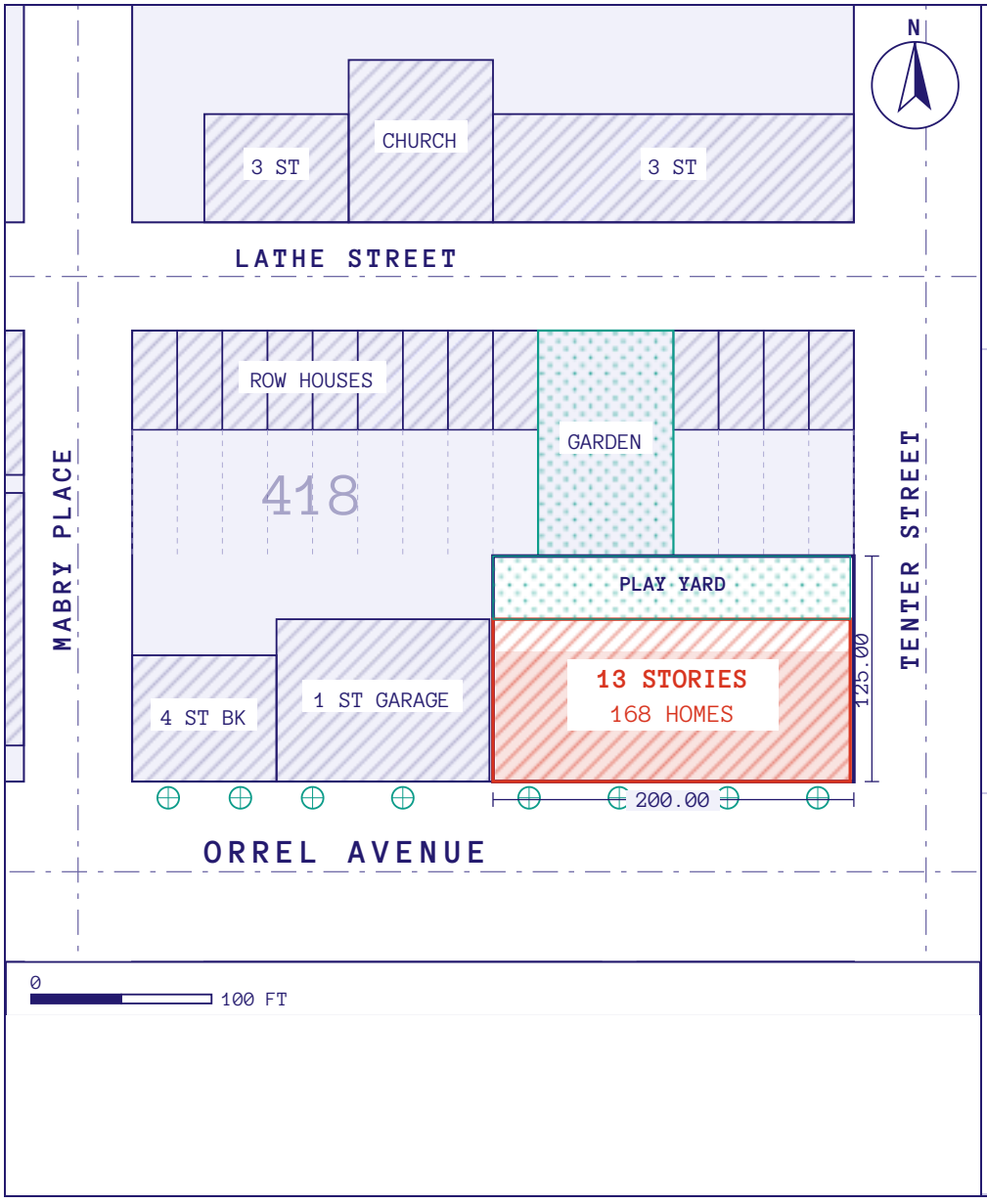
168 homes on Block 418. You set the rents.

City of Elverney Housing Office

Request for Proposals HO-2026-118. Disposition of Block 418, Lots 7 to 12



Quade / Merriott

Architects, leading the response with Ollery Community Homes, Ondry Engineers and Wendrow Structural

Sheet	**SP-1 of 11 sections**
Submitted	**Oct 14, 2026**
Site	**25,000 sq ft, MX-6**
Homes	**168 on 12 floors**
Budget	**$75,100,000**
City ask	**$22,840,000**

This response follows the RFP's section order. Each section is set on the City's own site sheet and two of them work. Move a home to a new income band and the whole budget follows.

1 Letter of transmittal

To the Selection Panel, City of Elverney Housing Office.

Block 418 has sat empty behind a chain-link fence for 19 years. Your RFP asks for the most affordable homes the site can carry, a street floor that serves the Tenter Flats district, and a budget the City can defend at a public hearing.

We propose **168 homes** in a 13-story building on Orrel Avenue, with **76 homes** at or below 50 percent of area median income. The budget is **$75,100,000**. We ask the City for **$22,840,000**, which sits **$1,160,000** under the $24,000,000 cap in Addendum 1.

The hardest decision in this RFP is how deep the rents can go before the building stops paying its mortgage. We don't think you should have to take our word for where that line is, so we built the budget into the elevation. Section 2.2 lets every panel member move it and see the same math we used.

We've taken one exception and one partial, stated with reasons in Section 8.1. Nothing else in the RFP is qualified.

Adaeze Quade, FAIA

Partner in charge, with Tomasz Merriott, Dana Whitlock of Ollery and the whole team named in Section 5
Authorized to bind the respondent for 180 days

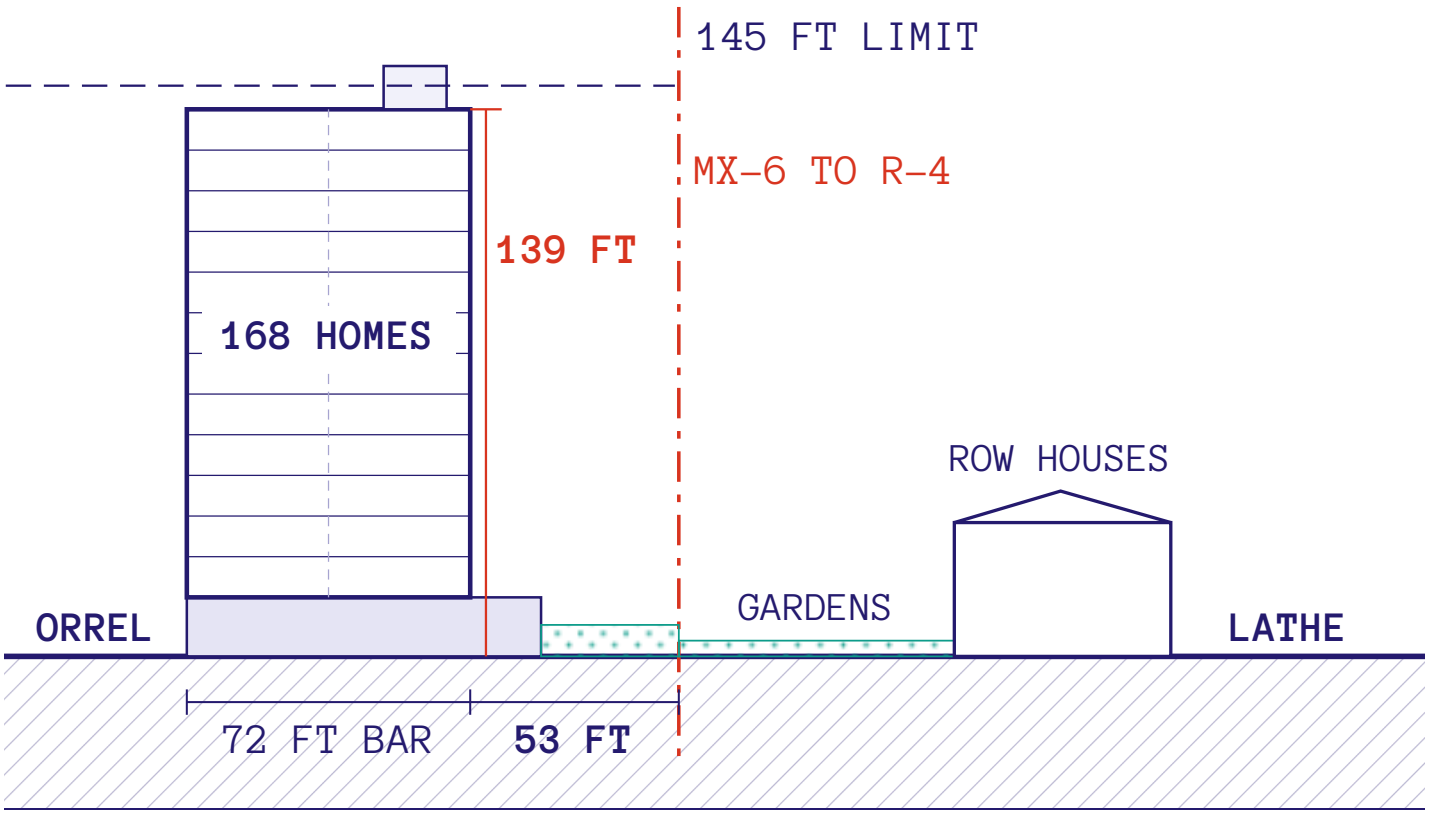
Issuer's section order, RFP Part IV

1	Letter of transmittal	A
2	Site approach, rents and massing	A B
3	Community benefits	B
4	Sustainability	C
5	Team and past City work	D
6	Financial proposal	E
7	Schedule	E

8	Compliance and evaluation	all
9	Reading guide for each panel member	all
10	Addenda and clarifications	all
11	Required forms and terms	all

2.1 A wide avenue on one side, back gardens on the other

The zoning district line runs right along the back of this lot. Everything we decided about the massing comes from what sits on each side of that line.



25,000 sq ft	187,500	186,000	139 ft	0	84
Lot area, 200 by 125 ft	Zoning floor area allowed, 7.5 FAR with bonus	Proposed, 7.44 FAR	Roof height against 145 ft allowed	Parking required in the transit overlay	Secure bicycle spaces provided

Stand on the avenue

Orrel is 100 feet wide and carries the Route 14 bus. It can take 13 stories, and a continuous street wall fixes a block that has been a fence since 2007.

Keep off the gardens

Zoning would let the bar sit against the rear line. We pull it 53 feet forward so the Lathe Street gardens and the row houses keep their afternoon. Section 2.3 shows the difference hour by hour.

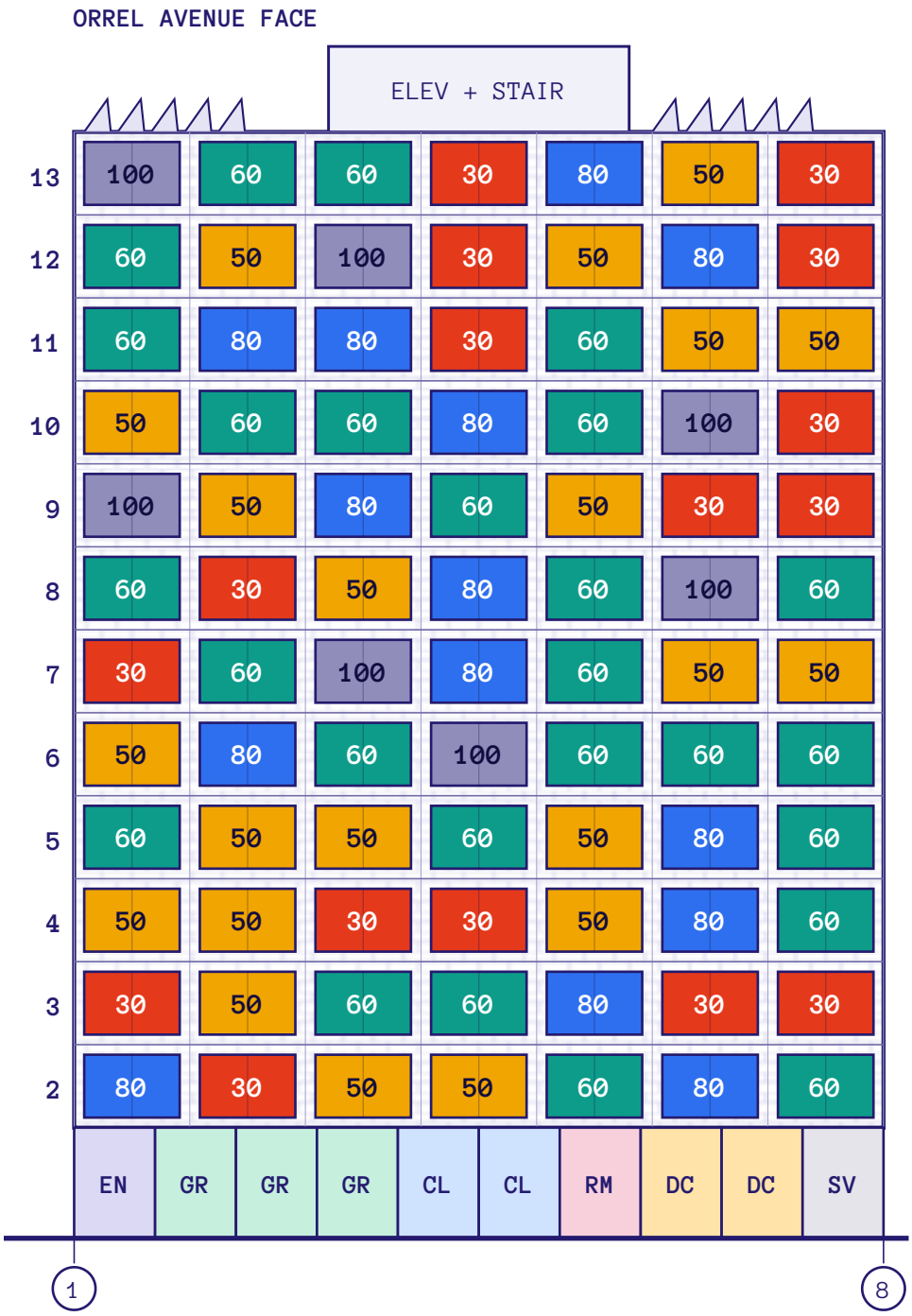
Use what's already in the street

The 15-inch sewer and 12-inch water main under Orrel were replaced in 2021. There's a soil report in Addendum 1. We found no reason to add a basement, so we don't dig one.

2.2 One window, one home. Set the rents.

Pick an income band and paint any window on sheet A-201. The rent roll, the mortgage, the tax credit and the City's ask all move with your hand.

30%	50%	60%	80%	100%
34	42	50	30	12
$630 a month	$1,110 a month	$1,350 a month	$1,830 a month	$2,310 a month



Pick a band, then tap any window to move that home into it. Every home on this sheet is real to the budget.

$218,160 Rent roll a month	$13,730,000 Mortgage it carries	$28,530,000 Tax credit equity
$22,840,000 City ask	$0 Fee deferred by Ollery	$0 Funding gap



Meets RFP At least 20 percent at the 30 percent band. 34 homes, 34 required.	**Meets RFP** Tax credit average at or under 60 percent. Average is 54.6 percent.	**Meets RFP** No more than 15 percent at the 100 percent band. 12 homes, 25 allowed.	**Meets RFP** Deep homes spread through the building. 12 of 12 floors mix three bands or more.

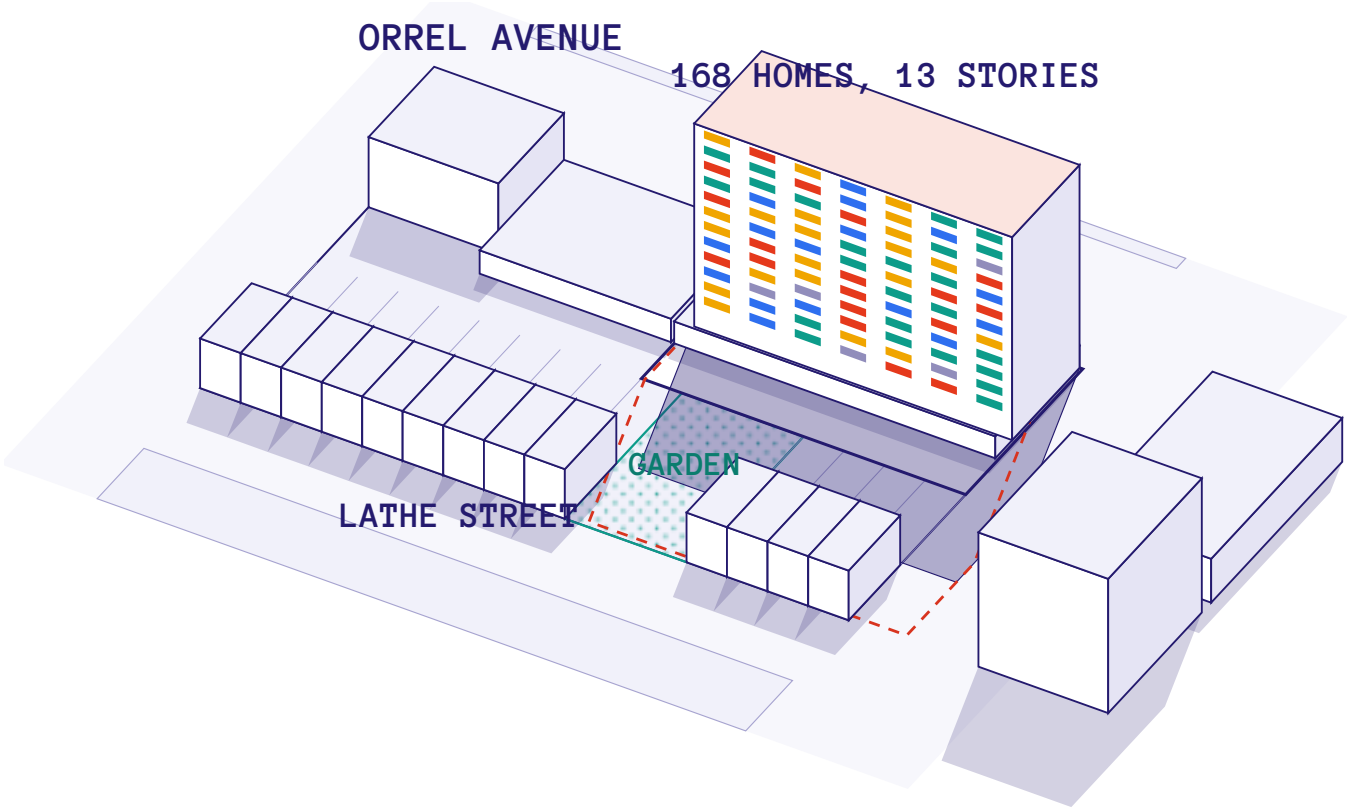
Rents are shown for a two-bedroom home at 30 percent of the band's income for three people, less a $90 utility allowance, against the City's published three-person median of $96,000. The lender sizes the mortgage at 1.20 coverage, 6 percent, 40 years. The 30 percent band and the 80 percent band are what the numbers trade against. On this sheet, moving one home from the 60 percent band to the 30 percent band takes $103,600 of mortgage out of the building.

2.3 A day of shadow

12:40 p.m.

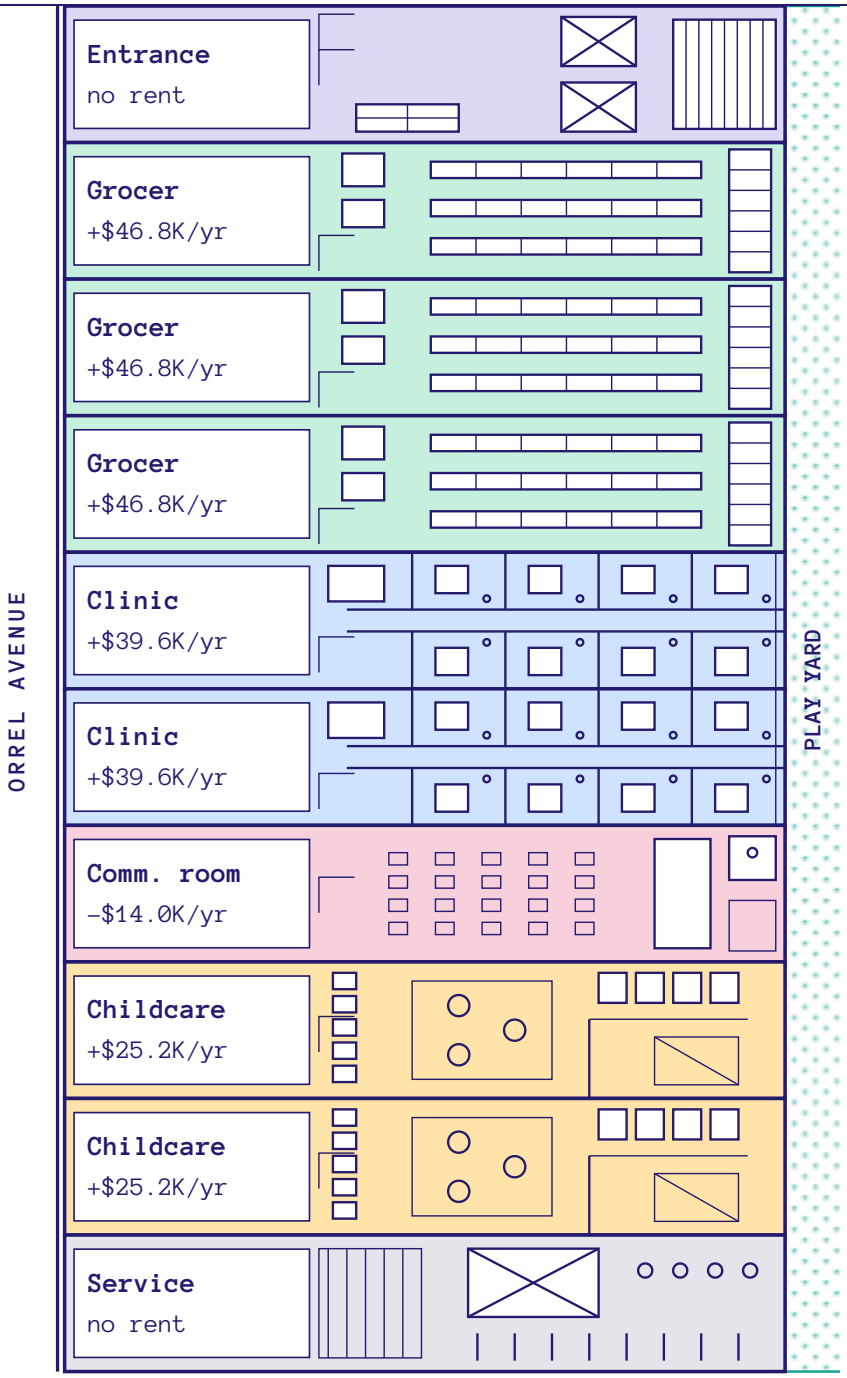
By afternoon it has moved off the row houses and onto Tenter Street, where the warehouse doesn't mind.

Hours of sun	Rear line	Ours
Lathe St. garden	**4.8**	**8.5**
Rear yards behind us	**3.7**	**6.7**



3.1 Ten bays on Orrel Avenue. Trade them.

Pick a use and tap a bay on sheet A-101. Each bay is 20 by 90 feet. A grocer pays the most and serves the most trips, childcare pays the least and fills the deepest need, and the mortgage feels all of it.



SHEET A-101 · MABRY SIDE AT TOP

$256,000 Street floor income a year	$128,000 What the lender counts	$2,290,000 Fit-out in the budget	5 of 10 Bays lit after 7 p.m.	Clinic **480 visits a week** Childcare **40 children** Grocer **4,200 trips a week** Community room **12 meetings a week**
Works A front door on Orrel. Residents have their entrance.	**Works** Service at a corner. Curb cut stays off the avenue.	**Works** A grocer that can work. Bays sit side by side.	**Works** One community bay, RFP R-14. Community room on the plan.	

3.2 Four meetings, four revisions

We held these before submitting, on our own time, with Community Board 6. Each one changed the drawing, so we logged them the way we log every revision on a sheet.

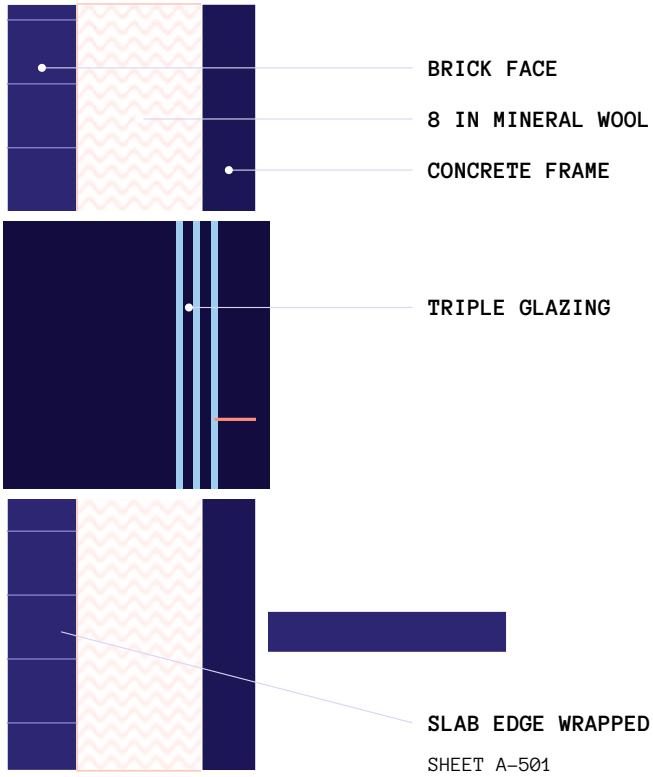
1	June 11, 2026 Lathe St. block	Row house owners worried about the bar sitting right behind their yards.	Bar moved 53 feet toward Orrel.
2	July 9, 2026 Tenter Flats School	Parents said the nearest licensed infant room is two bus rides away.	Childcare doubled to two bays, on the play yard.
3	Aug 13, 2026 Board 6 housing committee	Committee members said 80 percent homes shouldn't all end up on the top floors.	Every floor now mixes at least three bands.
4	Sept 17, 2026 Orrel merchants	Shop owners wanted the service bay off Orrel's busiest stretch.	Service moved to the Tenter corner, curb cut on the side street.

Half the homes go first to residents of Community District 6, as the RFP requires. The lottery opens seven months before move-in, on paper and online, and the office runs at the Tenter Flats School on two Saturdays.

4

A wall that keeps the bill down

Sustainability is 10 points. It's also the line a family feels in January. Change the wall on sheet A-501 and watch it change the budget in Section 6.



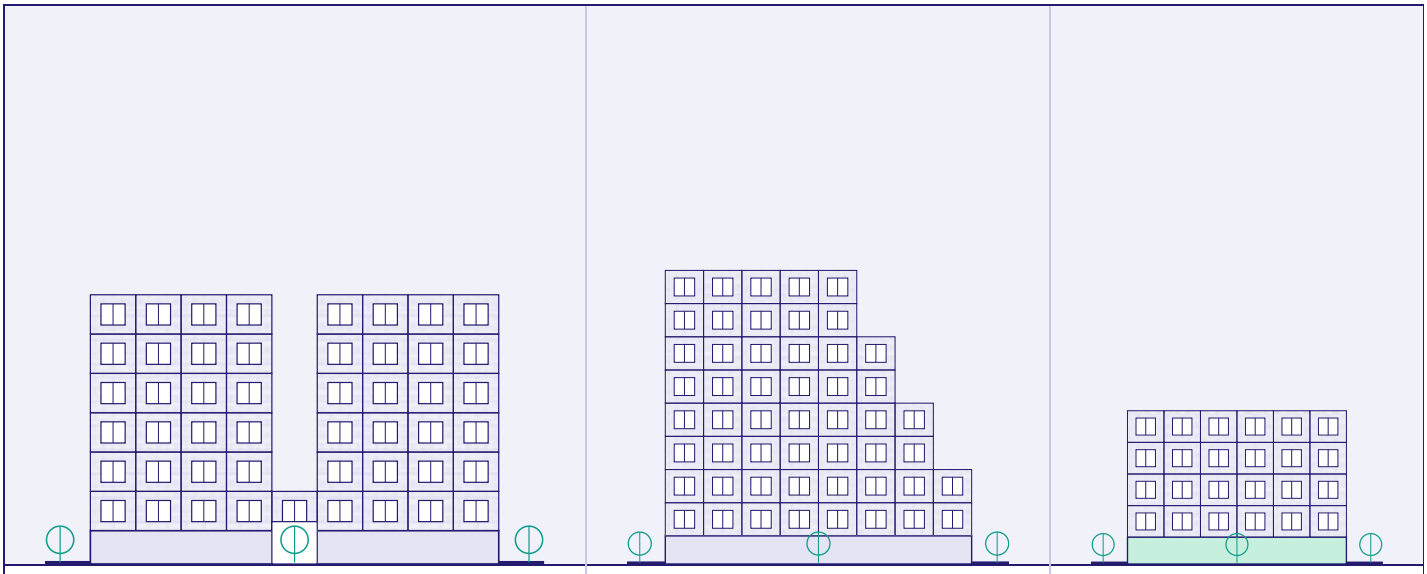
38 Energy use, kBtu per sq ft a year	**475** Tons of carbon a year from the building
$860 Typical family power bill a year	**$610** Off operating cost per home a year, in the budget

The building is all-electric either way, as the RFP requires. Heat pumps sit on the roof, and every home gets its own fresh air. The battery holds one elevator and the lobby for eight hours in an outage, which matters more on floor 13 than any number on this sheet.

5

Three buildings for this City, on budget or close

The City's own inspectors signed off on all three. Call the project managers in Addendum 1's reference list, and ask about the one that ran late.



Ferrow Court

84 homes, 2019, for the Housing Office

A six-story courtyard on a brownfield lot, with a laundry the block now shares.

Budget at closing	**$31.2M**
Final cost	**$31.0M**
Schedule	**On time**
Lottery applicants	**3,180**

Almery Homes

112 homes, 2022, certified Passive House

The first all-electric building in the City's portfolio. It ran 34 days late on window delivery, and we said so in the monthly report.

Budget at closing	**$46.5M**
Final cost	**$46.9M**
Schedule	**34 days late**
Lottery applicants	**5,240**

Bramling Street

61 homes for seniors, 2024

Three stories of elevator-served homes above a senior center the City operates.

Budget at closing	**$24.8M**
Final cost	**$24.6M**
Schedule	**11 days early**
Lottery applicants	**1,920**

Who draws, who checks, who answers

Adaeze Quade, FAIA	Quade Merriott, partner in charge	Led Ferrow Court and Almery Homes. In every panel meeting, every City review.
Tomasz Merriott, AIA	Quade Merriott, technical partner	Checks every sheet. Passive House certified designer. Twenty-one years of Elverney permits.
Lena Ortiz, AIA	Quade Merriott, project architect	Runs the drawings from concept to closeout. Ran Bramling Street from the trailer.
Dana Whitlock	Ollery Community Homes, owner and developer	Closes the financing and holds the building for the 60-year term. Ollery manages 2,140 homes today.
Ravi Banerji, PE	Ondry Engineers, mechanical and energy	Sizes the heat pumps and signs the energy model behind Section 4.
Kay Sorenson, PE	Wendrow Structural, structure	Flat-plate concrete, no transfer floor at the street level, which is what keeps the bays flexible.

6

The whole budget, and one number for the City

The base building holds still. The four items below it each drop on their own, and each says what the City gives up. We'd keep all four. They add $5,100,000 to the budget and about $2,000,000 to the City ask, because the tax credit and the lower bills carry the rest.

Base building

Building, 13 stories and core 186,000 gross sq ft, flat-plate concrete, no basement.	**$47,600,000**
Street floor fit-out Follows the plan in Section 3.1.	**$2,290,000**
Construction contingency About 5 percent of hard cost.	**$2,500,000**
Architecture and engineering Quade Merriott, Ondry, Wendrow and consultants, closing through closeout.	**$3,400,000**
Legal, insurance, permits, testing City permit fees at the published rate.	**$3,160,000**
Construction financing and bond costs 24 months of interest and issuance.	**$3,850,000**
Developer fee, fixed Ollery. Doesn't rise with cost.	**$5,800,000**
Operating reserve and rent-up Six months of expense, held for the lender.	**$1,400,000**
Base, same in every option	**$70,000,000**

$22,840,000

Asked of the City, against a $24,000,000 cap, or $135,952 a home

Base building	**$70,000,000**
Items kept	**$5,100,000**
Total budget	**$75,100,000**

Permanent mortgage	**$13,730,000**
Tax credit equity	**$28,530,000**
State Housing Trust	**$10,000,000**
City of Elverney	**$22,840,000**
Total sources	**$75,100,000**

Items you can drop

Passive House envelope — $2,700,000

Drop it and Section 4 falls to the code wall. Operating cost rises $420 a home, the building carries less debt, and R-20 no longer complies.

Rooftop solar and battery — $1,100,000

Drop it and the backup elevator goes with it. Operating cost rises $190 a home.

Resident services, 15 years — $900,000

Drop it and there's no on-site case manager for the 30 percent homes.

Public play yard and court — $400,000

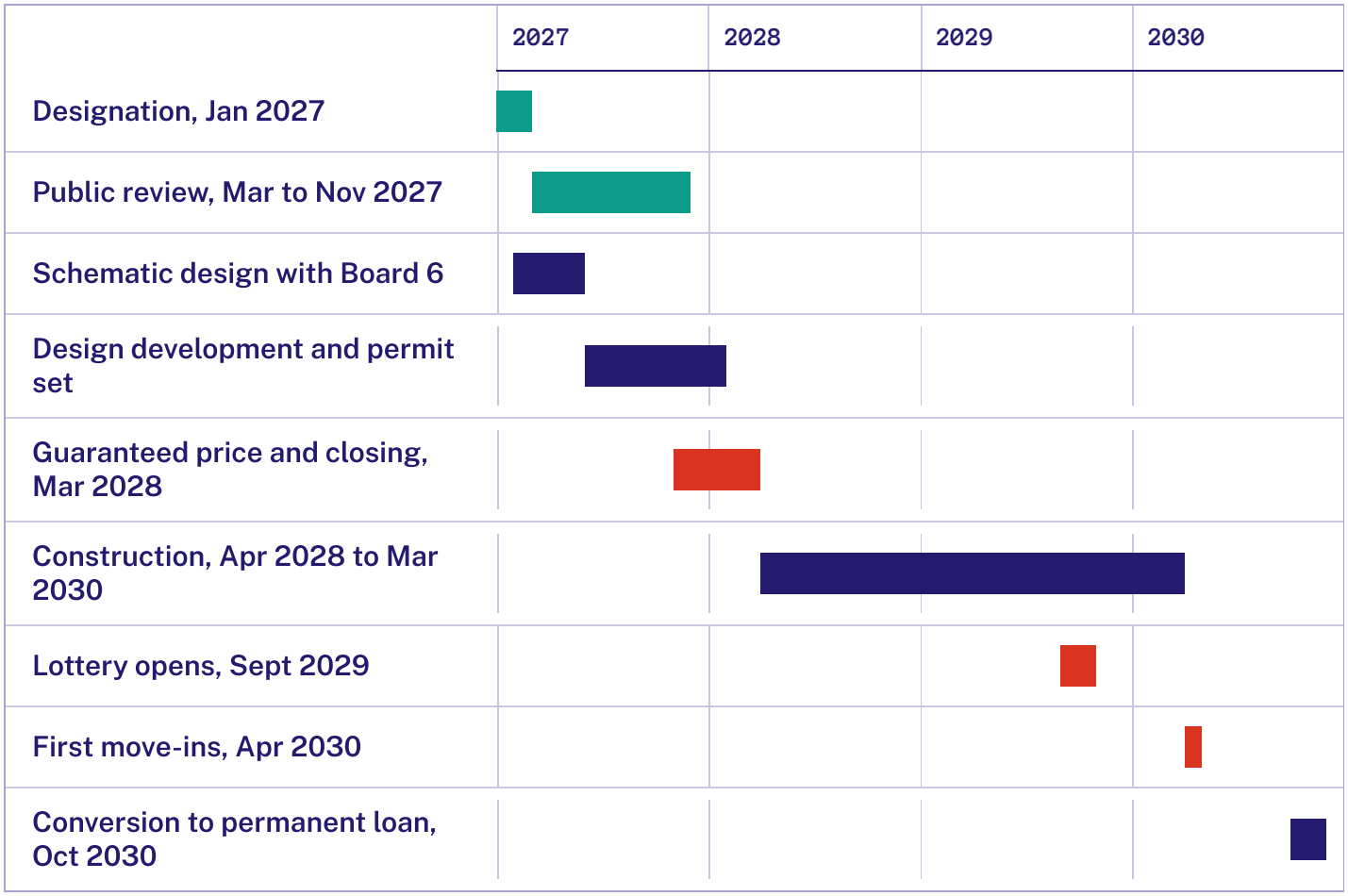
Drop it and the rear yard is paved, residents only, closed to the block.

At closing	$6,850,000
At 50 percent complete	$9,140,000
At certificate of occupancy	$4,570,000
At conversion to permanent loan	$2,280,000

7

First move-ins in April 2030

The public review is the part nobody controls. We've assumed the full nine months and started nothing that can't survive a vote going the other way.



8.1 Compliance matrix

Every requirement in Part III, in the City's numbering, with our status and where it's answered. Filter to the exceptions first. That's where we'd start too.

Ref	Requirement	Our response	Sec	Status
R-01	Lot disposition by 60-year ground lease	Accepted at $1 a year, with the term in R-27 noted below.	11	Comply
R-04	Stay within MX-6 bulk rules, no variance	186,000 of 187,500 sq ft, 139 of 145 ft, as-of-right.	2.1	Comply
R-06	Shadow study for March, June and December	Drawn hour by hour with sun hours on the neighbors.	2.3	Comply
R-09	At least 20 percent of homes at 30 percent AMI	34 homes, 20.2 percent.	2.2	Comply
R-10	Average at or under 60 percent AMI	54.6 percent across the tax credit homes.	2.2	Comply
R-11	Homes of all bands spread by floor	Every floor mixes at least three bands.	2.2	Comply
R-12	30 percent of homes with two or more bedrooms	58 homes at two bedrooms, 19 at three, 45.8 percent.	2.2	Comply
R-14	At least one community-serving bay on the street	One community room, plus clinic and childcare.	3.1	Comply
R-15	Half of homes offered first to District 6 residents	Written into the lottery plan, run on two Saturdays at the school.	3.2	Comply

R-16	Pre-submission engagement with the community board	Four meetings, four revisions, dates logged.	3.2	Comply
R-19	All-electric building	Heat pumps, induction, no gas service.	4	Comply
R-20	Energy use at or under 45 kBtu per sq ft	38 kBtu on the Passive House wall. Dropping it fails this line.	4	Comply
R-22	Three completed City projects in ten years	Ferrow Court, Almery Homes, Bramling Street.	5	Comply
R-23	Minority and women-owned participation of 30 percent	27 percent committed by letter today, with 3 points still in bidding. Trade packages for drywall and glazing bid in 2027. We won't count them until they're signed.	5	Partial
R-25	City ask at or under the cap in Addendum 1	Live in Section 6. Under $24,000,000 as submitted.	6	Comply
R-26	Fixed developer fee, disclosed	$5,800,000 fixed, Section 6.	6	Comply
R-27	Ground lease reversion at year 50	Proposed at year 60. The tax credit investor and lender both need a term that runs past the mortgage by 15 years. Rent limits extend with it, so the City gains ten years of affordability.	11	Exception
R-30	Closing within 18 months of designation	Closing March 2028, 14 months after designation.	7	Comply

8.2 Evaluation criteria

The weights from RFP Part V, and where each one is answered. Tap one to filter the matrix above.

A. Site approach	25	Sections 2.1, 2.3
B. Affordability and community benefits	30	Sections 2.2, 3.1, 3.2
C. Sustainability	10	Section 4
D. Team and past City work	20	Section 5
E. Financial proposal and schedule	15	Sections 6, 7

9.1 Renata, Housing Commissioner

What happens to your ask if rates move before closing?

You have to stand behind this number for 18 months before anyone closes on it. The mortgage is the piece most exposed to the market. Each quarter point takes about $400,000 of debt out of the building, and we'd rather show you that now than at the closing table.

The first cushion is the room under your cap. The second is up to $1,800,000 of Ollery's own fee, deferred and paid from cash flow. We reach for those before we ask you for anything else.

Move the mortgage rate

Rate at closing **6.00 percent**

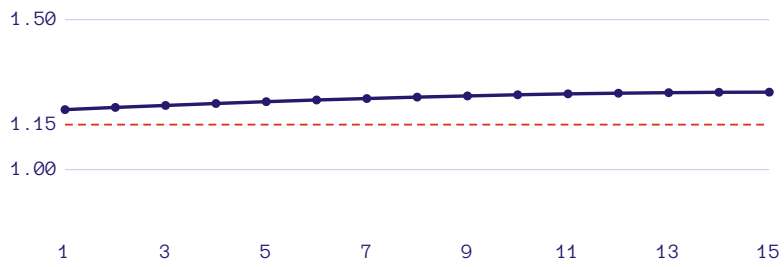
$13,730,000	$22,840,000	$0
Mortgage	City ask	Past the cap

Inside the cap. $1,160,000 of room remains.

9.2 Dov, Senior Underwriter

Does this hold up in year 15, when the credit is gone?

Coverage, years 1 to 15



Rent growth a year	**2.00 percent**
Expense growth a year	**3.00 percent**

Coverage stays at or above your 1.15 floor all 15 years, ending at 1.26.

Your office has seen buildings look fine at closing and go under the line by year 12, when expenses outrun rents capped by income. Run yours with the growth rates you trust, against the mix on the sheet right now.

We underwrite operating costs of **$9,090** a home, reserves included, and count only half the street floor's income. Ollery's last five buildings ran within 3 percent of budget in year three.

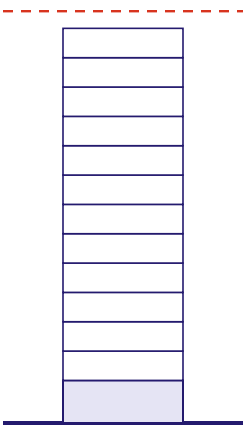
9.3 Priya, City Planner

Is this as-of-right, and why not one more floor?

It's as-of-right under the affordable bonus, with no variance and no special permit. The one action we need is the disposition itself, which goes through public review because the City owns the lot.

One more floor breaks the floor area limit and the height limit together. Try it. Twelve floors of homes is where the massing stops being a negotiation.

Add or take away a floor



168
Homes

7.44
FAR, limit 7.50

139 ft
Height, limit 145

As-of-right
Path to approval

9.4 Marcus, Community Board 6

Would someone on my block qualify, and what would they pay?

That's the question you'll get at the meeting. Type in a household and read the answer off the sheet, in plain words you can repeat.

Try a household

People in the home

Household income a year, dollars

52000

This household fits the 60 percent band. Rent on a two-bedroom would be $1,350 a month.

50	31%	25
Homes in that band on the sheet	Of income going to rent	Offered first to District 6

9.5 June, Chief Procurement Officer

Is the package complete, and can I check it without calling anyone?

Required forms, RFP Part VI

- [ ] Respondent disclosure, signed F-1
- [ ] Non-collusion affidavit, signed F-2
- [ ] Addenda acknowledgment, 1 to 3 F-3
- [ ] Participation plan, R-23 F-4
- [ ] Development budget, Section 6 F-5
- [ ] Lender and investor letters F-6
- [ ] Insurance certificate F-7

Tap each form as you check it. They're all in Section 11's printed package, signed where a signature is required, with the solicitation number in the running header on every page.

Status against Part III is **16 comply, 1 partial, 1 exception**. One exception and one partial are the ones to read first, and neither changes the price.

0 of 7 forms checked on this page

10 Addenda and clarifications

All three addenda are acknowledged. The panel's clarification questions are answered here with dates, so every member reads the same answer.

Sept 8, 2026	**Addendum 1**	**Soil report and cap** Geotechnical borings posted. City subsidy cap set at $24,000,000. Acknowledged on Form F-3.
Sept 29, 2026	**Addendum 2**	**Deadline moved** Submission date moved from Oct 2 to Oct 16. Acknowledged on Form F-3.
Oct 6, 2026	**Addendum 3**	**Income tables** Confirms the three-person median of $96,000 for all rent limits. Our rents use it. Acknowledged on Form F-3.
Oct 29, 2026	Panel question	**Why not a basement for storage?** Asked by Priya on Oct 27. The boring logs in Addendum 1 show water at nine feet. A basement adds about $2,100,000 and takes no home off the list of needs. Storage sits on each floor.
Nov 3, 2026	Panel question	**What if the grocer falls through?** Asked by Marcus on Nov 2. The three bays are shelled so a clinic expansion or a second childcare room can move in. Try it in Section 3.1. At the childcare rent the mortgage falls about $410,000 and the fit-out falls $240,000, so the City ask rises about $170,000 and stays inside the cap.

11

Terms, open questions and the next step

What we're committing to, in plain words, and what's still unsettled.

The City keeps the ground

A 60-year ground lease at $1 a year, with the City holding the reversion. Rent limits run for the whole term, recorded against the property.

A proposal that holds for 180 days

Prices and team commitments stand through April 12, 2027. After designation, the budget moves only through a written change the City approves.

Open books

The City sees the development budget, every requisition and the annual operating statement. Developer fee is fixed at $5,800,000 and doesn't rise with cost.

A guaranteed price before closing

A contractor's guaranteed maximum price is a condition of closing. Costs over it fall on the owner and contractor, never on the City's subsidy.

Next step, December 2 interview

We'll bring the sheets and run them live with your numbers. Marking this received records the mix you've set on this page as the one to discuss.

Homes at 50 percent or below	**76 homes**
Total budget	**$75,100,000**
City ask	**$22,840,000**
Funding gap	**$0**

What's still open

The grocer has a letter of intent but no signed lease. If it falls through, the plan in Section 3.1 shows what the same bays can do instead.

The State Housing Trust decides the $10,000,000 award in February 2027. If it comes in short, we'll return to the panel before asking for anything more.

Exception R-27 on the lease term is unresolved until the City's counsel responds.

Required forms, RFP Part VI

F-1	Respondent disclosure	Signed, Adaeze Quade
F-2	Non-collusion affidavit	Signed, Adaeze Quade
F-3	Addenda acknowledgment, 1 to 3	Signed, Adaeze Quade
F-4	Participation plan, R-23	Attached
F-5	Development budget, Section 6	Attached
F-6	Lender and investor letters	Attached
F-7	Insurance certificate	Attached

A Closewell Studio example. We never share client details, so every proposal here is a mockup of how we design.Quade Merriott Architects for the City of Elverney Housing Office. RFP HO-2026-118.

Want one built for your deal? Start a proposal