

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Housing and Community Development



62nd St PADD Solicitation Pre-Bid Meeting Critical Questions

June 18, 2010

1. **Question:** Can the development plan include proposing a land swap? The proposal might offer developing housing on a lot owned by the developer other than the lots offered in the solicitation and propose commercial development on the lots offered in the solicitation as an additional benefit.

Answer: PADD is willing to consider such a proposal after taking into account all other factors including but not limited to benefits to the community, pricing and the satisfaction of the overall DHCD goals outlined in the Solicitation.

2. **Question:** Will PADD accept proposals that are dependent on Low Income Housing Tax Credits or HFA financing or other public financing?

Answer: PADD prefers that proposals submitted are supported by private financing and not dependent on additional DHCD financing or other public subsidies.

3. **Question:** How are proposals evaluated and selected?

Answer: Please note that in the Solicitation the selection criteria is outlined as follows:

- Development Plan
- Affordability Component (if applicable)
- Pricing Proposal
- Community Benefits
- Executive Summary

DHCD will evaluate on the basis of greatest benefit to the District and the community in all categories.

4. **Zoning:** Please note the change in the zoning classification for Square 5268, Lots 9-13. The current zoning is R-2 and not R-5-A as mentioned in the Solicitation. However, we advise the developers to verify with the DC Office of Planning to confirm the current zoning classifications.