

Solicitation for Offers

Department of Housing and Community Development
Property Acquisition and Disposition Division

**Director's Initiative
for
"Highest Price"
Sale**

**Release Date: March 28, 2025
Amendment Date: April 10, 2025
Revised Due Date: May 12, 2025**

Nina Albert
Deputy Mayor for Planning and Economic Development

Colleen Green, Director
Department of Housing and Community Development
1909 Martin Luther King Jr. Avenue SE | Washington, DC 20020

INTRODUCTION

PURPOSE OF THIS SOLICITATION FOR OFFERS

The Property Acquisition and Disposition Division (PADD) of the Department of Housing and Community Development (DHCD) has determined that some properties in its portfolio would best serve the mission of DHCD by being disposed of to the highest bidder with very few covenants in order to shift properties into production and out of PADD's maintenance portfolio for the benefit of its programs and DC residents. This will raise revenue and enable properties to enter into productivity more quickly by being released into the private sector.

DEVELOPMENT OPPORTUNITY

In this Solicitation for Offers (the "Solicitation"), DHCD, under the authority of D.C. Official Code § 42-3171.03 (2009) (the "Code"), intends to dispose of 3 properties to the highest bidder. DHCD shall award them to a buyer for the purpose of development

DHCD is pleased to issue this Solicitation and invites offerers to respond to this Solicitation with proposals (an "Offer").

AGENCY GOALS

The Sites will be sold pursuant to the terms of a Property Disposition Agreement (PDA) in the form attached hereto as Exhibit A, and the buyer shall take title to the Development Sites in "as-is" condition, without any representations or warranties.

- *Affordable Covenant: Title Shall be conveyed with A.C. of 120 % AMI for 15 years for ownership, and 40 years for rental.*
- *Construction Completion Covenant: Which requires construction to commence within 4 months of closing (with construction documents in hand within 3 months), and to be completed by 18 months after closing (15 month construction schedule).*

The District makes no representations regarding the character of soil or subsurface conditions or the existence, location or condition of any utilities which may serve the Development Sites or any Property within such Development Sites. The zoning information listed herein is for informational purposes only. DHCD makes no representation as to the accuracy of any zoning information. Upon execution of the Right of Entry Agreement, each Offerer will be provided an opportunity to view the parcel during the solicitation period. Each Offerer is strongly encouraged to conduct its own research and should draw its own conclusions concerning the conditions that may affect the methods or cost of development. Offerer shall be responsible for all pre-development expenses incurred to assess the conditions of the Property.

|This is a Director Initiative. The Disposition statutes and regulations being followed for guidance include but are not limited to: D.C. Official Code § 42-3171.03 which is PADD's disposition authority, and DCMR 10b 3200 Et Seq. Chapter 10-B32. DHCD: Disposition Of Real Property, Subtitle 10-B. Planning And Development, Title 10. Planning And Development, D.C. Municipal Regulations

There will be a public hearing held on or about May 13, 2025.

SUBMISSION REQUIREMENTS AND SELECTION PROCESS

- Signed Term Sheet (Template attached)
- Offer Letter
- 10% deposit of offer price via certified check to DC Treasurer; Memo line: Property Address
- Proof of funds for balance of offer price
- Clean Hands Certificate

Hard copies of the offer(s) must be hand delivered to DHCD office located at 1909 MLK Avenue, Jr. SE, by 4:00PM EST on May 12, 2025, and electronic submission must be submitted via QuickBase <https://octo.quickbase.com/db/bktkegi66> by 4:00PM EST.

The properties are:



<i>Location</i>	<i>1620-1626 Galen Street SE</i>
<i>Square</i>	<i>5755</i>
<i>Lots</i>	<i>-0834, -0831, -0833, -0832, -0101</i>
<i>Total Square Footage</i>	<i>7200 sq. ft. total</i>
<i>Owner</i>	<i>District of Columbia</i>
<i>Status</i>	<i>Vacant Empty Lot</i>
<i>Zoning</i>	<i>R-2 Residential</i>
<i>2025 Tax Assessed Value</i>	<i>\$494,240</i>
<i>Ward</i>	<i>8</i>

Location

Square, Suffix, Lot

5755 0101

[Tax Record](#)

Premises Address

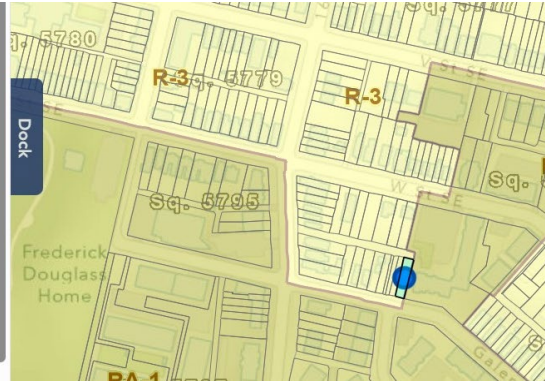
1626 GALEN ST SE

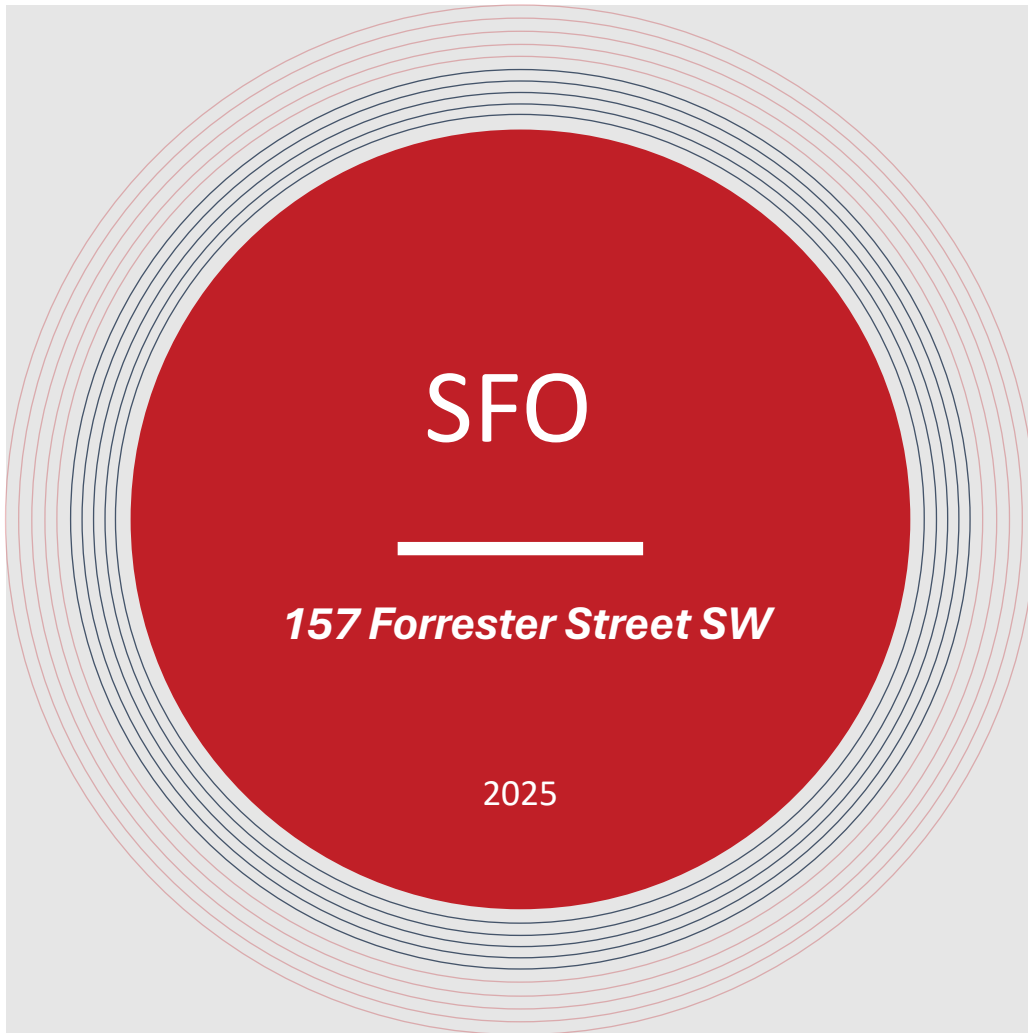
Owner Name

DISTRICT OF COLUMBIA

Owner Address

**1800 MARTIN LUTHER KING JR AVE
WASHINGTON DC 20020-6900**





Location	157 Forrester Street SW
Square	6240
Lots	-0803
Total Square Footage	5200 sq. ft.
Owner	District of Columbia
Status	Vacant Empty Lot
Zoning	R-2 Residential
2025 Tax Assessed Value	\$155,480
Ward	8

Location

Square, Suffix, Lot

6240 0803

[Tax Record](#)

Premises Address

157 FORRESTER ST SW

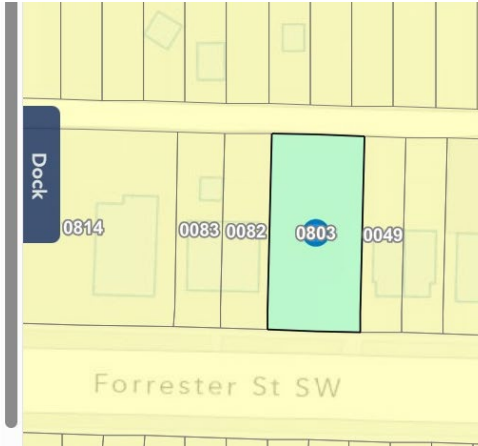
Owner Name

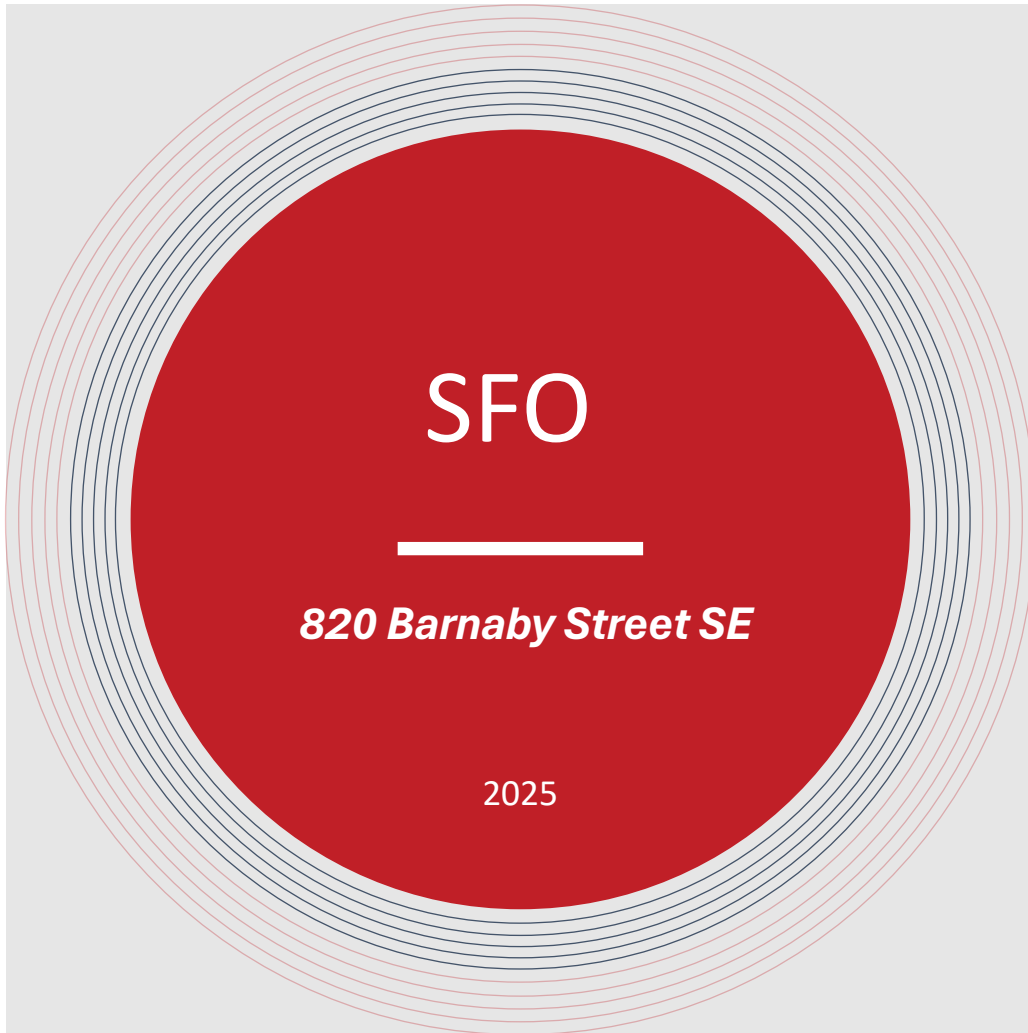
DISTRICT OF COLUMBIA

Owner Address

801 N CAPITOL ST NE

WASHINGTON DC 20002-4232





Location	820 Barnaby Street SE
Square	6163
Lots	-0828
Total Square Footage	12,760 sq. ft.
Owner	District of Columbia
Status	Vacant Empty Lot
Zoning	R-2 Residential
2025 Tax Assessed Value	\$147,000
Ward	8

Buffer

Full Report

Bookmark

Location

Square, Suffix, Lot
6163 0828
[Tax Record](#)
Premises Address
820 BARNABY ST SE
Owner Name
DISTRICT OF COLUMBIA
Owner Address
2000 14TH ST NW 8TH FLOOR
WASHINGTON DC 20009-4487
Imagery

Dock

RA-1

Sq. 6157

Atlantic St SE

0810

Sq. 6162

0811

R-2

0828