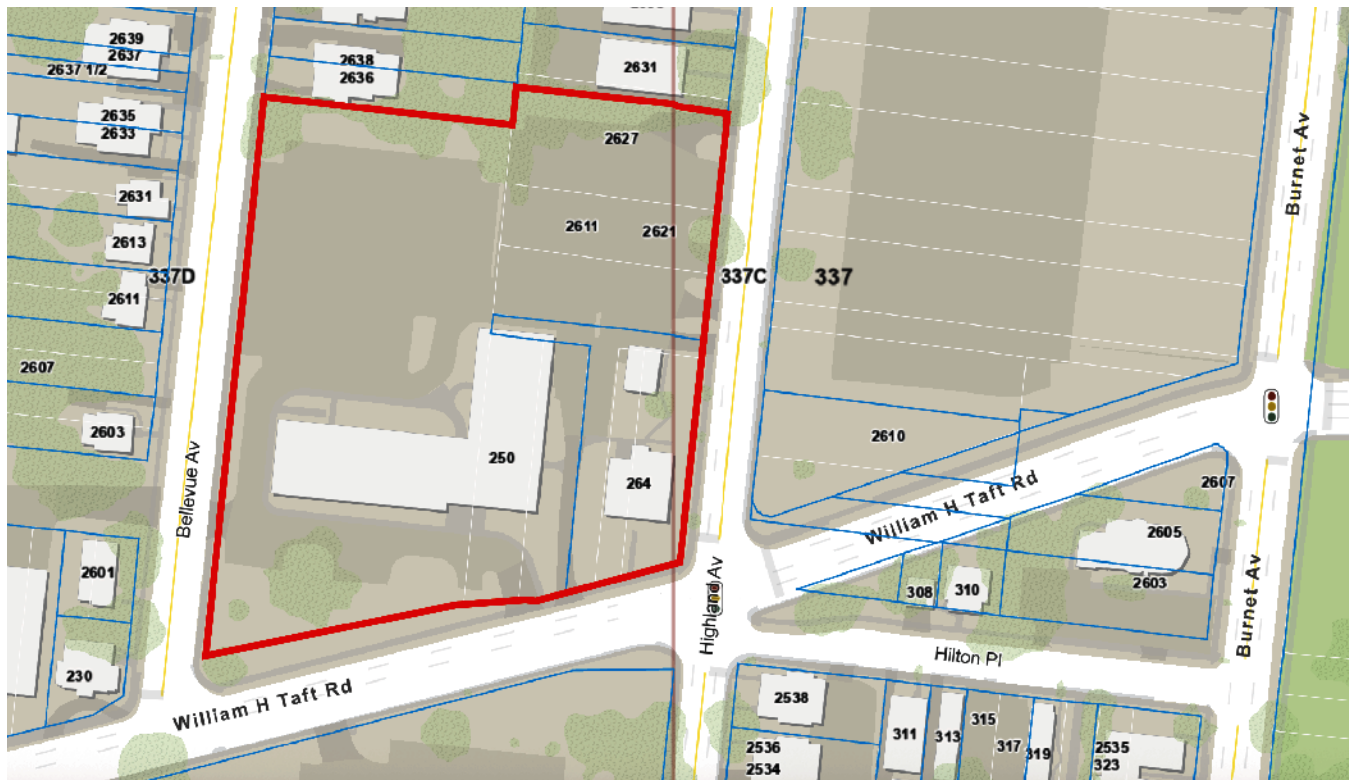




urbansites

250-264 WILLIAM HOWARD TAFT REQUEST FOR PROPOSAL



Release: July 8, 2026

Due: July 22, 2026

Interviews: Week of August 3, 2026

Select Firm: August 10, 2026

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(412) 638-4165

PROJECT BACKGROUND

BETHANY HOUSE SERVICES OVERVIEW

Bethany House Services (BHS) is the largest provider of family homelessness services in greater Cincinnati. It has been serving families through emergency shelter for the entirety of its 40-year history and through homelessness prevention and housing programs for 15 years. BHS has operated low income and rental assistance supported housing for nearly a decade and opened a new shelter and comprehensive services center in 2022. The consolidated services center located in Bond Hill supports 700 families each year either through a short stay in the 43-bedroom emergency shelter or through rental assistance in hundreds of rental units across the county.

Mission: Bethany House Services empowers homeless and at-risk families with the solutions to achieve housing stability and long-term self-sufficiency.

Vision: To live in a community where all families have a place to call home and no one spends a night without shelter.

URBAN SITES OVERVIEW

Urban Sites is a full-service real estate development company dedicated to embracing the fabric of urban living in the Greater Cincinnati area. Specializing in apartments, office, and retail spaces, Urban Sites brings over three decades of expertise in construction, market-rate and affordable housing development, as well as property management. Urban Sites is committed to fostering vibrant, inclusive communities, where residents, business owners, and customers may thrive, and diverse housing opportunities are made available, contributing to the vitality of our neighborhoods.

PROJECT LOCATION

Address: 250-264 William Howard Taft, Cincinnati OH 45202

Parcels: 092-0001-0048-00, 092-0001-0070-00

Size: 3.23 acres

Zoning: OG-T (Office General District, Transportation Corridor)

PROJECT DESCRIPTION

Bethany House and Urban Sites are partnering to develop an 89-unit affordable housing complex comprised of 38 two-bedroom and 51 three-bedroom apartments. The project plans to utilize the 4% Low-Income Housing Tax Credit (LIHTC) program, with target resident populations to be families earning 30-80% AMI. Residents will qualify based on low-income but may also benefit from subsidies such as Housing Choice Vouchers, Rapid Re-Housing, and Permanent Supportive Housing.

A priority for this affordable housing development is to implement innovative design to set it apart from other affordable housing projects in our region. Other priorities being

pursued for this development are green energy certification, sensory and mobility units, and universal accessibility. These priorities are enforced by OHFA’s Design and Architectural Standards Policy. This development emphasizes design solutions that support community, care for the property, and a family-friendly atmosphere that encourages positive activity and engagement. Bethany House will serve as the long-term owner, ensuring sustained affordability and mission alignment.

Owner: Bethany House Services
Lead Developer: Urban Sites
General Contractor: Urban Sites Construction

PROGRAM

Urban Sites’ in-house architect has drafted initial site plans and building layouts (Exhibit A) as part of initial project underwriting. Bethany House and Urban Sites are exploring multiple options. The plans included in Exhibit A provide context into the proposed density and site layouts. The plans show:

Option 1

- Two buildings
- 4-stories
- 89 apartments (38 two-bedroom units, 51 three-bedroom units)
- 4,400 SF of first floor programming space
- Playground

Option 2

- One building
- 4-stories
- 90 apartments (40 two-bedroom units, 50 three-bedroom units)
- 4,400 SF of first floor programming space
- Playground

TENTATIVE SCHEDULE

Date	Milestone
July – August 2026	Schematic Design
August 2026 – October 2026	Design Development
October 2026	LIHTC Submission
February 2027	LIHTC Award
February – April 2027	Construction Documents
April – May 2027	Submit Building Permit (4-6 week) review
June 2027	Start Construction
August 2028	End Construction
August – November 2028	Occupancy

SCOPE OF WORK

REQUESTED SERVICES

- Bethany House and Urban Sites would like the architect to carry structural, civil, and MEP engineered drawings under its contract.
- Fire protection will be done on a design-build basis outside of the design contract.
- Public approval and meetings:
 - o Assume two community meeting presentations.
 - o Assume two presentations to the Bethany House Services Board.
 - o Architect will be expected to manage the process for Land Use approval. To the extent project requires Coordinated Site Review meetings, zoning relief, or other such design-related approvals, the architect will also be expected to manage those.
 - o 2-3 renderings for marketing purposes.

DESIGN PHASES/MILESTONES

Phase 1: Schematic Design

Phase 2: 80% architectural set for LIHTC submission

Phase 3: Construction Drawings & Construction Administration

Bethany House and Urban Sites will approve completion of each phase and provide authorization to proceed to next phase.

FORM OF CONTRACT

The architect will be expected to enter a modified AIA B102 agreement with Urban Sites to effectuate the proposal. A draft will be provided once an architect is selected.

RFP RESPONSE REQUIREMENTS

Please submit a response that includes the following items.

1. Team Information

- Firm name, address, primary point of contact, and contact information.
- Identify the outside consultants you propose to utilize, including structural, civil, MEP, and any other consultants you may believe are necessary to provide services not available in your firm.

- Identify the key personnel from your firm and the consultant firms who will work on the project. For each person, please identify their role on the project and provide a brief bio, including direct relevant project experience. We are more interested in knowing who will be working on the project on a day-to-day basis, rather than getting bios for each firm's executive leadership.
- Provide information on your current workload and how you would accommodate this project.
- Proposed design schedule to meet target milestones on page 3.
- Recently completed new construction, multi-family housing projects with an emphasis on urban neighborhood development.
- Demonstration of design ideas that support the priorities listed in the Project Description section of the RFP.
- Experience with LIHTC projects, community engagement and obtaining land use approvals from the City of Cincinnati.

2. Fee and schedule

- Provide a fee based on the scope provided, including anticipated reimbursable costs.
 - o Break out the fee by phase and by consultant.
 - o For the Construction Administration phase, please provide a budget estimate. Actual CA time will be billed hourly.
 - o Stipulate any exclusions in fee or items that would be additional services.
- Submit a schedule of hourly rates by employee classification for purposes of Construction Administration and any add services that should arise.
- Please also provide a fee schedule with the anticipated duration of each design phase.

3. Insurance

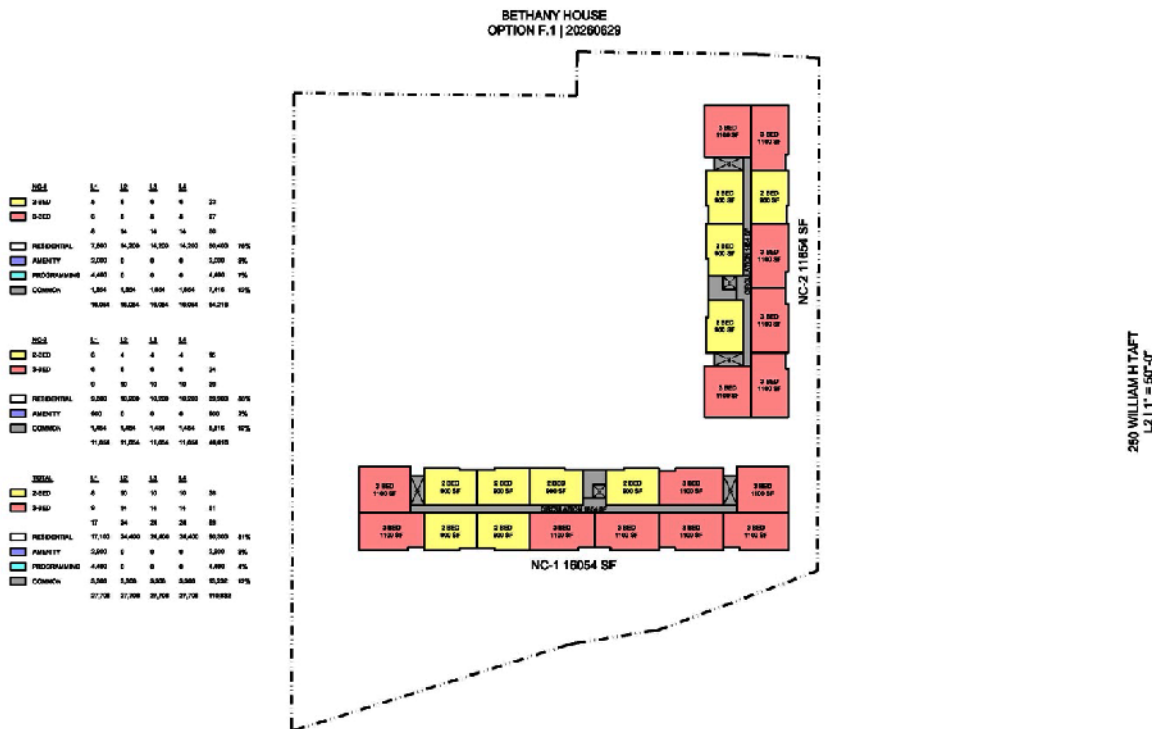
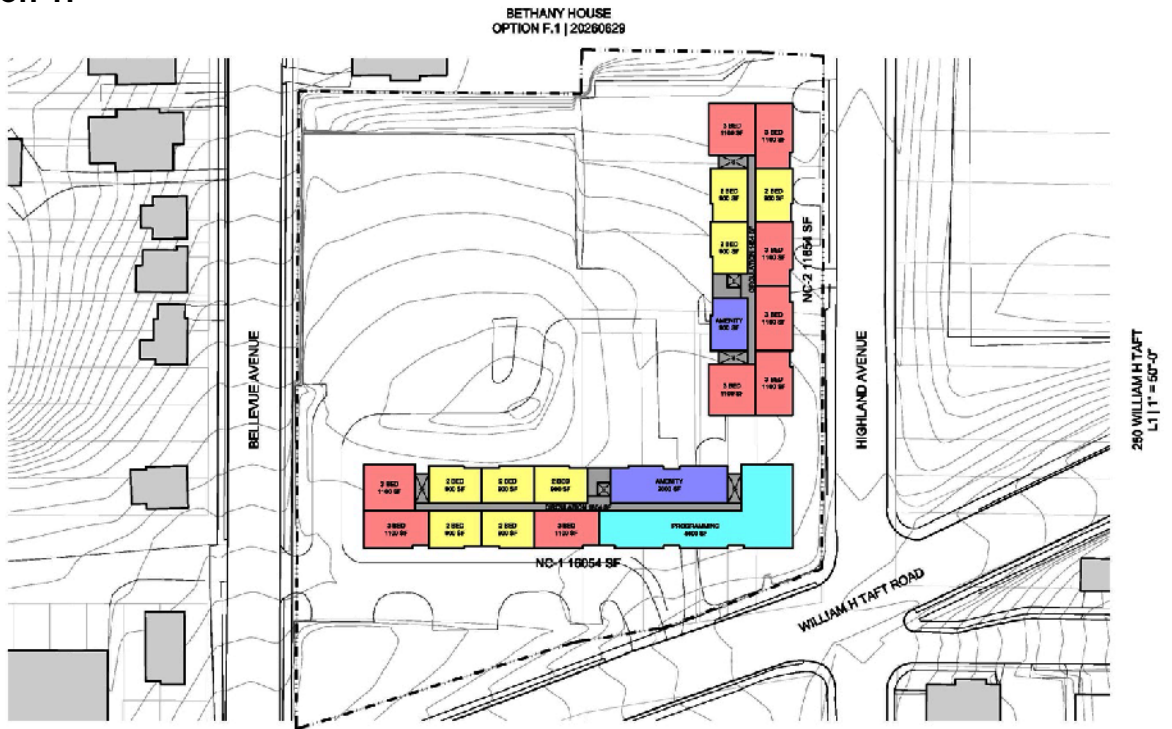
- Please provide a certificate of insurance showing your liability coverage limits.

LIST OF EXHIBITS

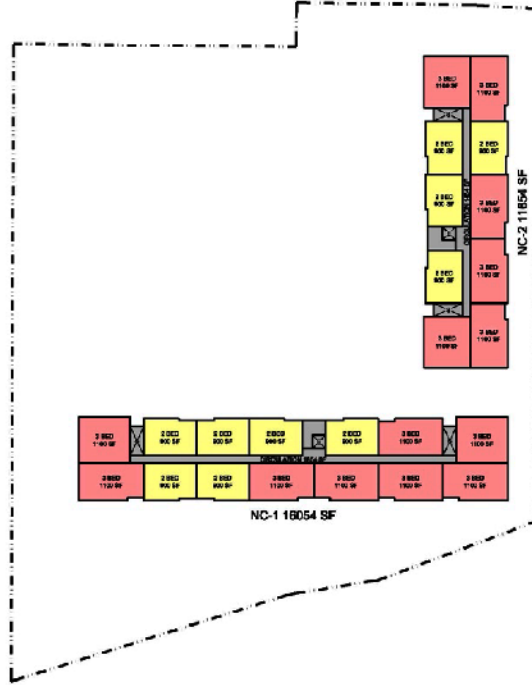
Exhibit A: Preliminary site plan

Exhibit A Preliminary Site Plan

Option 1:

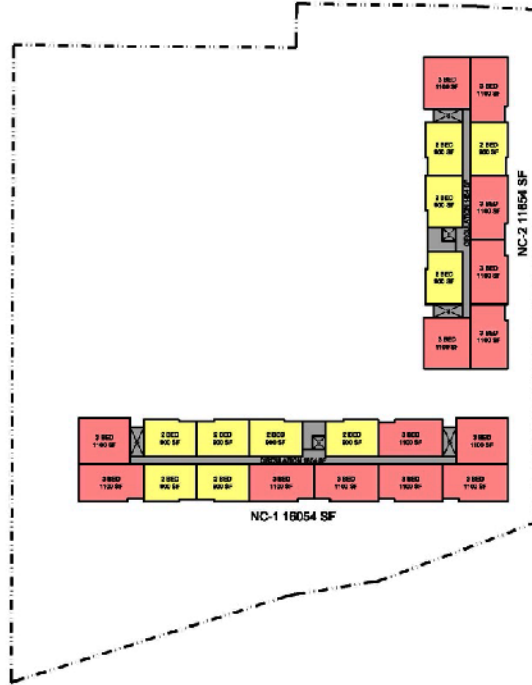


BETHANY HOUSE
OPTION F.1 | 20280629



280 WILLIAM H TAFT
L3 | 11' = 50'-0"

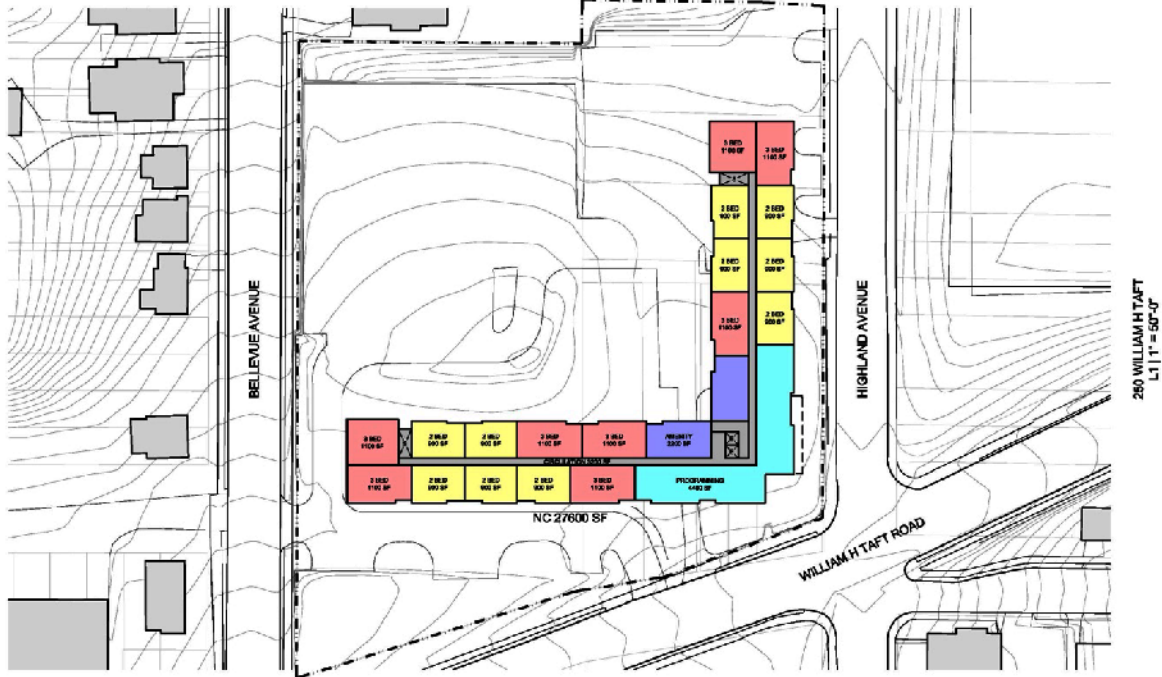
BETHANY HOUSE
OPTION F.1 | 20280629



280 WILLIAM H TAFT
L4 | 11' = 50'-0"

Option 2:

BETHANY HOUSE
OPTION C.1 | 20260629



BETHANY HOUSE
OPTION C.1 | 20260629

