

2nd PADD Solicitation FAQs

1. **Question:** Does the limit on the initial sale of a for-sale affordable housing unit to 30% of the maximum allowable monthly gross income also apply to the sales price that a homeowner may ask for at resale?

Answer: No the 30% income limitation does not extend to homeowners. This limitation is used for the initial pricing of the targeted household of a for-sale affordable unit only.

2. **Question:** Will bundling of the sites for the purposes of cross-subsidization be allowed?

Answer: No, the evaluation panel will review each Development site individually.

3. **Question:** When will PADD expect the payment of the offer price?

Answer: PADD will expect payment of the offer price at closing when it conveys the property to the Developer. No Developer will receive a deed to any property without tendering the full purchase price.

4. **Question:** Are there separate gas and electric meters for the individual units for the site at 3401 13th St, SE?

Answer: Yes.

5. **Question:** How will title to the properties be conveyed?

Answer: PADD will convey good and marketable fee simple title to all properties by special warranty deed.

6. **Question:** Will PADD allow the Florida and Q St site to include commercial space?

Answer: Yes, PADD will allow commercial development on the ground floor of the Q and Florida site so long as it conforms to the zoning.

7. **Question:** How will the right of entry work? Will there be a specific date designated for developers to go out and inspect the properties?

Answer: The sites at 1713 New Jersey Ave, NW and 922 French St, NW will be open for inspection on June 11, 2009, between 9am to 11 am. The Developers should have their right of entry form executed by close of business (5pm) June 10th and return a signed copy to Adarsh Hathi at PADD. The site at 3401 13th St, SE will not be open for inspection. PADD is looking into the possibility of scheduling another slot of time for people interested in inspecting the sites.

8. **Question:** What is the deadline for submitting questions to PADD regarding the Solicitation?

Answer: The deadline for submission of questions will be close of business (5pm) Friday, June 19, 2009. Responses will be made available on the web by close of business (5pm) Monday, June 22, 2009.

9. **Question:** Does the District of Columbia Rental Housing Act of 1980 (the “Rental Housing Act”) apply to 3401 – 3401 ½ 13th ST SE even though the property has been vacant for several years and is currently owned by the District?

Answer: Yes, the Property is subject to the Rental Housing Act. If a developer is selected to redevelop this property as rental housing, PADD will work with the developer to make the project feasible and assist the developer with compliance under the Rental Housing Act.

10. **Question:** The Solicitation says that the rents for an affordable rental housing unit can not exceed the FY09 Housing Production Trust Fund (“HPTF”) rent limits and the initial sale prices for affordable for-sale housing units must be calculated using the FY09 HPTF income limits. However, it is unlikely that any units will be ready for occupancy before the end of FY09. While we understand that for purposes of answering the Solicitation, we must use the FY09 HPTF limits, will DHCD allow a developer to charge rents and potentially raise the initial sales prices of for-sale affordable units based on the HPTF limits for the fiscal year in which the units are placed in service or will developers be required to charge rents and use sales prices for affordable units based on the FY09 HPTF limits regardless of what year the units are completed and placed in service?

Answer: For purposes of answering the Solicitation, developers should use the FY09 HPTF Rent and Income Limits to determine the pricing of affordable units. However upon project completion, a developer may make a request to PADD to use HPTF Rent and Income Limits for the actual fiscal year that the units are completed. Approval of such requests shall be in the sole discretion of the manager of PADD.