

District of Columbia  
Department of Housing and Community Development



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**FREQUENTLY ASKED QUESTIONS**  
**Solicitation for Offers – 1225 Fairmont Street, NW**

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**1. Where can I receive a copy of Exhibit L, which includes the environmental assessments and permitted drawings?**

Exhibit L and the Solicitation are available on CD at the DHCD Housing Resource Center at 1800 Martin Luther King, Jr. Ave, Washington, DC 20020.

**2. What are the Affordability Requirements?**

Currently, an affordable covenant established by the US Housing & Urban Development Agency (HUD) conveys with the Site. This covenant as shown in **Exhibit H**, mandates that 100% of the units are developed at 80% AMI. However, the District is in discussion with HUD to modify this covenant to permit 1) a range of AMI levels and 2) homeownership opportunities. HUD has given DHCD indication that it is willing to add homeownership as an option when redeveloping the property. Ultimately, the modification of the HUD covenant will be the selected developer's sole responsibility; however, the District will work with the developer to achieve the modification.

At a minimum, the developer must respond to Option 1 and Option 2, as described below. In addition to this minimum requirement, developers 1) can propose a variety of AMI bands including 30%, 60%, 80%, and market rate. However, Developers should cap their proposals for unit variations to three options, and must include Option 1 and Option 2. **When calculating the affordability of a for-sale unit, do not assume any Home Purchase Assistance Program (HPAP) or Employer Assisted Housing Program (EAHP) financial assistance.**

**Option 1:** The developer shall demonstrate that 100% of all units developed shall be affordable to households with incomes at or below 80% of AMI, as defined below. Submissions must include a complete **Exhibit F** (Forms 2 & 2A) for each unit type.

**Option 2:** The developer shall demonstrate that the units developed shall be mixed-income, including both market rate and affordable units to households with incomes at or below 30%, 60%, and 80% of AMI, as defined below. Submissions must include a completed **Exhibit F** (Forms 2 & 2A) for each unit type.

**3. Does HUD consider a Limited Equity Cooperative to be for-sale or rental?**

HUD considers a Limited Equity Cooperative to be homeownership/for-sale, not rental.

**4. What is the Lot Coverage and Gross Buildable Area of the existing building?**

According to the permitted drawings, the actual lot coverage is 37% or 3,737 sq ft. Also, the gross floor area is 11,805 sq ft. Existing building height is 28 ft. The zoning information listed herein is for informational purposes only. PADD makes no representation as to the accuracy of any zoning information. Developers should review all applicable District zoning regulations while preparing their Offers. Please refer to Title 11 of the District of Columbia’s Municipal Regulations (“**DCMR**”) for a complete list of zoning provisions and requirements.

**5. What are the equity and development participation and contracting requirements?**

Developers are required to have a 20% equity contribution from Local Small Disadvantaged Entities (LSDBE), 20% development participation from LSDBE and 35% of the contracting budget must be allocation to Certified Business Entities (CBE).

**6. Are Non-profit businesses exempt from the equity and development participation and CBE contracting requirements?**

Non-profits are exempt from the 20% equity and 20% development participation if the non-profit has control of the property (i.e. majority owner must be the non-profit). However, Non-profits must comply with the 35% CBE contracting budget allocation requirement.

**7. Will Bidders be able to have access to the building?**

The only opportunity Bidders will have access to the building was during the Site Visit, held on Wednesday, September 15, 2010.

**8. When will DHCD award the project to a Bidder?**

DHCD anticipates awarding the project to a Developer on December 9, 2010. Below is the tentative schedule for the Solicitations for Offer Process.

**Tentative Solicitation Schedule – 1225 Fairmont Street, NW**

<b>Activity</b>	<b>Date</b>
<i>Issuance of Solicitation</i>	<i>August 27, 2010</i>
Pre-Offer Conference at DHCD & Site Visit	September 15, 2010
<i>Proposal Due Date (at 3:00 PM ET)</i>	<i>October 14, 2010</i>
Distribute Request for Best and Final Offers, if needed	November 8, 2010
Deadline for BAFOs	November 17, 2010
Submit Award Memo to Director	November 23, 2010
<i>Selection of Offeror</i>	<i>December 9, 2010</i>
Begin LDA Negotiations	December 16, 2010