

**EMERGING DEVELOPER PROGRAM
TECHNICAL ASSISTANCE RFQ**

The Emerging Developer Program (EDP) has released a Technical Assistance RFQ for providers of technical assistance in various areas related to the development of affordable housing. This is the response of the applicant below:

Organization Name	buildingcommunityWORKSHOP
Doing Business As (If Applicable)	bcworkshop, [bc]
Street Address	1414 Belleview St Suite 150
City	Dallas
State	TX
Zip Code	75215
Website	bcworkshop.org

PRIMARY CONTACT INFORMATION	
First Name	Benje
Last Name	Feehan
Title	Executive Director
Phone Number	214-252-2900
Email Address	benje@bcworkshop.org
Street Address	1414 Belleview St Suite 150
City	Dallas
State	TX
Zip Code	75215

SECONDARY CONTACT INFORMATION	
First Name	Kelsey
Last Name	Menzel
Title	Operations Manager
Phone Number	214-252-2900
Email Address	admin@bcworkshop.org
Street Address	1414 Belleview St Suite 150
City	Dallas
State	TX
Zip Code	75215

Please select if your organization meets any of the following federal, state, or local government-issued designations. Check all that apply.	
Native American-Owned	
Minority Business Enterprise	
Disadvantaged Business Enterprise	
Women-Owned Business Enterprise	
Small Business	Selected
Veteran-Owned small business	
Service disabled veteran-owned small business	
SBA certified small disadvantage business	
SBA certified 8(a) firm	
SBA certified HUBZone firm	
None of the Above	

Please indicate the geographic scale that best describes where you currently serve. Check all that apply.	
Local (city, county)	Selected
Regional (multiple counties, state, multiple states in a region)	Selected
National	Selected

Please select your areas of expertise. Check all that apply.	
Business, Organizational, and Financial Stability Plans	
Property Management	
Asset Management	
Finance	
Acquisition and Rehabilitation of Existing Units	
Joint Ventures	
Construction Management	
Organizational Strategy and Development	
Sustainability and Resilience	
Community Land Trusts and Shared Equity	
Resident Relocation and Stability	
Resident Services	
Other	Land development, design/site planning, building programming, planning, zoning, and permits

<p>In a short narrative, please describe your expertise and track record in each of the areas selected above.</p>	<p>[bc] has designed and followed through to construction close to a 1000 units of housing in Texas.</p> <p>Single Family: Beginning with our Congo Street Initiative in Dallas, [bc]'s expertise includes new construction infill and reconstruction. In many of our single-family efforts we took a client driven design approach, which is rare in the affordable housing space.</p> <p>We also have experience delivering housing through CDBG-DR funds connected to disaster recovery housing. As a part of Round 2 of the City of Houston's Disaster Recovery Program (DR2), [bc] led the design team, in delivering 288 client informed single family infill home designs, permits, and construction administration. The DR2 effort received the 2016 AIA/HUD Secretary's Award.</p> <p>Multi-Family: Partnering with nonprofit developers including come dream.come build in Brownsville, we have provided design and construction administration services for 8 Low Income Housing Tax Credit (LIHTC) projects. Our first was La Hacienda Casitas in 2011, which focused on using a high-density housing model integrated with low-impact design. We have also partnered on historic preservation using federal tax credits, in particular through the Samano project in Brownsville. Located at 1158 E. Elizabeth Street, the 1925 property consists of five stories, each approximately 5,775 square feet, with a basement.</p>
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<p>In a short narrative, please describe how you incorporate racial equity into your content and approach.</p>	<p>Due to the nature of our work and the impact of racism on our built environment, much of our work takes place in historically neglected communities. In recognition of that reality and responsibility, [bc] underwent a process of developing our organizational theory of change. Central to that theory of change is three priorities; working directly with communities, building local/resident capacity, and actively engaging in anti-racist work within our own organization and staff.</p>
<p>In a short narrative, please describe your availability for consulting over the next six to twelve months and feel free to share specific considerations.</p>	<p>We can dedicate 6 to 8 hours per month per each employee (3) who would participate in consulting. We are fairly flexible in scheduling these hours.</p>
<p>Please provide at least two references with the following information: Organization Name, Organization Contact, Title, Email and Phone Number.</p>	<p>come dream come build Nick Mitchell-Bennet, Executive Director nmitchell@cdcb.org (956) 541-4955 SouthFair CDC Annie Evans, Executive Director annie.evans@southfaircdc.org (214) 421-1363 Ark of Hope Etho Pugh, Executive Director ethpugh@yahoo.com (682) 554-9996 APAA Kai Stansbury kstansberry@apaarecovery.org (214) 634-2722</p>
<p>As an option, you may include additional information demonstrating your expertise such as project samples, links, and additional narrative.</p>	

<p>PRICING INFORMATION</p>	
<p>Are your labor rates above average within your field?</p>	<p>No</p>
<p>If you selected "Yes" on the previous question, please provide an explanation of above average rates.</p>	

Anthony Rash

Senior Project Manager

Anthony Rash, LEED AP BC+D is a Senior Design Manager at buildingcommunityWORKSHOP in Dallas, TX. He supports the organization's architecture and design efforts from concept through construction. Originally from the northeast, Anthony brings experience from higher education and urban design studios where he focused on project delivery and sustainable design initiatives. His wide range of interests from power dynamics to storytelling to neuroscience often lead to more questions than answers, however a sense of urgency compels him to merge theory and practice. Anthony has always been passionate about sustainable urbanism and passive design, but a recent loss of faith led him to see the intimate ties between inequity and our current climate crisis. Together with a general sense of malaise created in commercial practice, Anthony developed a strong desire for climate justice and a commitment to work with his local community.

Anthony received a Bachelor of Science in Architecture from Northeastern University in 2011, as well as a Master of Architecture from Northeastern University in 2014. His research focused on resilient, low-impact development strategies for tourism economies in southern Portugal and Croatia. He was also a finalist for the Sukkah Dwell in Design Exposition in Dallas in 2018, and produced the award winning submission for the 2020-2021 Claudell Award for the Berkner Stem Center in Richardson, TX (part of the Texas Association of School Administrators Exhibit of School Architecture).

EDUCATION

Masters of Architecture - 2014
Bachelors of Science in Architecture - 2011
Northeastern University
Boston, Massachusetts

La Magia Institute - 2010
Rome, Italy

PRACTICE

[bc]WORKSHOP, 2021 - Present
Perkins&Will, 2019-2021
GoodyClancy and Associates, 2015-2018



PROJECTS (*select*)

Transit Oriented Development Housing, Oak Cliff, Dallas, TX, 2022 - present

Permanent Supportive Housing, Ark of Hope, Oak Cliff, Dallas, TX, 2022 - present

Community Park at Fair Park, Dallas, TX, 2021-present

3313 Beall St Residence, Dallas, TX, 2022-2023

Tarrant County Community College Addition and Renovation, Arlington, TX, 2020 - 2021*

Residencias Tec de Monterrey, Monterrey, MX, 2020*

School of Engineering at Virginia Commonwealth University, Richmond, VA, 2018**

Bond House, University of Virginia, Charlottesville, VA, 2017**

Barone Dining Hall, Fairfield University, Fairfield, CT - 2016-2017**

*work completed while working at Perkins&Will

**work completed while working at GoodyClancy



Benje Feehan

Architect, Executive Director

Benje is an architect, artist, and educator. Holding both undergraduate and graduate degrees in architecture, his work focuses on the union of creative practices and a deep understanding of place to dismantle systemic injustices evident in the built environment.

As the Executive Director of buildingcommunityWORKSHOP Benje is responsible for leading the organization into its next season of design justice through community engagement. Originally from New Zealand, Benje has taught and practiced internationally, advocating for design methodologies and built work that prioritize humanness and spatial equity over object-centric outcomes. He believes that architecture is a political act and the responsibility of design must have a broader influence beyond that of historic convention and entitlement.

During his career, Benje has had the opportunity to develop these philosophies by working with residents and clients to design and construct socially and environmentally responsible architectural solutions to some of our cities' most pressing issues. Leading diverse teams, this work has been recognized with numerous awards and honors including LEED platinum certifications, multiple AIA design awards, national AIA/HUD design awards and the Rudy Bruner silver medal.



EDUCATION

Masters of Architecture - 2014

Lawrence Technological University College of Architecture & Design
Southfield MI, USA

Bachelor of Science in Architecture - 2009

University of Texas at Arlington School of Architecture
Arlington TX, USA

PROFESSIONAL REGISTRATIONS

Registered Architect #25161 USA, State of Texas.
NCARB.

PRACTICE

buildingcommunityWORKSHOP, Executive Director. Dallas, TX. USA 2019 - Present

Ignite Architects, Associate Director. Auckland, New Zealand 2016 - 2019

The University of Auckland, School of Architecture, Masters Thesis Supervisor & Invited Critic.
Auckland, New Zealand 2017 - 2020

Lawrence Technological University, College of Architecture & Design, Adjunct Professor.
Detroit, MI. USA 2016 - 2018

EST-11 Architects, Senior Architect. Dallas, TX. USA 2015 - 2016

bcWORKSHOP, Associate Director. Dallas, TX. USA 2008 - 2015

Feehan Ventures LLC, Owner 1998 - 2008

PROJECTS *(select)*

Fair Park Community Park, Dallas, TX, 2021-present

MiCAsITA, National Affordable Housing Initiative, 2020-present

Casitas Lantana, Brownsville, TX, 2019-2021

Samano Apartment Building (*Permanent Supportive Housing*), Brownsville, TX, 2020-present

Invited Artist, Auckland Art Fair. New Zealand, 2019

The Remarkables Residences, Queenstown, New Zealand*, 2016-2019

HfOP, Auckland, New Zealand*, 2016-2019

2 Boxes + Hill, Kapiti, New Zealand**, 2018-2019

The Cottages at Hickory Crossing (*Permanent Supportive Housing*), Dallas, TX, 2012-2016

Congo Street Initiative Residence, Dallas, TX, 2008-2011

Congo Street Green Infrastructure (Photovoltaic Arrays + Green St), Dallas, TX, 2011

La Hacienda Community, Harlingen, TX, 2012-2015

DR2, Disaster Recovery Housing, Houston, TX, 2015-2016

3313 Beall St Residence, Dallas, TX, 2014

PIA Installation, Dallas, TX, 2010

**work completed while working at Ignite Architects*

***work completed through private commission*



Lisa Neergaard, AICP

Lisa Neergaard is Associate Director of Planning at buildingcommunityWORKSHOP. Lisa is heading policy and community capacity building initiatives of [bc]. Through a process of informing, [bc] empowers communities to better advocate for the resources their communities need.

Lisa brings planning and policy experience to many of [bc] efforts. She has contributed or led many of our community planning initiatives and resident knowledge building projects such as; Disaster Recovery Guides, LUCHA [Land Use Colonia Housing Action], Texas Organizing Project Leadership Development Guides, Unidos por RGV [United for RGV], and RAPIDO. These efforts bring increased education and resources to low-income communities as they participate in local planning activities, and advocate for greater engagement, equity, and partnership in area decision making. She is currently supporting the policy and project efforts of MiCASiTA, a modular 'grow home' housing solution targeting the Rio Grande Valley.

EDUCATION

University of Texas, Arlington, Master's in City and Regional Planning
University of Massachusetts, Boston, Bachelor of Arts in American Studies

PROFESSIONAL AFFILIATIONS

American Planning Association

PRACTICE

buildingcommunityWORKSHOP, 2013 - present
Permit Place, Zoning Consultant 2012-2013
Paramount Parks and Resorts, Coordinator 2012-2013
Dallas City Design Studio, Policy Intern 2010-2012
BrandIQ, Research Associate 2006-2009

PROJECTS

MiCASiTA, Brownsville, TX - 2021- present
Data CoLab 75210, Dallas, TX - 2019-2021
Disaster Recovery Guides, Gulf Coast, TX - 2018 - 2020
Community Driven Growth, Dallas, TX - 2018 - 2019
Dallas Cultural Plan, Dallas, TX - 2017 - 2018
RAPIDO, TX - 2013 - present
Unidos por RGV, RGV, TX - 2013 - 2019
Trinity Park Conservancy, Dallas, TX - 2018-2019
Smart Growth for Dallas, Dallas, TX - 2016 - 2018
Land Use Colonia Housing Action, RGV, TX - 2013 - 2017
Affordable Infill Housing [AIM], Dallas, TX - 2016
The Data Ecosystem, Dallas, TX - 2015 - 2016
Approaches to Incremental Development*, Dallas, TX 2010-2011
Cigarette Hill Neighborhood Housing Plan*, Dallas, TX 2012

West Dallas Urban Structures Plan*, Dallas, TX 2010-2011

*work completed while employed at CityDesign Studio, City of Dallas



LA HACIENDA CASITAS

Multi-Family Housing and Amenity Buildings

La Hacienda Casitas is a housing reconstruction project designed to provide affordable housing that supports livable and viable communities, in harmony with its natural and cultural context. Located in the Texas Lower Rio Grande Valley (LRGV), La Hacienda provides much needed affordable housing, serving a population with a severe lack of housing choices. The 56 units and six community buildings are laid out across the site, taking advantage of existing tree cover and creating outdoor gathering spaces, which connect residents to community amenities and to each other. Located in a flood plain, the site is designed to filter and drain runoff using a series of bioswales and planting zones that clean and move water across the site to reduce the impact of storm water that often floods the region.





CONGO STREET INITIATIVE

The Congo Street Initiative started from the desire to help stabilize the home-ownership of five families on Congo Street, which was forgotten and slated to be removed and redeveloped. The initial Phase 1 project grew through intense interaction with residents, stakeholders and partners into a collaborative design and redevelopment effort that produced three phases of work: the design and construction of a holding house to serve as a temporary home for families during reconstruction, the rehabilitation of 5 residences, and the implementation of green infrastructure to create Dallas's first "green street." Phase 1 housing construction completed in 2010, and green infrastructure construction completed in 2012. In Phase 2, [bc] worked in collaboration with Jubilee Park Community Center Corporation and East Dallas Community Organization to design and build 6 new homes for new residents. [bc]'s designers met with prospective homeowners through a series of design meetings to ensure the homes meet their needs and preferences. Phase 2 completed in Summer 2018.



Samano

Historic Adaptive Reuse

In late 2020, we began work with our partner cdc|b|Come Dream Come Build on an exciting historic adaptive reuse of the Samano Building in downtown Brownsville. Located at 1158 E. Elizabeth Street, the building is five stories, each approximately 5,775 square feet, with a basement. Originally built as a bank in 1925, the Samano building most recently was a Payless Shoe Store, followed by a period of vacancy until cdc|b| acquired the building. When complete, the Samano Building will include a small grocery store and coffee shop on the ground floor, support services on the middle floor, and 34 units of permanent supportive housing on the top floors with set-asides for folks in transition. [bc] staff met with service providers and their clients to discuss the design approach and qualities that had to exist in this unique mixed use initiative. Coupled with our continuous work around homelessness in Brownsville this project will fill critical voids in housing a service provision for Downtown.

Program:
Grocery, Kitchen,
Cafe, Social Services,
Apartments, Roof Garden
Budget:
~\$15 mil.
Area:
~27,000 SF
Status:
Pre-Construction



Cottages at Hickory Crossing

Permanent Housing

Positioned at the gateway to downtown Dallas, The Cottages at Hickory Crossing provides an innovative union of permanent housing and support services for the fifty most chronic cases of homelessness in Dallas. To best understand the needs of residents and service providers, the design process included a combination of research, focus group charrettes, and comprehensive engagement of stakeholders in the decision-making process.

Program:

Permanent Supportive Housing and Community Building, including Staff Offices, Community Meeting Space and Resident Amenities

Budget:

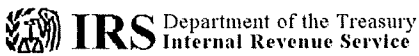
Not disclosed

Homes Impacted:

(50) Single Family Homes and Green Infrastructure

Status:

Occupied



Department of the Treasury
Internal Revenue Service

P.O. Box 2508
Cincinnati OH 45201

In reply refer to: 0752255943
Feb. 07, 2019 LTR 4168C 0
26-2132264 000000 00

00003847
BODC: TE

BUILDINGCOMMUNITY WORKSHOP
1414 BELLEVIEW ST APT 150
DALLAS TX 75215-2211



017416

Employer ID number: 26-2132264
Form 990 required: yes

Dear Taxpayer:

We issued you a determination letter in June 2009, recognizing you as tax-exempt under Internal Revenue Code (IRC) Section 501(c)(03).

We also show you're not a private foundation as defined under IRC Section 509(a) because you're described in IRC Sections 509(a)(1) and 170(b)(1)(A)(vi).

Donors can deduct contributions they make to you as provided in IRC Section 170. You're also qualified to receive tax deductible bequests, legacies, devises, transfers, or gifts under IRC Sections 2055, 2106, and 2522.

In the heading of this letter, we indicated whether you must file an annual information return. If you're required to file a return, you must file one of the following by the 15th day of the 5th month after the end of your annual accounting period:

- Form 990, Return of Organization Exempt From Income Tax
- Form 990EZ, Short Form Return of Organization Exempt From Income Tax
- Form 990-N, Electronic Notice (e-Postcard) for Tax-Exempt Organizations Not Required to File Form 990 or Form 990-EZ
- Form 990-PF, Return of Private Foundation or Section 4947(a)(1) Trust Treated as Private Foundation

According to IRC Section 6033(j), if you don't file a required annual information return or notice for 3 consecutive years, we'll revoke your tax-exempt status on the due date of the 3rd required return or notice.

You can get IRS forms or publications you need from our website at www.irs.gov/forms-pubs or by calling 800-TAX-FORM (800-829-3676).

If you have questions, call 877-829-5500 between 8 a.m. and 5 p.m., local time, Monday through Friday (Alaska and Hawaii follow Pacific time).

0752255943
Feb. 07, 2019 LTR 4168C 0
26-2132264 000000 00
00003848

BUILDINGCOMMUNITY WORKSHOP
1414 BELLEVIEW ST APT 150
DALLAS TX 75215-2211

Thank you for your cooperation.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Teri M. Johnson".

Teri M. Johnson
Operations Manager, AM Ops. 3

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. buildingcommunityWORKSHOP	
2 Business name/disregarded entity name, if different from above	
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. <input checked="" type="checkbox"/> Other (see instructions) ▶ 501c(3) Nonprofit	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <i>(Applies to accounts maintained outside the U.S.)</i>
5 Address (number, street, and apt. or suite no.) See instructions. 1414 Belleview St., Suite 150	
6 City, state, and ZIP code Dallas, TX 75215	
7 List account number(s) here (optional)	
Requester's name and address (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number											
or											
Employer identification number											
2	6		-	2	1	3	2	2	6	4	

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ▶	Date ▶ <u>01/14/2022</u>
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
 - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
 - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
 - Form 1099-S (proceeds from real estate transactions)
 - Form 1099-K (merchant card and third party network transactions)
 - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
 - Form 1099-C (canceled debt)
 - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.