



Pre-Bidder's Meeting

Solicitation For Offers for 2200-2210 Hunter Pl., 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**

**2200-2210 Hunter Place, SE,
Washington, DC**

SITE DETAILS – HUNTER PLACE

Location	2200-2210 Hunter Pl., SE
Square	5812
Lots	118
Total Square Footage	23,017 sq. ft.
Owner	District of Columbia
Status	Vacant
Zone	R-5-A
2013 Tax Assessed Value	\$690,510
Adjacent Stakeholders/Property Owner	
Historic District	No

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Neighborhood:

The Barry Farm neighborhood was originally land owned by David and Julia Barry, and it extended from the Anacostia River to what is now known as Garfield Heights. In 1867, after the Civil War, the Freedmen's Bureau bought 375 acres of farmland from the Barry's to provide homeownership opportunities for the recently freed African-Americans. A portion of the profits from the sale of these one-acre plots was used to build Howard University. In 1954, the Redevelopment Land Agency acquired much of the land in the area and built public housing for displaced residents coming from the urban renewal in Southwest and other parts of the city.

Zoning:

The existing zoning is R-5-A, a moderate density residential zone. R-5-A permits single family and duplex dwelling development by right, and rowhouse and multi-family development by special exception with review by the Board of Zoning Adjustment. As such, any new construction at R-5-A density and height would require BZA review. Any development at a higher density or height would require a Planned Unit Development with Zoning Commission review, although this site alone may not meet the minimum lot size requirement for a PUD.

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 a minimum affordability period of 15 years for homeownership and 40 years for rental housing.

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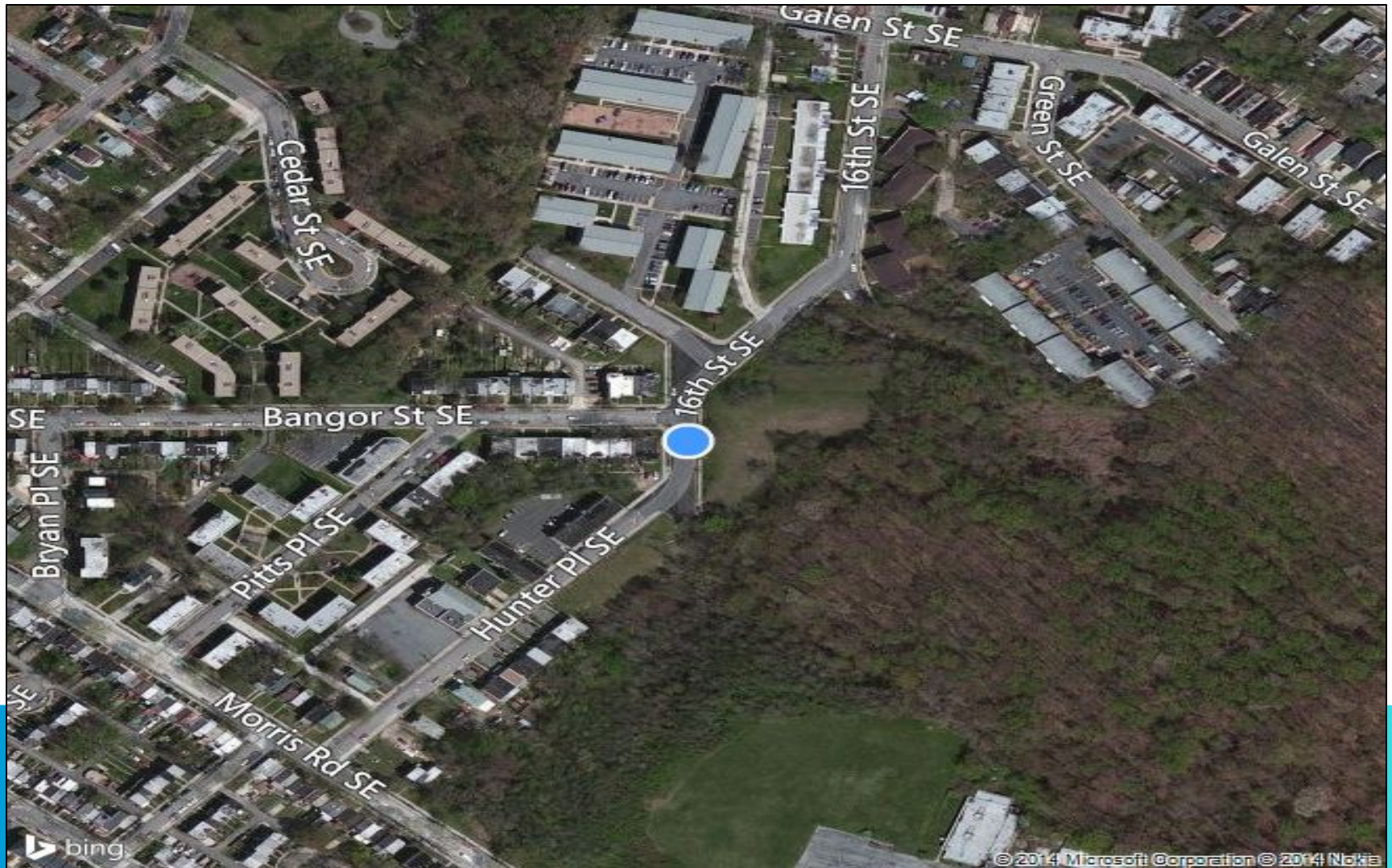
Background & Goals

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.

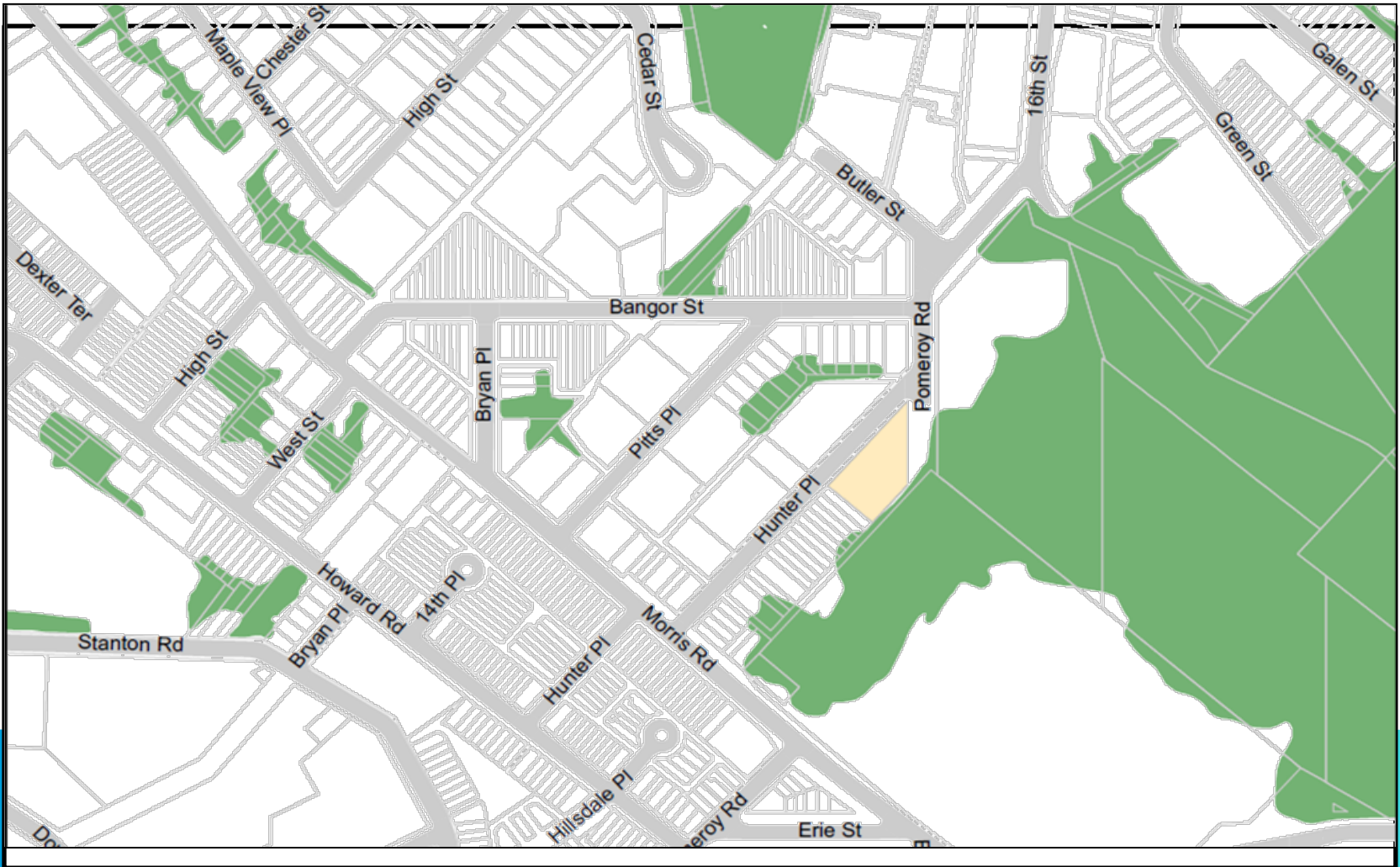
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PHOTOS & NEIGHBORHOOD CONTEXT



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Evaluation Criteria

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 – 2200-2210 Hunter Place, SE

	IMPORTANT DATES
Issuance of Solicitation	July 11, 2014
Pre-Offer Conference	August 20, 2014
Site Visit	10a-12p, August 28
Proposal Due Date	4 pm, October 24, 2014

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SFO – 2200-2210 HUNTER PLACE, SE

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QUESTIONS AND ANSWERS

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