Participation. Respondents shall identify any proposed local, minority, County-based, small-business, women-owned, veteran-owned, or other eligible certified participation in ownership, equity, joint-venture, development-team, consultant, contractor, subcontractor, supplier, professional-service, or community-outreach roles. Any proposed local or minority equity participation shall state the percentage, structure, role, and supporting documentation.

6.6.5 Certification and Good-Faith Efforts. Respondents shall provide proof of certification or eligibility for any claimed participation category. If a Respondent cannot meet a stated participation goal, the Respondent shall describe its good-faith outreach efforts and any alternative participation measures.

6.6.6 Evaluation and Contract Requirements. RDA may evaluate participation based on specificity, certification status, dollar value, equity structure, development-team role, enforceability, and demonstrated good-faith efforts. Accepted participation commitments may be incorporated into final agreements and may be subject to reporting, audit, substitution-approval, and corrective-action requirements.

6.7 Policy Exceptions; Conflicts; Reservation of Rights

6.7.1 Policy Exceptions. Any exception to applicable RDA policy or procedure shall be documented and approved in accordance with RDA policy.

6.7.2 Conflict with Law or Policy. In the event of any conflict between this RFP and applicable law, Prince George's County requirements, or duly adopted RDA policy, the conflict shall be resolved in accordance with Section 2.7, Governing RDA Policies and Applicable Law.

6.7.3 Reservation of Rights. RDA reserves all rights available under this RFP, applicable law, and duly adopted RDA policies, including the right to amend, cancel, suspend, reject, reissue, negotiate, request clarifications, request best and final offers, waive minor irregularities, make no selection, or decline to proceed with any transaction when RDA determines that doing so is in its best interest.

SECTION VII: EVALUATION AND SELECTION PROCESS

7.1 Selection Process

The proposal that best meets RDA's requirements, public objectives, affordability requirements, and evaluation criteria may be selected for negotiation. RDA may rank proposals, conduct interviews, request clarifications, request best and final offers, and negotiate with one or more Respondents.

7.2 Evaluation and Selection Committee

RDA may appoint a selection committee or evaluation team to evaluate proposals received by the closing deadline. The evaluation team may request additional technical assistance from any resource at its discretion.

7.3 Qualifying Proposals

RDA will first review each proposal for compliance with RFP requirements. Failure to comply with any requirement may disqualify a proposal. RDA reserves the right to waive minor irregularities when it is in RDA's best interest and to request supplemental information during evaluation.

7.4 Evaluation Criteria

Evaluation Factor	Description	Points
Affordable Homeownership Strategy	AMI compliance, pricing, buyer assistance approach, buyer qualification, RDA closing approval process, owner-occupancy, resale/recapture controls, anti-flipping protections, and long-term affordability enforcement.	20
Development Team Capacity	Comparable projects, licensure/certification, team qualifications, public-private delivery, project management, staffing, workload, and financial capacity.	15
Financial Feasibility and Transaction Value	Purchase price/value, sources and uses, financing capacity, subsidy efficiency, affordability gap, risk analysis, and executable deal structure.	20
Construction Execution, Permitting, and Schedule	Plan approval strategy, model plan strategy, lot takedown, outside dates, utilities, inspections, construction sequencing, energy/durability standards, and lien-free delivery.	15
Local, Minority Business, County-Based, Small-Business, Women-Owned, Veteran-Owned, and	Certified participation, 30% utilization approach, local capacity-building, workforce/community benefits, supporting good-faith efforts, and signed required exhibits.	20

Evaluation Factor	Description	Points
Equitable Participation		
Marketing, Demand, and Community Engagement Strategy	Approach to creating buyer demand, buyer pipeline, homebuyer education, fair housing outreach, community engagement, and integration with the broader Glenarden Hills community.	5
Responsiveness and Risk Management	Clarity, completeness, limited exceptions, escrow/deposit approach, performance security, public-benefit controls, insurance/bonding, reporting, and audit readiness.	5
Total		100

7.5 Final Ranking and Selection

The evaluation criteria shall be scored based upon the stated weight factors. RDA may invite ranking finalists to make presentations without cost to RDA and may request best and final offers. Only Respondents reasonably susceptible of being selected may be offered an opportunity to participate in this process. Final award is subject to successful negotiation, legal sufficiency review, final approvals, and execution of definitive agreements.

7.6 Exclusive Negotiations, Deposits, and Performance Security

RDA may require an exclusive negotiations agreement, option fee, good-faith deposit, escrow deposit, completion guaranty, payment and performance bonds, letter of credit, escrow holdback, or other performance security as part of the final transaction. Any amount, timing, escrow agent, use, release, credit, and forfeiture terms shall be established in the final written agreement and shall not be deemed fixed by this RFP unless stated by addendum.

7.7 Proposals Property of RDA

All proposals submitted in response to this RFP become the property of RDA and will not be returned. RDA may incorporate selected proposal commitments, clarifications, or exhibits into definitive agreements, but only to the extent expressly identified in the final executed documents. No proposal term, assumption, exception, or representation shall bind RDA unless expressly incorporated into a final written agreement approved and executed by all required parties.

SECTION VIII: APPENDICES AND EXHIBITS

The following appendices, exhibits, and required forms are included for proposal preparation. Selected exhibits are limited to materials pertinent to this RFP. Respondents remain responsible for independent due diligence and for verifying all applicable approvals, plats, covenants, utility, HOA, permitting, financing, and affordability requirements before submitting a proposal.

Exhibit / Appendix	Description
APPENDIX A-1	Vendor's Oath and Certification
APPENDIX A-2	Statement of Ownership and Respondent Qualification Affidavit
APPENDIX A-3	Local, Minority Business, County-Based, Small-Business, Women-Owned, Veteran-Owned, and Equitable Inclusion Priority Form
APPENDIX B	Proposal Submission Checklist
EXHIBIT A	Legal Description / Lot Summary and Preliminary Plan
EXHIBIT B	Site Plan and Take Down Sequence
EXHIBIT C-1	NVR Architecture / Reference Home Type Elevations
EXHIBIT C-2	Community Identifying Features
EXHIBIT C-3	Phase 1A Intermediate Grading Plan
EXHIBIT C-4	Interim Grading Plan - Lots 70-89 (Rev. 0 Markup)
EXHIBIT D	Amenity Schedule
EXHIBIT E	2025 Income Limits
EXHIBIT F	HOA Common Areas
EXHIBIT G	Development Documents
EXHIBIT H	Critical Transaction Term Sheet Response

APPENDIX A-1
VENDOR'S OATH AND CERTIFICATION

Pursuant to applicable Prince George's County requirements, any contractor receiving a contract or award from Prince George's County or RDA may be required to affirm under oath that no prohibited interest, benefit, or remuneration exists in connection with the award or execution of the contract, except as specifically authorized by applicable law.

Field	Response
Respondent Name	
Authorized Signature	
Printed Name / Title	
Date	

APPENDIX A-2
STATEMENT OF OWNERSHIP AND RESPONDENT QUALIFICATION AFFIDAVIT

Respondent shall disclose ownership, control, key principals, affiliates, guarantors, conflicts of interest, litigation or default matters, debarment status, good-standing status, and authority to perform the proposed scope. Respondent shall provide supplemental pages as necessary.

Field	Response
Legal Name of Respondent	
Business Address	
Entity Type / Jurisdiction	
Ownership / Control Summary	
Officers / Directors / Managing Members	
Parties with 10% or Greater Ownership Interest	
Certificate of Good Standing Attached?	Yes / No
Conflict, Litigation, Debarment, or Default Disclosure	

APPENDIX A-3
Local, Minority Business, County-Based, Small-Business, Women-Owned, Veteran-Owned, and Equitable Inclusion Priority Form

Respondent shall identify certified and proposed local, minority, women-owned, veteran-owned, County-Based Business, County-Based Small Business, and other certified-business participation, including scope, contract value, certification authority, and good-faith outreach efforts.

Firm Name	Certification / Category	Role / Scope	Estimated Contract Value	Certification Authority

APPENDIX B
PROPOSAL SUBMISSION CHECKLIST

- ☐ Cover letter signed by an authorized representative.
- ☐ Executive summary and project approach.
- ☐ Development team / homebuilder qualifications, resumes, and comparable project experience.
- ☐ Maryland Home Builder Registration, applicable homebuilder/contractor licenses, certificate of good standing, and required certifications.
- ☐ Proof of MBE/CBMBE certification and any other certified-business documentation required or claimed for evaluation.
- ☐ Capacity statement, current workload, and evidence of financial and construction capacity.
- ☐ Affordable homeownership plan, including AMI compliance, pricing approach, owner-occupancy, resale/recapture controls, and compliance monitoring.
- ☐ Proposed purchase price, transaction value, lot value, land discount, subsidy request, or other public-sector participation requested.
- ☐ Proposed buyer-assistance plan, if any, including source, timing, eligibility standards, and settlement-statement treatment.
- ☐ Lot takedown and construction schedule, including outside dates, model home strategy, permit path, inspections, settlements, and closeout.
- ☐ Sources and uses, budget, financing plan, lender or equity support, and contingencies.
- ☐ Escrow, deposit, and performance-security proposal, including proposed escrow agent if known and proposed completion security.
- ☐ Local, Minority, County-Based, Small-Business, Women-Owned, Veteran-Owned, and Equitable Participation Plan, including supplier/contracting utilization, local/minority equity participation, development-team participation, certification status, good-faith efforts, reporting commitments, and enforceability.
- ☐ Marketing, waitlist, homebuyer education, fair housing, and community engagement plan.
- ☐ Exceptions or requested modifications to RDA public-benefit controls or RFP requirements.
- ☐ Acknowledgment of all addenda.

Redevelopment Authority of Prince George's County

EXHIBIT A
LEGAL DESCRIPTION

Legal description / lot summary image selected from the approved preliminary plan materials.

EXHIBIT A

Description of Lots (refer to Approved Preliminary Plan of Subdivision)

LOTS							
BLOCK	**LOT**	**AREA**	**USE**	**BLOCK**	**LOT**	**AREA**	**USE**
A	1	2,560	1-Family Attached	A	51	1,917	1-Family Attached
A	2	1,600	1-Family Attached	A	52	1,136	1-Family Attached
A	3	1,280	1-Family Attached	A	53	1,420	1-Family Attached
A	4	1,600	1-Family Attached	A	54	1,917	1-Family Attached
A	5	2,560	1-Family Attached	A	55	2,290	1-Family Attached
A	6	2,560	1-Family Attached	A	56	1,566	1-Family Attached
A	7	1,600	1-Family Attached	A	57	1,239	1-Family Attached
A	8	1,280	1-Family Attached	A	58	1,541	1-Family Attached
A	9	1,600	1-Family Attached	A	59	2,082	1-Family Attached
A	10	2,160	1-Family Attached	A	60	2,093	1-Family Attached
A	11	2,160	1-Family Attached	A	61	1,542	1-Family Attached
A	12	1,600	1-Family Attached	A	62	1,232	1-Family Attached
A	13	1,280	1-Family Attached	A	63	1,542	1-Family Attached
A	14	2,160	1-Family Attached	A	64	2,093	1-Family Attached
A	15	2,160	1-Family Attached	A	65	2,091	1-Family Attached
A	16	1,600	1-Family Attached	A	66	1,634	1-Family Attached
A	17	1,280	1-Family Attached	A	67	1,126	1-Family Attached
A	18	1,600	1-Family Attached	A	68	1,408	1-Family Attached
A	19	2,400	1-Family Attached	A	69	1,900	1-Family Attached
A	20	2,476	1-Family Attached	A	70	1,929	1-Family Attached
A	21	1,633	1-Family Attached	A	71	1,420	1-Family Attached
A	22	1,300	1-Family Attached	A	72	1,136	1-Family Attached
A	23	1,621	1-Family Attached	A	73	1,420	1-Family Attached
A	24	2,433	1-Family Attached	A	74	1,914	1-Family Attached
A	25	1,922	1-Family Attached	A	75	1,914	1-Family Attached
A	26	1,420	1-Family Attached	A	76	1,420	1-Family Attached
A	27	1,136	1-Family Attached	A	77	1,136	1-Family Attached
A	28	1,420	1-Family Attached	A	78	1,420	1-Family Attached
A	29	1,923	1-Family Attached	A	79	1,917	1-Family Attached
A	30	1,921	1-Family Attached	A	80	1,917	1-Family Attached
A	31	1,136	1-Family Attached	A	81	1,420	1-Family Attached
A	32	1,420	1-Family Attached	A	82	1,136	1-Family Attached
A	33	2,134	1-Family Attached	A	83	1,420	1-Family Attached
A	34	2,080	1-Family Attached	A	84	1,917	1-Family Attached
A	35	1,420	1-Family Attached	A	85	1,917	1-Family Attached
A	36	1,136	1-Family Attached	A	86	1,420	1-Family Attached
A	37	1,420	1-Family Attached	A	87	1,136	1-Family Attached
A	38	1,922	1-Family Attached	A	88	1,420	1-Family Attached
A	39	1,921	1-Family Attached	A	89	1,917	1-Family Attached
A	40	1,136	1-Family Attached	**Total Blk A**		**149,122**	
A	41	1,420	1-Family Attached				
A	42	1,922	1-Family Attached	B	1	2,208	1-Family Attached
A	43	1,922	1-Family Attached	B	2	1,641	1-Family Attached
A	44	1,136	1-Family Attached	B	3	1,312	1-Family Attached
A	45	1,420	1-Family Attached	B	4	2,188	1-Family Attached
A	46	1,922	1-Family Attached	B	5	2,188	1-Family Attached
A	47	1,921	1-Family Attached	B	6	1,641	1-Family Attached
A	48	1,136	1-Family Attached	B	7	1,312	1-Family Attached
A	49	1,420	1-Family Attached	B	8	2,188	1-Family Attached
A	50	1,918	1-Family Attached	**Total Blk B**		**14,678**	
				TOTAL LOTS		**163,800 SF** **3.76 Ac**	

Legal description / lot summary image.

EXHIBIT A
LEGAL DESCRIPTION - CONTINUED

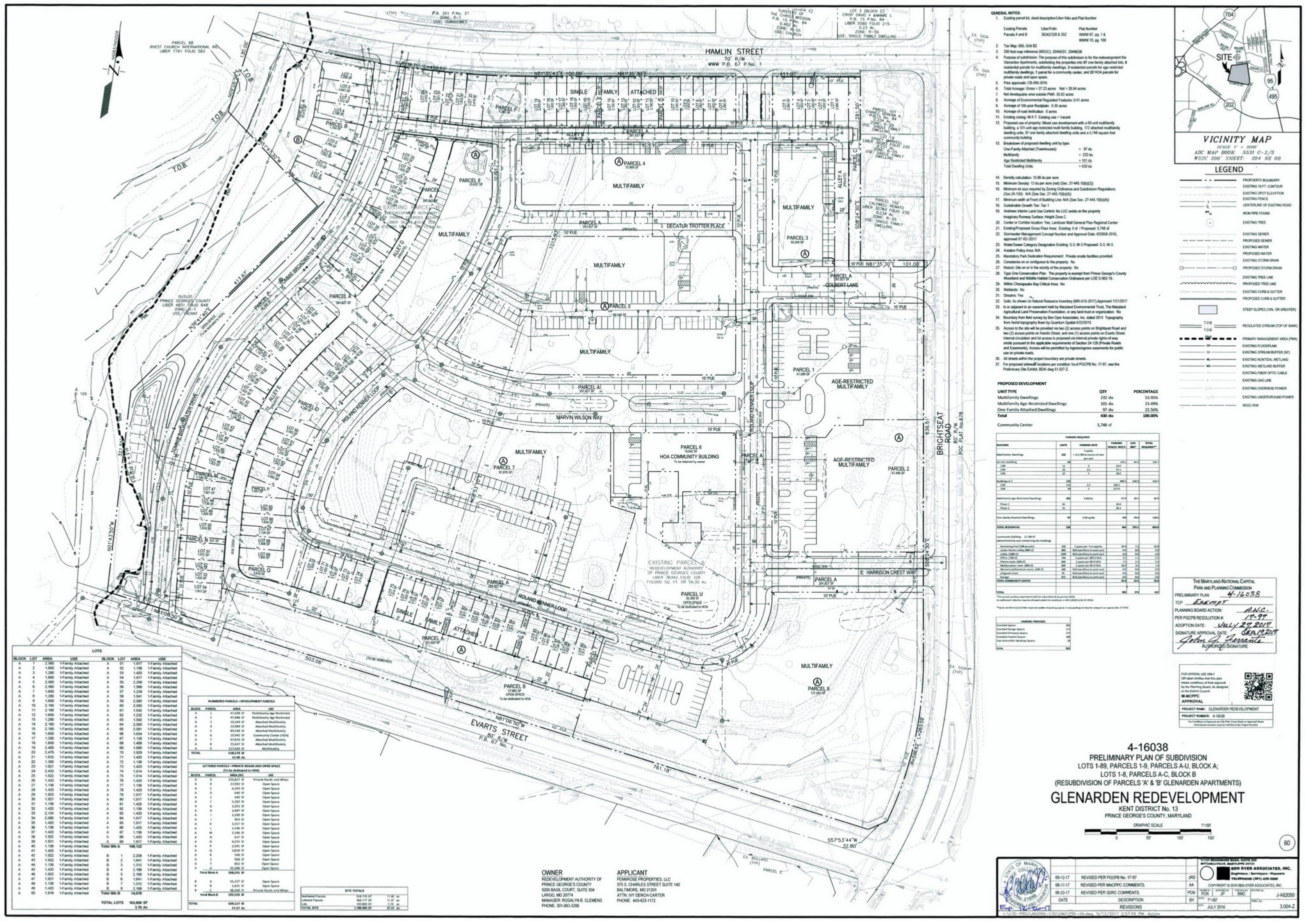

EXHIBIT B
SITE PLAN AND TAKE DOWN SEQUENCE

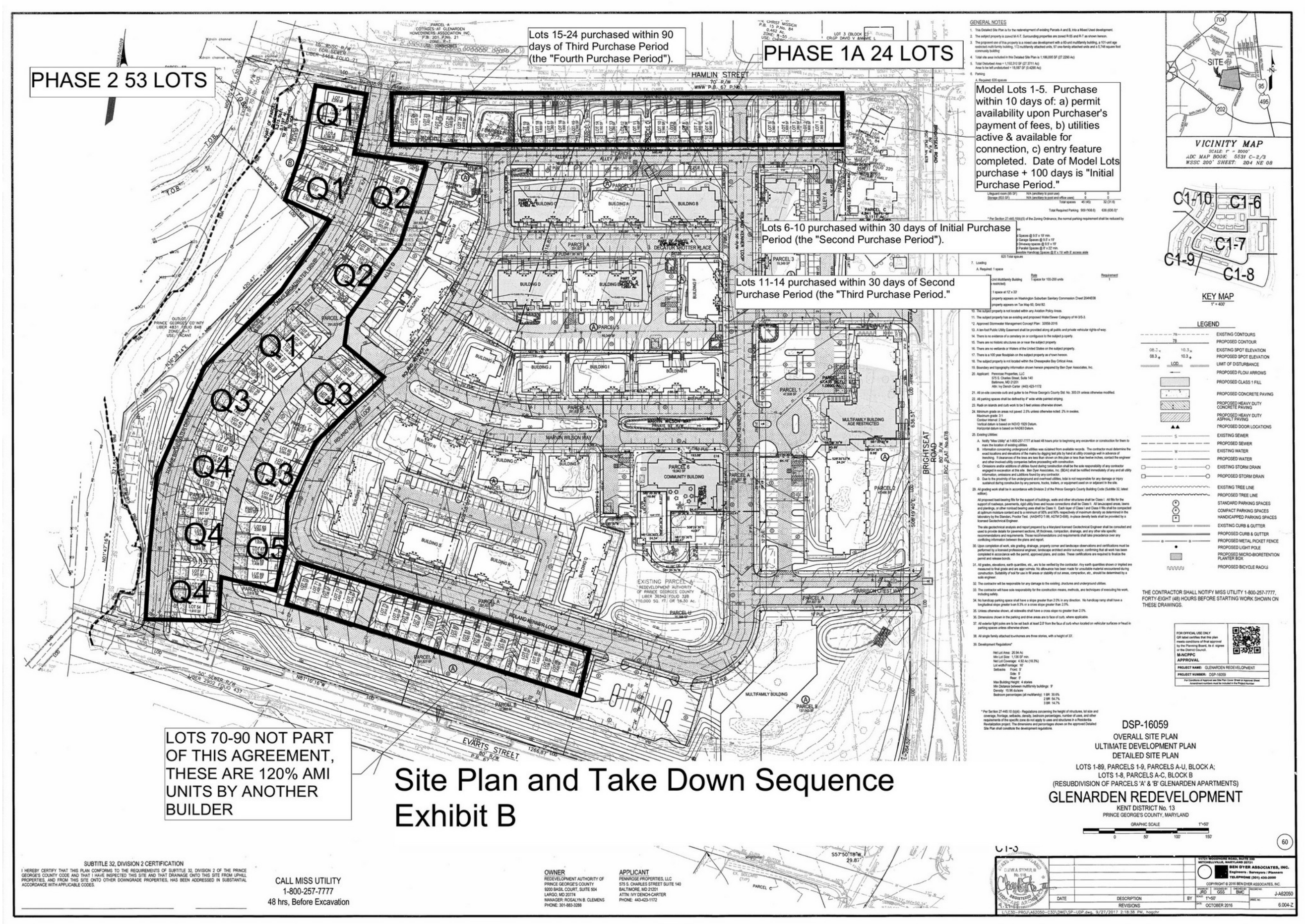

EXHIBIT C-1
NVR ARCHITECTURE / REFERENCE HOME TYPE ELEVATIONS

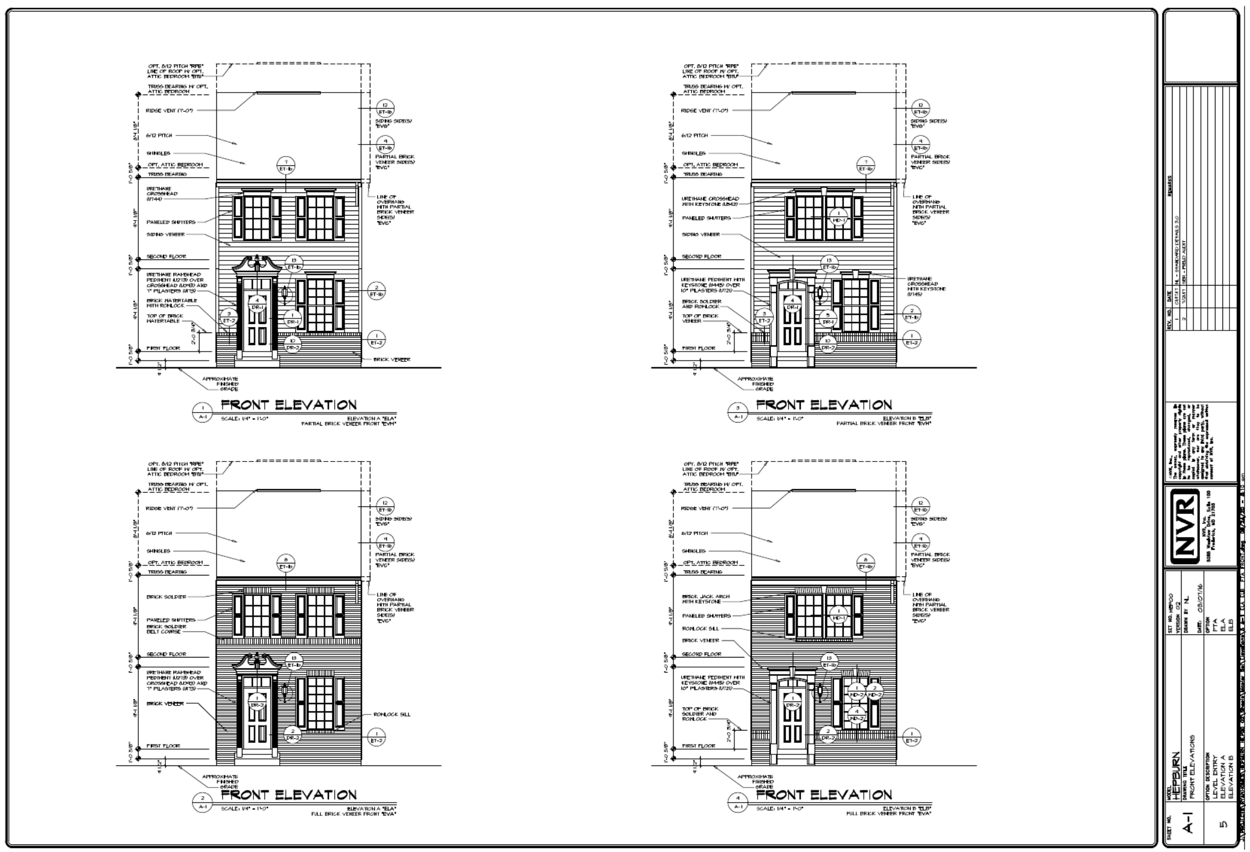

EXHIBIT C-2
COMMUNITY IDENTIFYING FEATURES

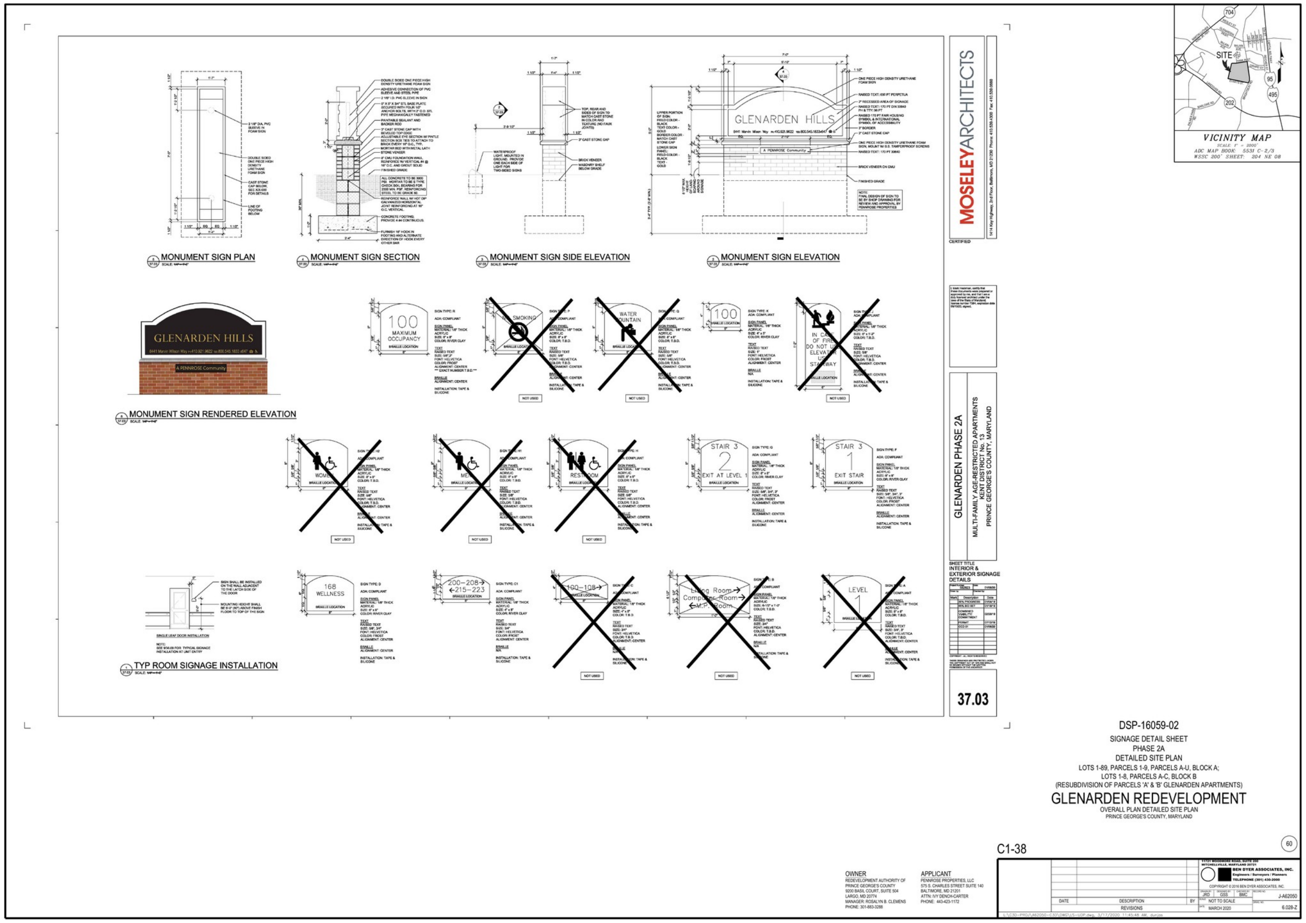

EXHIBIT C-3
PHASE 1A INTERMEDIATE GRADING PLAN

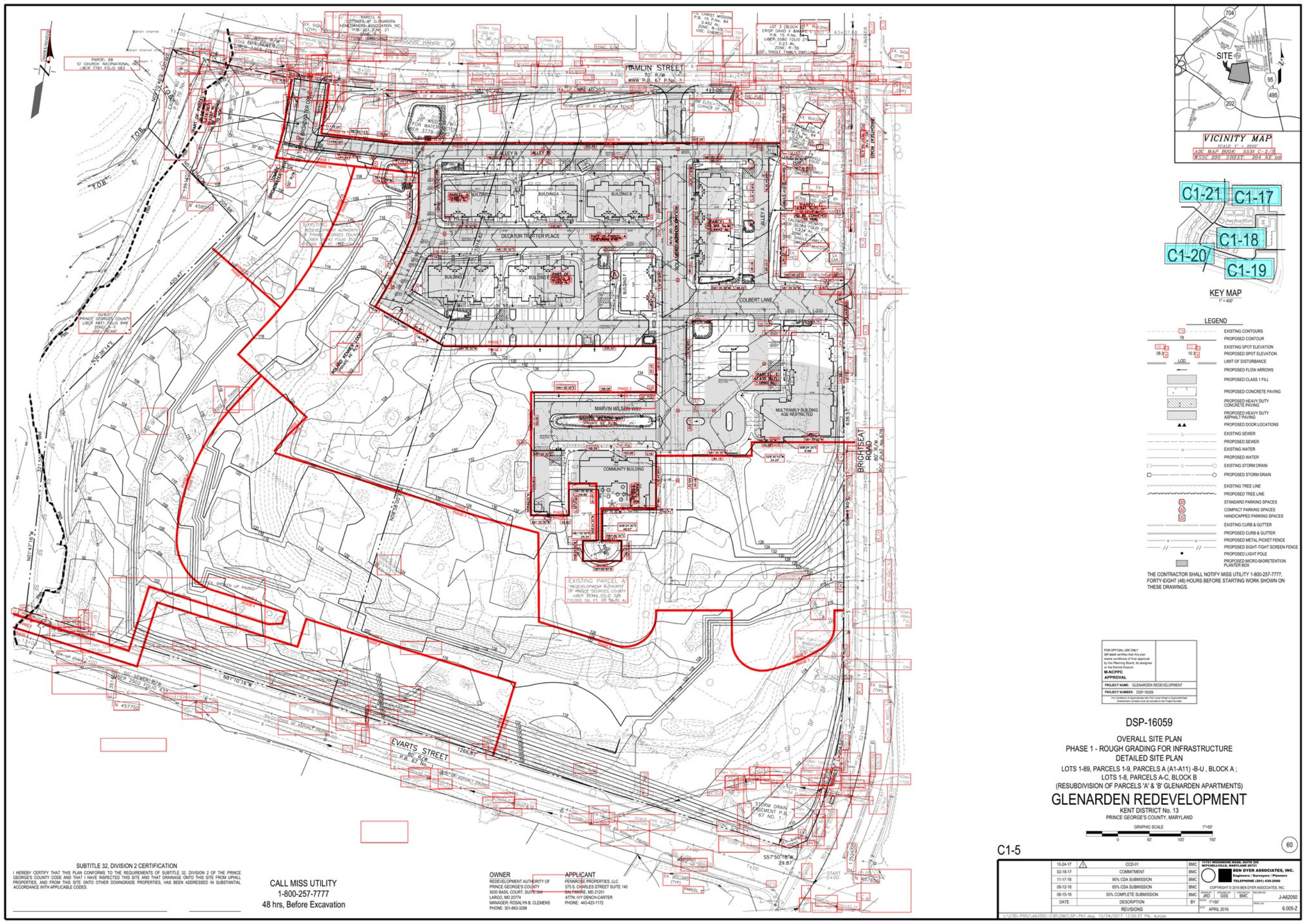

EXHIBIT C-4
INTERIM GRADING PLAN - LOTS 70-89 (REV. 0 MARKUP)

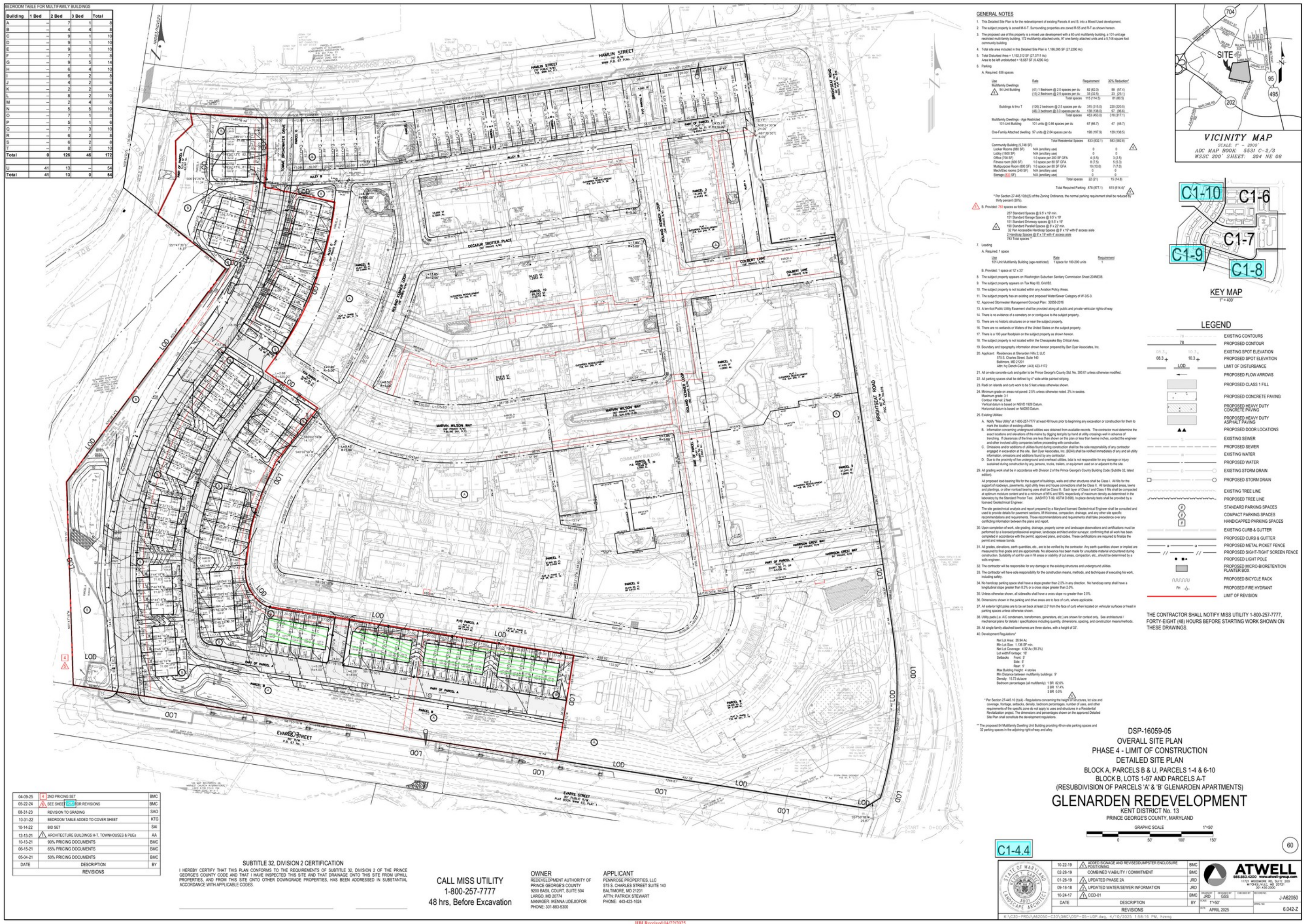

EXHIBIT D
AMENITY SCHEDULE

The following selected amenity information is included because it provides community-context information that may affect buyer marketing, HOA coordination, and project planning.

Facility / Amenity	Description / Status
Parcel 6 Community Clubhouse	Approx. 5,478 SF community clubhouse including outdoor seating/tables, locker rooms, lobby, office, fitness room, multipurpose room, lifeguard room, and storage.
Parcel 6 Tot Lot & Multifunction Play Structure	Community amenity identified for project context.
Parcel U Pool	75-foot-long by 25-foot-wide pool plus children's pool, as identified in the amenity materials.
Parcel U Sport Surface / Open Space	Open space and approx. 34-foot by 34-foot sport surface, as identified in the amenity materials.
Estimated Completion Dates	To be confirmed by RDA / applicable development documents; Respondents should verify current status during due diligence.

EXHIBIT E
2025 INCOME LIMITS

Income limits are included for proposal planning. Respondents must verify current income limits and applicable program guidance before pricing, marketing, or closing any affordable unit.

Income Limits for 2025 District of Columbia, DC, Charles County & Prince George's County, MD							
	50%	60%	70%	80%	90%	100%	120%
1 Person	57,400	68,900	80,350	74,800	103,300	114,800	137,750
2 Person	65,600	78,700	91,850	85,450	118,100	131,200	157,450
3 Person	73,800	88,550	103,300	96,150	132,850	147,600	177,100
4 Person	81,950	98,350	114,750	106,800	147,500	163,900	196,700
5 Person	88,550	106,250	123,950	115,350	159,400	177,100	212,500
6 Person	95,100	114,100	133,150	123,900	171,200	190,200	228,250
7 Person	101,650	122,000	142,300	132,450	182,950	203,300	243,950
8 Person	108,200	129,850	151,500	141,000	194,750	216,400	259,700

2025 income limits for District of Columbia, DC, Charles County, MD, and Prince George's County, MD.

EXHIBIT F
HOA COMMON AREAS

The following selected common-area information is included for HOA, private road, alley, open-space, and buyer-disclosure planning. Respondents must verify final HOA documents, plats, covenants, and maintenance obligations.

Block	Parcel(s)	Use	Approximate Area
A	A	Private roads and alleys	291,827 SF
A	B through U	Open space parcels	Various; total Block A common-area/open-space table approximately 398,591 SF
B	A and B	Open space parcels	57,158 SF combined
B	C	Private roads and alleys	48,368 SF
Total Blocks A and B	Private roads, alleys, and open space to be dedicated to HOA		Approximately 504,117 SF / 11.57 acres

EXHIBIT G
DEVELOPMENT DOCUMENTS

The following development document categories are identified for due-diligence and proposal-planning purposes. Respondents should request, review, and verify the current controlling versions through the RDA solicitation process and applicable public records.

- Preliminary Plan of Subdivision.
- Detailed Site Plan.
- Record Plats.
- Applicable approvals, covenants, declarations, HOA documents, utility agreements, permit records, and recorded instruments.
- Any addenda, clarifications, or updates issued through the RDA solicitation process.

Redevelopment Authority of Prince George's County

EXHIBIT H
CRITICAL TRANSACTION TERM SHEET RESPONSE

Respondents shall complete the following term-sheet response or provide a substantially equivalent narrative that clearly identifies the proposed business terms and exceptions.

Term	Respondent Response
Respondent legal entity / ownership structure	
Proposed lot acquisition or control structure	
Proposed purchase price or transaction value	
Proposed phased lot takedown schedule	
Proposed investigation period and right-of-entry needs	
Proposed deposit / escrow structure	
Proposed buyer-assistance approach	
Proposed affordability covenant / resale control structure	
Proposed performance security / completion assurance	
Requested RDA support, if any	
Exceptions to RDA public-benefit controls	
Key assumptions / conditions precedent	