



**Q & A**  
**HALLEY TERRACE PRE BID Meeting 5/19/15**

**Q.**

**Can we get guest list of attendees?**

**A.**

It has typically been DHCD's/PADD's policy not to release the list of attendees for meetings/events

**Q.**

**What is the status of condo project?**

**A.**

Units in 4338 Halley Terrace were subdivided and recorded and the project abandoned

**Q.**

**Does the project have to be mixed income or can it be predominately supportive housing and/or affordable?**

**A.**

Typically, the agency prefers mixed-income projects; however the specifics of the mix are up to the developer.

**Q.**

**Are appraisals for the properties available? (4324, 4326 & 4338 Halley Terrace )**

**A.**

The appraisals for all three properties are posted to the DHCD/PADD web site.



Q.

**What about Section 3 Businesses?**

A.

Section 3 requirements are enforced by DHCD's Office of Program Monitoring (OPM). For projects to meet their Section 3 requirements a Certification and Opportunities plan must be submitted to DHCD.

Q.

**Why did the last solicitation not go through?**

A.

We received proposals previously, but they were deemed non-responsive.

Q.

**How is DHCD going to weigh different acquisition prices that target different levels of affordability?**

A.

DHCD will look at the entirety of the proposal in order to evaluate the relationship between the offer price and the targeted AMI level(s). Specifically, DHCD determines the total subsidy by adding the land subsidy to the DFD financing. The total subsidy is then compared to the targeted AMI levels to better understand the return the agency is receiving for subsidizing each unit.

Q.

**DHCD has invited sister agencies DSLBD and DOES to attend Pre-bid Meetings in the past and they have participated.**

A.

We will invite both to attend future meetings particularly given the changes in DSLBD CBE/SBE requirements.



**Q.**

**Can you provide your own social work for 5% remain supportive housing?**

**A.**

Only if your organization routinely provides social services

**Q.**

**Does completion time separate developers?**

**A.**

The development timeline is reviewed and considered as part of the evaluation of the overall proposal.

**Q.**

**If you are a CBE/DSDBE and you have capability in house do you have to reach 35% CBE/SBE GOAL?**

**A.**

Yes you still have to reach the targeted goal

**Q.**

**How are supportive housing units financed long-term to ensure “pro-forma” viability?**

**A.**

For the PADD/DFD joint SFO/RFP Housing Production Trust Fund dollars (as well as Department of Behavioral Health (DBH) and Housing Opportunities for Persons With AIDS (HOPWA) are being made available to provide long-term gap financing (HPTF is typically amortized over a 40-year period).



Q.

**How are “family” units as an option going to be treated in this 13 unit-1 bed room proposed project?**

A.

Projects with larger bedroom units are given preference. However, the agency understands that there is a tension between family-sized units and financial viability. The developer must decide the best course to achieve the appropriate unit mix between various unit sizes.

Q.

**Home Affordability: Does requirements apply to cash buyers?**

A.

Yes it does still apply.

Q.

**Do you have you have to use district owners/local contractors only?**

A.

All contractors should be licensed in the District of Columbia. See DSLBD and DOES for development team and contractor requirements.

Q.

**Is there a website that lists the authorized contractors?**

A.

DSLBD has a list of certified companies.

Q.

**When do you have to pay acquisition cost?**

A.

All acquisition cost must be paid at closing.



Q.

**Can the acquisition cost be paid after the developer/landlord starts to make money?**

A.

No, all acquisition cost must be paid at closing.

Q.

**Will there be a 2<sup>nd</sup> chance for a site visit?**

A.

The properties have been determined to be unsafe to enter; you can do a drive by at your convenience.