



# Spring 2026 Bundle Solicitation for Offers

Frequently Asked Questions (FAQ) – April 2026

## Spring 2026 Bundle Solicitation for Offers (SFO)

DHCD's Property Acquisition and Disposition Division (PADD) issued a solicitation for offers for vacant sites in the District of Columbia available for acquisition through Spring 2026 Bundle Solicitations for Offers. Additionally, this opportunity was announced as a part of the [2026 Consolidated Request for Proposals \(RFP\) for Affordable Housing Financing and Development Sites](#).

### QUESTION 1

**How should offerors interpret PADD's preferred development program from section '1.3 Agency Goals' in cases where the resulting development is single-family / fewer than 3 units?**

Section '1.3 - Agency Goals' (page 5) reads:

"The preferred development program for this solicitation is for 10 percent of all new units created to be affordable to households with incomes from 0-30 percent of MFI ("Extremely Low-Income Limits") and 25 percent to households with incomes from 0-50 percent of MFI (Very Low-Income Limits)."

Most of the RFP properties are a single lot that is R-zoned, allowing for only one primary dwelling unit per lot (by-right).

It's not possible to satisfy PADD's preferred development program thresholds (as they are written) without restricting the standalone R-zoned developments to be affordable **only** to 0-30%-of-MFI households.

The affordable program should be as closely aligned with the requirements of the RFP. If there is a misalignment a justification in the form of a narrative or a budget shall be presented to reconcile.

### QUESTION 2

**(Related to Question 1 above) How are additional points for exceeding minimum affordability requirements awarded on projects that have 1 / fewer than 3 units?**

The scoring card and the review panel will guide the approach to preference points. Please use the RFP scoring criteria as your guide.

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## QUESTION 3

### How are bedroom mix requirements applied to small projects (fewer than 3 units)?

DHCD would like to see five years of aggregate loan portfolio activity.

Section '3.1 - Development Plan Requirements' (page 9) reads:

"Residential new construction: At least 25% of the total units offered shall consist of two (2) bedrooms; At least 20% of the total units offered shall consist of three (3) bedrooms."

Will smaller projects be bound by the more restrictive requirement (three bedrooms)?

The essence of this requirement is to stress the requirement for family sized units. Kindly use your discretion when programming development.

## Question 4

### Can we confirm that the ['2026 INCLUSIONARY ZONING MAXIMUM INCOME, RENT AND PURCHASE PRICE SCHEDULE'](#) is the correct reference for determining the 30%, 50%, and 80% MFI thresholds?

Section '1.3 - Agency Goals' (page 5) reads:

"... that do not exceed 80 percent of Median Family Income as described in the INCLUSIONARY ZONING PROGRAM 2023-2024 MAXIMUM INCOME, RENT AND PURCHASE PRICE SCHEDULE, published on DHCD's website."

The IZ Income and sale chart for 2026 is the reference for establishing the required statistics. The subject project will be bound to the most current IZ chart or as determined by PADD upon Certificate of Occupancy.

## QUESTION 5

### Can a GC's bonding capacity satisfy the performance bond requirement?

No, those are different things- as explained on page 26 of the RFP.

## QUESTION 6

### Should offerors optimize for maximum offer price or deeper affordability when submitting the RFP responses? Can PADD provide guidance on which factor may carry more weight?

It will be difficult to optimize for both, as a maximum offer price can come at the expense of deeper affordability, and vice versa.

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## QUESTION 6 (Cont'd)

**Should offerors optimize for maximum offer price or deeper affordability when submitting the RFP responses? Can PADD provide guidance on which factor may carry more weight?**

Section 3.3 - Pricing Proposal Requirement (page 13) reads:

"PADD is seeking Offers that require the least amount of subsidy (either through the District agreeing to receive less than fair market value for a Development Site or through other District or federal public financing tools) to fill anticipated financing and/or investment gaps in the Project's capital structure"

I interpret the 2nd bullet to suggest greater affordability carries more weight than the maximum offer price but want to confirm.

Affordability and design and creativity carry more weight than the offer price for the property. Something the community will appreciate and enjoy and that serves their needs is the goal.

## QUESTION 7

**Can PADD provide guidance on which factor may carry more weight?**

For example: I imagine the scope / breadth of a 100-unit LIHTC market study **is not** what PADD expects, given that most of the RFP properties are for standalone single-family home builds. But want to confirm this point. The market study should reconcile sale prices, building composition, etc.

## QUESTION 8

**Will PADD offer technical assistance sessions for prospective offerors?**

DHCD told me that the 2026 Consolidated RFP Technical Assistance Sessions were only for those requesting funding from DHCD, not for PADD offerors.

Would like to know if PADD is planning to provide something similar. Please refer to DFD for technical assistance pertaining to financing.

## QUESTION 9

**How would the affordability covenant - 15 years of affordability for purchase units and 40 years of affordability for the rental units for stand-alone projects - apply to a project with an Accessory Dwelling Unit (ADU)?**

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## QUESTION 9 (Cont'd)

### Can a GC's bonding capacity satisfy the performance bond requirement?

I assume that even though a project with an ADU can provide a future homeowner with a rental unit for rental income, it is ultimately still a homeownership project and is therefore bound by the 15 years of affordability for purchase. But want to get confirmation on this interpretation.

All projects should offer an affordable component. If the project is a rental, then the affordable term shall be for 40 years for the affordable units. If the project is a condominium, then the affordable term shall be 15 years.

## QUESTION 10

### What is the best way to access the existing due-diligence documents for the PADD sites?

At the Pre-Bidder's Meeting, someone mentioned that due diligence documents (I'm assuming things like soil tests / environmental studies, tree measurements) existed for some sites, and there would be a follow-up action to aggregate and share these documents with potential offerors.

Wanted to quickly check-in on the status of that; There will be SOME available for SOME sites.

## QUESTION 11

### Regarding the PADD Property [6] 5033 Meade St NE, is PADD offering 1 lot or 2 lots for disposition?

While driving home, I passed the Meade St NE site and noticed the DHCD fencing seemed to enclose 2 lots

Attached is photo 'IMG\_3632.JPG' which shows DHCD fencing that looks to end at the lot line of the neighboring home (I believe, 5037 Meade St NE)

However, Property Quest shows 2 lots in the area surrounded by the DHCD fencing.

5033 Meade St NE, Square 5201 Lot 0085, owned by the District of Columbia, matching the PADD solicitation (see attachment 'Sq 5201 Lot 0085 Meade St NE.png')

Square 5201 Lot 0086 Meade St NE, owned by a Robert McCamey out of Laurel, MD (see attachment 'Sq 5201 Lot 0086 Meade St NE.png')

The subject lot referenced is the entire offering for this solicitation.

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## QUESTION 12

### Can PADD assist developers with relief requests that fall outside of "zoning relief"?

Section '2.4 - Zoning – See “Solicitation for Offers – Project Information” reads:

"Developers who submit Offers requesting zoning relief shall demonstrate that their project will result in a larger percentage of affordable units at 30 percent MFI and/or 50 percent MFI brackets or as specifically stated otherwise in the Solicitation for Offers – Project Information. Developers should review all applicable District zoning regulations while preparing their Offers, including Title 11 of the District of Columbia Municipal Regulations (DCMR) for a complete list of zoning provisions and requirements.

Developers will be responsible for all costs associated with obtaining any zoning relief. A developer should detail its zoning strategy and present an estimated schedule that fully describes each step in the approval process necessary for the entitlements assumed in the Offer."

The DDOT Tree Preservation website shows PADD Property [4] Square 5150 Lot 0095 46th St NE as having a Heritage Tree in the center of the lot (see attachment '**Sq 5150 Lot 0095 46th St NE Heritage Tree 2.png**'). While this needs confirmation, the presumed Heritage Tree's location on the lot very likely renders the site non-buildable.

While the relief needed to make this site buildable doesn't technically fall under "zoning" relief, it raises a tension between conflicting goals across DC agencies

DDOT's enforcement of the canopy law at this site (unless one can prove the tree is hazardous) would prevent any housing from existing, while DHCD's goal is to build affordable housing at the location

When conflict exists between agencies in situations like this, does DHCD have tools available to advocate for relief that would allow housing to exist on non-buildable sites the city intends to award to developers / offerors?

Applicants will need to apply to the appropriate agencies for relief and must demonstrate the awareness and knowledge of the process for doing so in their submittals.