



Pre-Bidder's Meeting

Solicitation For Offers for Minnesota Ave. & 27th St. SE, Washington, DC

August 20, 2014

Overview of DHCD

The DC Department of Housing and Community Development's (DHCD) mission is to create and preserve opportunities for affordable housing and economic development and to revitalize underserved communities in the District of Columbia.



DHCD fulfills its mission by:

- providing **gap funding** for affordable housing and community facilities
- supporting communities through **neighborhood-based activities**
- increasing first-time **homeownership opportunities**
- funding the **rehabilitation** of single-family and multi-family homes
- providing funding for **homelessness prevention**
- addressing **vacant and abandoned properties**
- overseeing the administration of **rental housing laws**

Minnesota Avenue & 27th Street, SE,
Washington, DC

SITE DETAILS – MINNESOTA AVENUE

Location	Minnesota Avenue & 27 th Street, SE
Square	5553
Lots	0029-0038
Total Square Footage	19,756 sq. ft.
Owner	District of Columbia
Status	Vacant
Zone	(R-4 Residential)
2013 Tax Assessed Value	\$592,680
Adjacent Stakeholders/Property Owner	
Historic District	No

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SITE DETAILS – MINNESOTA AVENUE

Neighborhood:

Twining is a neighborhood in Southeast Washington, D.C., near the eastern bank of the Anacostia River. It is bounded by Minnesota Avenue, NE to the northeast, Branch Avenue to the northwest, and Pennsylvania Avenue to the south. The Twining neighborhood is comprised of 716 households with a median household income of \$50,257. The Fort Dupont year-round ice skating rink, and the Smithsonian's Anacostia Neighborhood Museum are nearby.

Zoning:

The existing zoning is R-4, a low to moderate density residential zone. R-4 permits single family, duplex, rowhouse, and flat development (2 residential units) by right. The zone does not permit new multi-family development. The site, on its own, does not meet the minimum lot area standard for a Planned Unit Development (PUD). Each new rowhouse/flat lot in the R-4 zone is required to have a lot area of 1,800 sq.ft., and a minimum lot width of 18 feet.

Affordability:

The developer shall demonstrate that 20% of all new units created shall be affordable to households with incomes at or below 80% of AMI. For this Solicitation, PADD requires at least 15 years of affordability for homeownership and 40 years for rental.

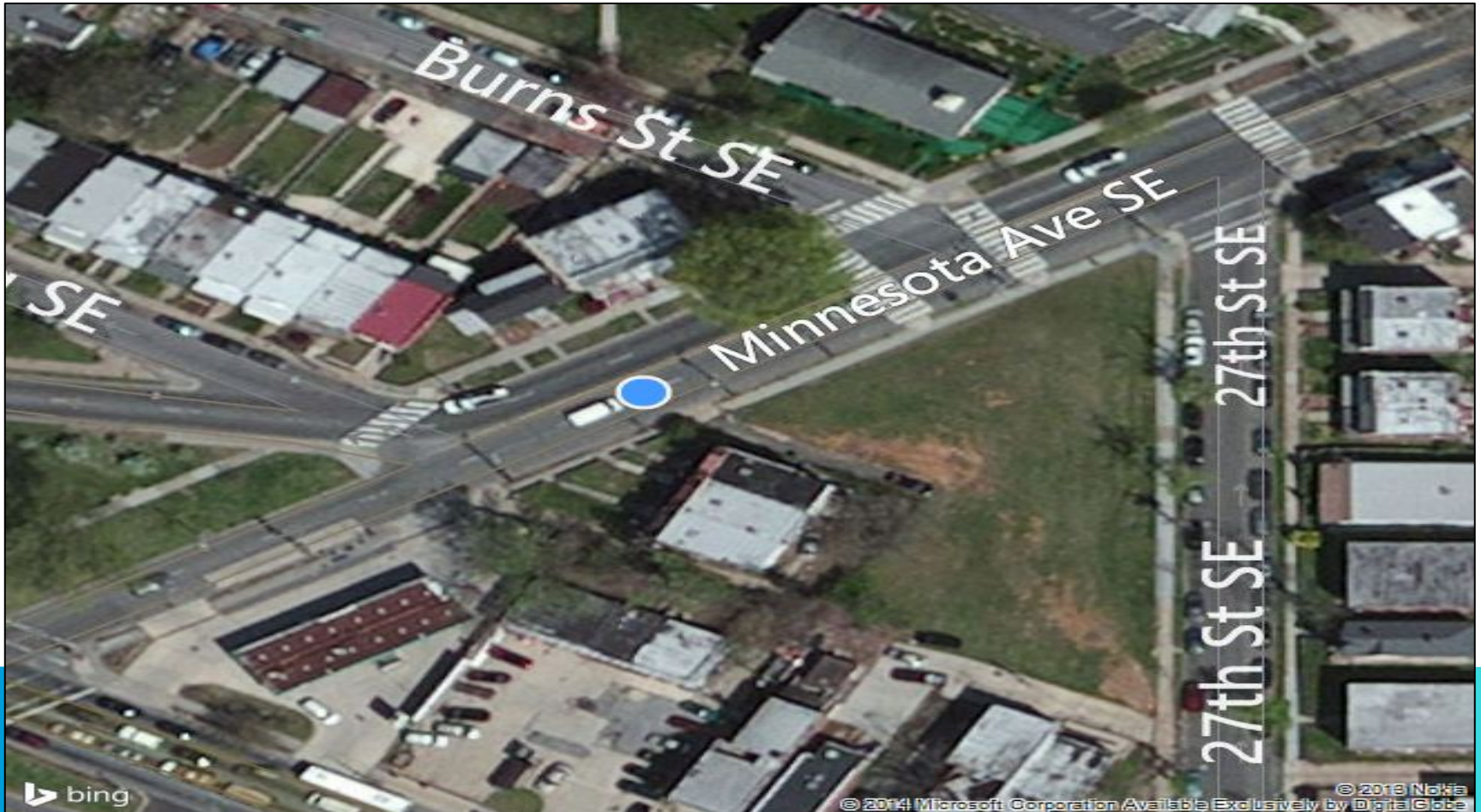
Background & Goals

Development Goals:

- Mixed-income developments;
- Vocational training and/or local neighborhood job creation;
- Good workmanlike construction, quality design and architecture that complements the existing architecture of the neighborhood;
- Adequate financing from pre-development through final completion;
- Family style affordable dwelling units (2 or more bedrooms) which allow families to grow in place;
- 20% of the units to be affordable at 80% AMI or below
- A commitment to at least 15 years of affordability for homeownership and 40 years for rental projects ;
- Community outreach and development coordination; and
- Use of green materials, techniques and systems that meet the 2011 Green Communities Criteria.

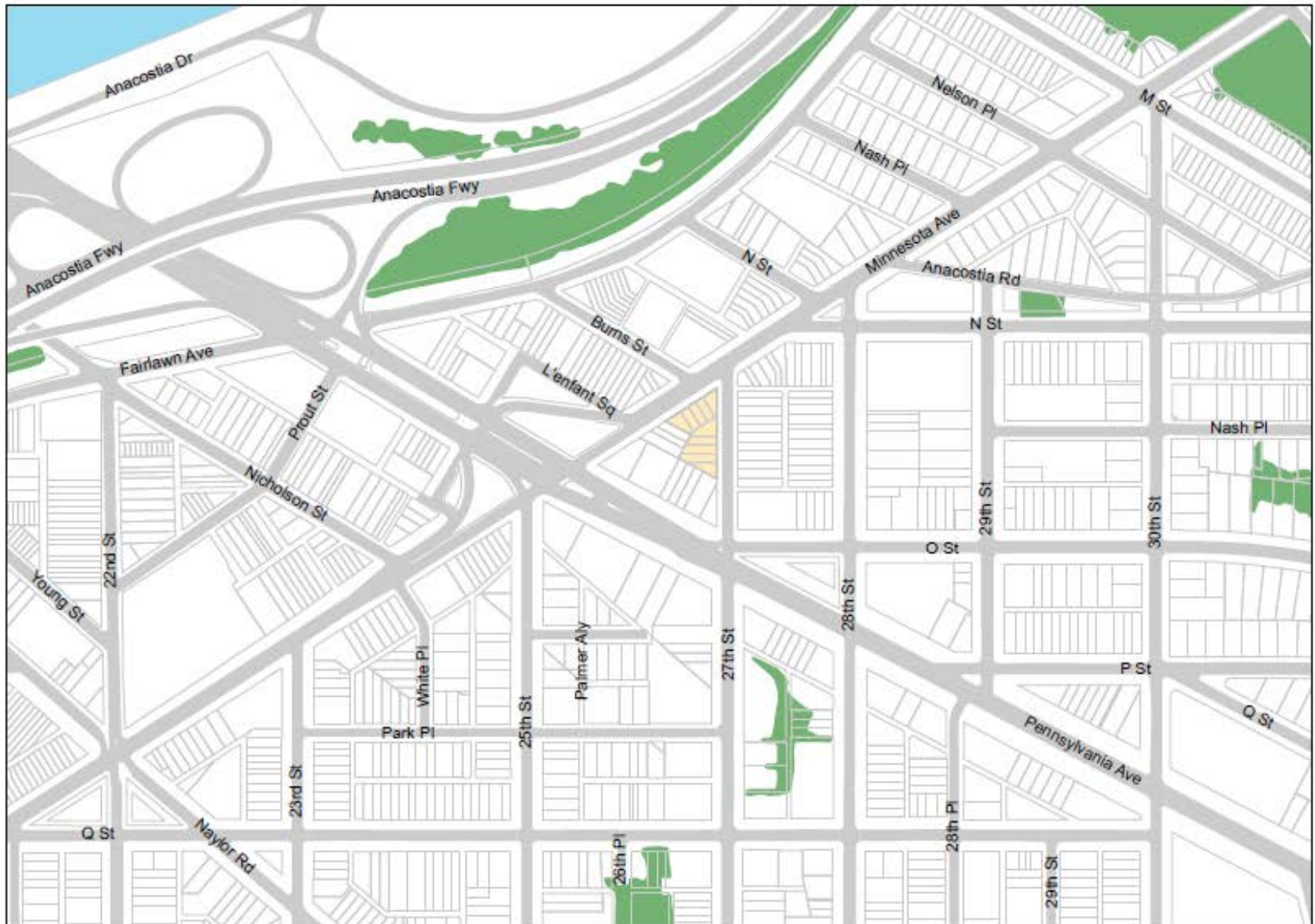
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PHOTOS & NEIGHBORHOOD CONTEXT



Minnesota Avenue & 27th Street, SE,
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MINNESOTA AVENUE & 27TH STREET, SE



MINNESOTA AVENUE & 27TH STREET, SE



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MINNESOTA AVENUE & 27TH STREET, SE



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MINNESOTA AVENUE & 27TH STREET, SE



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Evaluation Criteria – Minnesota Avenue & 27th Street, SE

Criteria	Description
Vision	<ul style="list-style-type: none">•Innovative, feasible ideas for development or reuse of the Development Site, in terms of market viability and neighborhood context
Qualifications & Experience	<ul style="list-style-type: none">•Demonstrate qualified to execute the proposed development plan•Have successfully served in developer roles for completed projects of a similar scale and scope to that of the proposed project•Provide evidence of sufficient organizational and financial capability utilized during the successful and timely delivery of past projects
Project Financial Feasibility and Developer Financial Capacity	<ul style="list-style-type: none">•Demonstrate possession of the financial resources to execute the project requirements with minimum District-based subsidy•Display a willingness to provide the District with fair consideration for its real property assets•Exhibit a willingness to provide the District with a meaningful guarantee regarding payment and performance through final project completion
Attainment of District Policy Goals	<ul style="list-style-type: none">•LSDBE and CBE participation•Incorporate high-quality design•Improve quality of life for the surrounding community•Incorporate environmental sustainability best practices•Maximize economic value to the District

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SFO Schedule – Minnesota Avenue & 27th Street, SE

	IMPORTANT DATES
Issuance of Solicitation	July 11, 2014
Pre-Offer Conference	August 20, 2014
Site Visit	1p-3p, August 28, 2014
Proposal Due Date	4 pm, October 24, 2014

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SFO – MINNESOTA AVE. & 27TH STREET, SE

Karanja Slaughter, Manager, PADD

202-442-7282

karanja.slaughter@dc.gov

Barbara Cannady-Masimini, Project Manager, PADD

202-442-7296

barbara.cannady-masimini@dc.gov

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QUESTIONS AND ANSWERS

