

District of Columbia  
Department of Housing and Community Development



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**FREQUENTLY ASKED QUESTIONS**  
**Solicitation For Offers – 1831 2<sup>nd</sup> Street, NE**

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

The developer shall demonstrate that 30% of all units developed shall be affordable to households with incomes at or below 60% of AMI, as defined below. Submissions must include a complete **Exhibit F** (Forms 2 & 2A) for each unit type. 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.

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

HUD considers a Limited Equity Cooperative to be homeownership/for-sale.

**3. 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).

**4. 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 majority 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.

**5. How long has the property been vacant?**

It is PADD's understanding that the property has been vacant since 1996.

**6. What is the gross sq ft of the lot and the building?**

According to DC Real Estate Property Assessment Records, the lot size is 12,200 sq ft. The building footprint is unknown, yet, it is estimated to be approximately 6,000 – 8,000 sq ft.

**7. Have there been any environmental assessments conducted on the property?**

PADD is not aware of any environmental assessments conducted on the subject property.

**8. What are the requirements for conducting a Design Charrette as part of fulfilling the Green Communities guidelines?**

The Green Building Charette is intended for a Team to have, at a minimum, its project lead, A/E and construction representatives discuss the Checklist prior to the submission to ensure that your Green Building Plan is realistic given the scope and scale of your development. Ideally, a charrette should have as many participants as possible from the development team: architect, project sponsor/owner, mechanical engineer, general contractor or representative wherever possible, tenants, property management and landscape architect, if applicable. For additional details, please refer to: [www.greencommunitiesonline.org](http://www.greencommunitiesonline.org).

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

There have been two Site Visits allowing Bidders an opportunity to access to the building: October 22, 2010 and October 27, 2010.

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

DHCD anticipates awarding the project to a Developer on January 27, 2010. Below is the tentative schedule for the Solicitations for Offer Process.

**Tentative Solicitation Schedule – 1831 2<sup>nd</sup> Street, NE**  
*(Subject to Change)*

<b>Activity</b>	<b>Date</b>
<i>Issuance of Solicitation</i>	<i>October 7, 2010</i>
Pre-Offer Conference at DHCD & Site Visit - 10am at DHCD's Housing Community Resource Center	October 22, 2010
Second Site Visit – 10 – 11am	October 27, 2010
<i>Proposal Due Date (at 3:00 PM ET)</i>	<i>November 18, 2010</i>
Distribute Request for Best and Final Offers, if needed	December 17, 2010
Deadline for BAFOs	January 7, 2011
<i>Selection of Offeror</i>	<i>January 27, 2011</i>
Begin Property Disposition Negotiations	February 9, 2011

These above-referenced dates are estimated timelines and shall not be binding on PADD or District.