



Department of Housing and Community Development

Pre-bid Meeting: PADD/DFD Q & A

Tuesday May 19 2015



WELCOME

Pre-bid Meeting Agenda



- Meet and Greet
- Opening Remarks – Director Donaldson
- Overview – Karanja Slaughter
- Development Finance Division (DFD) Request For Proposals (RFP) – Lavern Scott
- Presentation and Q&A for Halley Terrace – Michael Woodson
- Site Visit

Opening Remarks

Director
Polly Donaldson



Overview

**Karanja Slaughter, Manager Property
Acquisition and Disposition Division
(PADD)**



Pre-bid Presenter

Laverne Scott, DFD Housing Projects
Coordinator



DFD's Application Process

- Coordination with PADD to determine appropriate financing
- Thorough underwriting before decisions
- Improved lending and processing outcomes

Four Step Process for Decisions

1. Threshold - clear, objective criteria
2. Feasibility/sustainability analysis, through underwriting
3. Project prioritization
4. Funding decisions

DFD's Threshold Review Criteria

1. 5% of all projects must provide Permanent Supportive Housing as defined in the RFP
2. Priority points will be given to projects offering larger bedroom sizes (3 BRs and above)
3. Regulatory eligibility for appropriate programs
4. Development team materials submitted

Review Criteria – cont'd

5. Corporate Good Standing and Clean Hands Certificate
6. Creditworthiness
7. Completed Green Design process
8. Preliminary architectural schematic drawings and Form 212 or Form 215
9. Completeness of application material submitted

Threshold Criteria Review

- Applications that pass move into next three steps
- Applications that fail will not move to the next step, and will receive notice

Funding Decisions

- Results of Underwriting will be reviewed in a committee process
- Ratified by DHCD Director Donaldson
- A Reservation Letter will be issued to all successful applicants along with the property award letter

Funding Decisions

- Letter of Reservation will include project-specific and generic closing conditions
- Commitment Letter follows with progress on closing conditions

QUESTIONS & ANSWERS

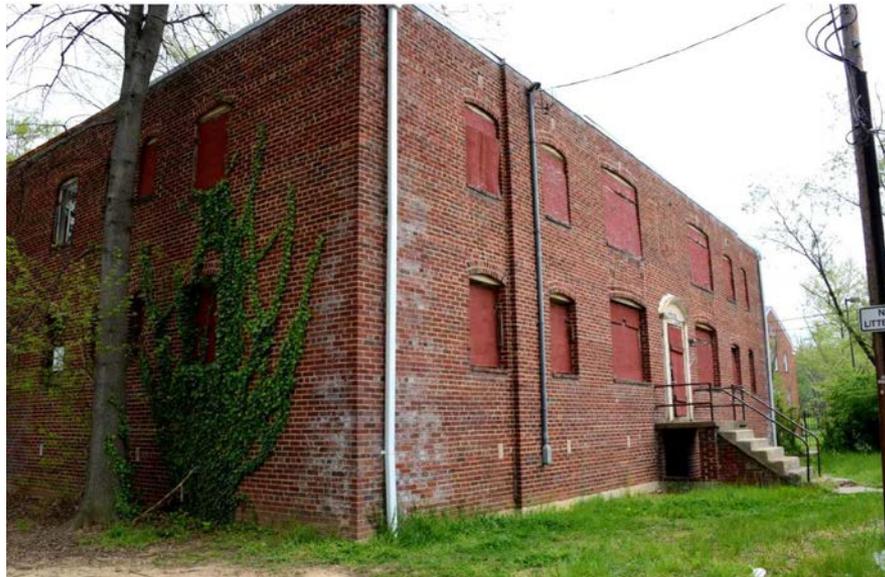
Pre-bid Presenter

Michael Woodson, Project
Manager





**District of Columbia
Department of Housing and Community Development
Property Acquisition And Disposition Division**



Pre-Bidder's Meeting

Solicitation For Offers for Halley Terrace SE, Washington, DC

Overview of DHCD – Halley Terrace, SE, Washington, DC

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**

Solicitation For Offers for Halley Terrace SE, Washington, DC

Site Details – Halley Terrace, SE, Washington, DC

Location	4324, 4326, 4338* Halley Terrace SE
Square	6214
Lots	0018, 0017, (*2001,2002,2003,2004,2005)
Total Square Footage	7,620 sq. ft.
Owner	District of Columbia
Status	Vacant
Zone	R-5-A
2014 Assessed Value	\$695,610
Historic District	No

Site Details – Halley Terrace, SE, Washington, DC

- Neighborhood:

The neighborhood of Bellevue sits at the far southern end of the District, and has many garden apartments, one high-rise apartment building and some 1940s era detached homes with yards. Ward 8 also has several large federal and local institutions. Bolling Air Force Base, for example, is in many ways a small town of its own, stretching along the Anacostia Waterfront. Saint Elizabeth's Hospital is a large campus with sweeping views of the city. The Blue Plains Wastewater Treatment Plant and D.C. Village both take up significant acreage at the southern tip of the city. The neighborhood is characterized primarily by attached and semi-detached properties along with some detached housing and multi-family dwellings. South Capitol Street and I-295 provide access to downtown Washington and suburban Maryland. The subject properties are three semi-detached two story brick 4 unit apartment buildings with basements and a large area in the rear that could accommodate parking.

A small area plan was completed for the Bellevue neighborhood in 2010. The Bellevue Small Area Plan was created to identify and link all the investment that occurred in Bellevue by providing strategic recommendations that will aid in further economic growth within the neighborhood. The Plan expresses a vision for the transformation of selected redevelopment sites into a mix of uses including housing, retail, and office that will enhance the existing neighborhood.

Site Details Cont'd – **Halley Terrace, SE, Washington, DC**

- 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 row houses and multi-family development by special exception with review by the Board of Zoning Adjustment. As such, while retaining and/or renovating the existing apartment buildings on the site could be permitted by-right, any new multi-family development or replacement of the current buildings at R-5-A density and height would require BZA review. Any replacement 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.

Background & Goals – Halley Terrace SE, Washington, DC

Development Goals:

- Mixed-income development;
- 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 2014 Green Communities Criteria.

Photos & Neighborhood Context– Halley Terrace, S.E, Washington, DC



Halley Terrace S.E.



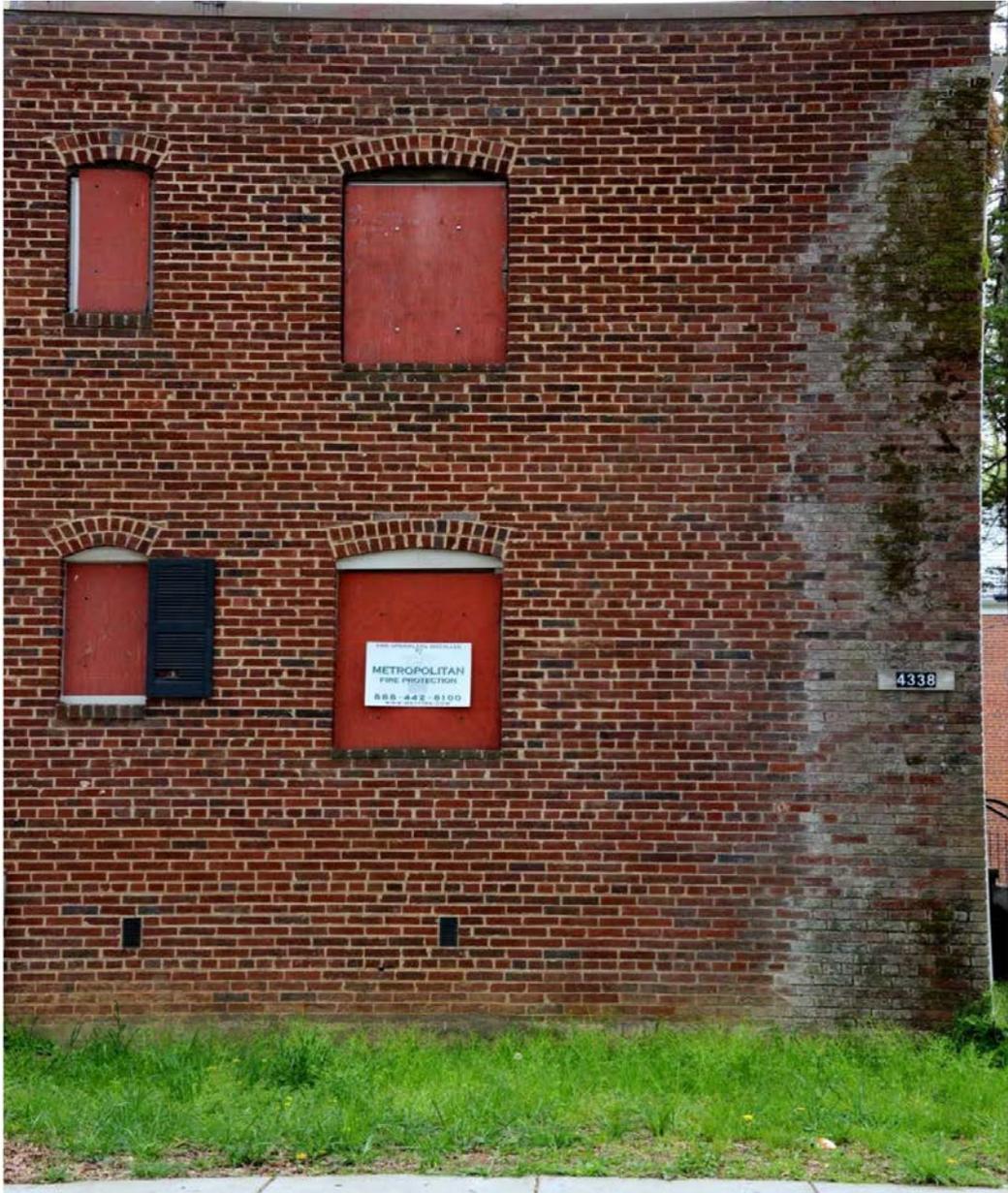
Halley Terrace S.E.



Halley Terrace S.E.



Halley Terrace S.E.



Evaluation Criteria – Halley Terrace S.E.

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

SFO Schedule – Halley Terrace S.E.

	IMPORTANT DATES
Issuance of Solicitation	April 29, 2015
Pre-Offer Conference	May 19, 2015
Site Visit	11am-12pm, May 19, 2015
Proposal Due Date	4 pm, August 27, 2015

SFO – Halley Terrace

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