

Fiscal Year 2026

Request for Proposals (RFP) for Affordable Housing Financing and Development Sites

Issue Date: February 20, 2026

| HOME Investment Partnerships Program (HOME) | Community Development Block Grant (CDBG) | National Housing Trust Fund (NHTF) | Recovery Housing Program (RHP) | Local Rent Supplement Program (LRSP) | 9% Low Income Housing Tax Credits (LIHTC) | DC State Low Income Housing Tax Credits | Property Acquisition & Disposition Division (PADD) Solicitations for Offers

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I. INTRODUCTION

The Department of Housing and Community Development (DHCD) is responsible for advancing the District’s affordable housing strategy through the production and preservation, of housing opportunities for low- and moderate- income District of Columbia households. As DHCD operates within current market conditions, which include continued economic vacancy, inflationary construction costs, sustained high interest rates, investor pullback, and constrained capital markets—these factors threaten the viability of affordable housing production and preservation across the market. As such, DHCD must deploy available resources with heightened fiscal discipline and stewardship through the release of this comprehensive request for proposals for affordable housing financing and development sites (“Consolidated RFP”).

As DHCD administers the District’s core affordable housing programs and financing tools to expand, preserve, and restore affordable housing opportunities for low and moderate income households. Mayor Bowser’s housing strategy has caused the District to exceed its citywide goal of delivering 36,000 new homes by 2025, producing 36,216 total units as of Q3 FY 2025, and producing and preserving more than 12,000 new affordable units. This achievement reflects sustained public investment, coordinated interagency planning, and strong collaboration with mission driven development partners.

Despite this progress, the District continues to face significant affordability pressures. Construction costs and interest rates remain elevated, widening financing gaps for both new development and preservation projects. Additionally, the expiration of pandemic-era income supports, and tenant protections have increased the vulnerability of low resourced households. These conditions underscore the need for strategic, efficient deployment of DHCD affordable housing finance resources.

DHCD’s current priorities include:

- Utilizing federal and state housing resources to maximize affordable housing production, preservation, restoration, and homeownership opportunities for low and moderate income households
- Preservation and restoration of existing affordable housing, including rehabilitation of aging buildings and critical systems
- Production of new affordable rental and ownership units through strategic local and federal program investments
- Expansion of homeownership opportunities through down payment assistance, acquisition support, and innovative financing tools
- Stabilization of underserved households facing rising housing costs or displacement pressures
- Efficient use of public resources to maximize affordability outcomes and ensure long term stewardship of District investments

Development Financing for Affordable Housing

In 2023, the District of Columbia faced evolving challenges towards the continued goal of supporting the preservation and production of affordable housing. After emerging from the COVID-19 public health emergency and setting its sights on long-term recovery, interest rates and construction costs have rapidly increased, increasing the funding gap for many projects both underway and in the pre-development stage. Further, many of the income supports and other tenant protections rolled out in response to the public health emergency have now ended.

In 2024 DHCD released a unique “Stabilization” request for proposals due to many District-financed affordable housing projects facing financial difficulty caused by economic vacancy and/or an inability to convert from construction to permanent financing. The Fall 2024 RFP also solicited projects that had not closed on their tax-exempt bond financing due to macro- and micro-economic challenges and needed some additional support to progress towards financial closing.

As of Fiscal Year (FY) 2026, funding availability is even more constrained than previous budget years that were boosted by federal pandemic relief. Thus, the District’s charge now is to refocus on allocating existing available resources to efficiently spur the production and preservation of affordable housing.

Meanwhile, Federal changes to how Private Activity Bonds (also referred to as “Multifamily Mortgage Revenue Bonds” or “MMRBs”) are administered will theoretically boost the availability of affordable housing financing resources, due to the permanent reduction in the private activity bond financing threshold (the “50% Test”) from 50% to 25% (the “25% Test”). However, due to several market-specific conditions, including continued high economic vacancy rates and landlord/tenant court backlogs, many private market capital providers remain reluctant to invest in the District of Columbia, making it more difficult to secure debt and equity for affordable housing developments.

It is within this context that DHCD releases this Consolidated Request for Proposals (“Consolidated RFP”, “the RFP”) to award affordable housing finance resources for the production and preservation of affordable housing.

The requirements of this RFP are specifically guided by the following:

- i) The housing and geographic goals outlined in [Mayor’s Order 2019-036](#) and the [Housing Equity Report](#);
- ii) the [Consolidated Plan for FY 2022 – 2026](#); and
- iii) [2025 Low Income Housing Tax Credit \(“LIHTC”\) Qualified Allocation Plan \(“QAP”\). https://dhcd.dc.gov/publication/2025-low-income-housing-tax-credit-lihtc-qualified-allocation-plan-qap](#)

Under this RFP, DHCD will deploy a comprehensive mix of federal¹, local, and special purpose housing resources, including HOME Investment Partnerships Program (HOME), Community Development Block Grant (CDBG), National Housing Trust Fund (NHTF), Recovery Housing Program (RHP) funds, Local Rent Supplement Program (LRSP) operating subsidy, 9% Low Income Housing Tax Credits (LIHTC) and DC State LIHTC – all of which are tools to support affordable housing production and preservation in the District of Columbia.

Housing Production Trust Fund (HPTF) is not included in this RFP.

THE DISTRICT WILL OFFER AVAILABILITY OF HPTF ON A ROLLING BASIS VIA AN OPEN RFP PROCESS, BEING ABLE TO APPLY ON A QUARTERLY BASIS. DHCD WILL RELEASE ADDITIONAL INFORMATION ON THIS PROCESS SOON.

PADD Site Disposition Solicitations for Offers

In addition, the DHCD Property Acquisition and Disposition Division (PADD) invites developers to respond to this Consolidated RFP. Under the authority of D.C. Official Code § 42-3171.03 (2009), PADD intends to dispose of designated properties for redevelopment through Solicitations For Offers (SFO) for the following sites:

- **1620-1626 Galen Street, SE**- Sq 5755 Lt(s) 0834, 0831, 0833, 0832, 0101-Ward 8
- **820 Barnaby Street, SE**- Sq 6163 Lt 0828-Ward 8
- **1109 50th Place, NE**- Sq 5174 Lt 0023-Ward 7
- **46th Street NE**- Sq 5150 Lt 0095-Ward 7
- **5328 James Place, NE**- Sq 5206 Lt 0030-Ward 7
- **5033 Meade Street, NE**- Sq 5201 Lt 0085-Ward 7
- **4404 Foote Street, NE**- Sq 5130 Lt 0813-Ward 7
- **4319 Kane Place, NE**- Sq 5097 Lt 0021-Ward 7
- **2629 Martin Luther King Jr Ave, SE**- Sq 5867 Lt 0192-Ward 8
- **4226 Dix Street, NE**- Sq 5089 Lt 0017-Ward 7
- **2302 Pomeroy Road, SE**- Sq 5827 Lt 0010-Ward 8
- **919 47th Place NE**- Sq 5151 Lt 0105-Ward 7
- **157 Forrester Street, SW**- Sq 6240 Lt 0803-Ward 8

Please see the Solicitations For Offers incorporated herein as [Appendix 1](#).

Overall, the Consolidated RFP seeks qualified partners to implement cost effective, scalable, and compliance ready projects that advance the District’s long term housing affordability and neighborhood stabilization goals. Issuance of this RFP does not constitute a commitment to fund or select any proposal. Additionally, DHCD retains full discretion over project selection, portfolio composition, underwriting, and final award determinations.

1) ALL federal funds expended on housing construction must now comply with Build America Buy America Act, BABA, <https://www.hudexchange.info/programs/baba/>

II. DEVELOPMENT FINANCING - WHO SHOULD APPLY

DHCD will accept and consider eligible development proposals from all qualified applicants. Specific requirements for development team members are detailed in *Section VI* and in the Online Application System. Applicants should represent a development team that includes a developer, architect, professional consultants such as an attorney, a general contractor, civil engineer, property manager, lenders and investors, and any other team members necessary to finance, construct, and operate an affordable housing development. Together, the team must have the experience and financial and technical capacity to deliver a project that meets all DHCD's eligibility requirements and remain operational and compliant for the life of the project.

Lead applicants and project team members may be non-profit or for-profit entities. Applicants may be based in the District of Columbia or outside, but there are requirements about partnering with District-based enterprises and hiring District residents outlined in the Selection Criteria and the Compliance & Monitoring Requirements sections of this document.

Projects must meet all Threshold Eligibility Requirements. Threshold requirements are pass/fail conditions. Failure to meet any single Threshold Eligibility Requirement will result in disqualification and the application will not be scored.

No individual, sponsor, development consultant, or pass-through entities can be associated with more than **two (2) projects** in the Consolidated RFP in **any** capacity. Ownership and operating agreements of all application entities and consultants will be verified during the application review process and are subject to potential disqualification for all related projects by DHCD. Additionally, consultants must have no ownership interest, land ownership, investment, or affiliation with the development entity, whether nonprofit or for profit. This limitation is a risk mitigation and delivery assurance measure, and DHCD reserves the right to disqualify related entities where overlapping control, ownership, or capacity concerns are identified.

III. DEVELOPMENT FINANCING - HOW TO APPLY

All development financing proposals in response to this RFP must be created and submitted in DHCD's Online Application System, located at [Consolidated RFP Applicant Homepage](#).

The Online Application System will be available to begin new applications for this funding round on or before Monday, March 2nd. Applicants should visit the DHCD Online Application System website to register as users and become familiar with the system. Detailed instructions on how to create, build, and apply are provided on the website.

Development Financing Applications must be submitted to DHCD via [Quickbase](#) by 12 noon on Friday, April 17, 2026. No hard copy applications will be accepted.

The central component of the application is a multi-tab spreadsheet titled “*Form 202 – Application for Financing*” provided by DHCD (available within the Online Application System, linked above). The current version of the Form 202 must be used for all applications. Any prior versions of the Form 202 will not be accepted and render your application as non-responsive. Applicants will use this workbook to present details of their proposal, such as their development budget, operating pro-forma, LIHTC and other tax credit calculations (if applicable), and unit information. **In addition, the Form 202 now includes additional tabs that will need to be completed for homeownership projects.**

Also, applicants will be required to upload an extensive list of documents, some provided by DHCD and filled out by the applicant (such as the Form of Contract Affidavit for every team member), and others obtained directly by the applicant (such as the appraisal and Phase I environmental site assessment).

To submit a responsive, competitive proposal and maximize the potential of the application:

- all application filing requirements must be closely followed;
- all information requested in the application must be responded to completely;
- all information and figures provided must be consistent throughout the application; and
- all Applicants must adhere to the DHCD Conflict of Interest policy.

IV. DEVELOPMENT FINANCING - PROCESS & TIMELINE

Application Review Process

1. Threshold Review

Once the application window is closed, DHCD will conduct a Threshold Review to determine whether applications conform to the Threshold Eligibility Requirements outlined in *Section VI*. Threshold review is limited to verification of compliance with RFP requirements and does not involve comparative judgment. This Threshold Eligibility Review will not translate into a “Threshold Score” for purposes of DCHFA tax-exempt bond financing requests, as was the case in previous solicitations – rather, this review only reflects a determination of whether or not an application will move to the Evaluation stage of this Consolidated RFP.

Applications that meet all Threshold Eligibility Requirements under Section VI will be advanced to the Evaluation stage. Applications that fail to meet all Threshold Eligibility Requirements will not advance to the Evaluation stage.

2. Evaluation Criteria Review

Projects are rated and ranked based on cumulative project scores. After each Evaluation Criteria review, DHCD will incorporate feedback from partner agencies and finalizes the rating and ranking of projects. DHCD's Development Finance Division (DFD) will provide project selection recommendations based on the final rating and ranking of the Evaluation Criteria scores to the DHCD Director. *Scoring is intended to inform, but does not dictate, final selection decisions.*

3. Final Selections

DHCD's goal is to provide funding to those projects that provide the greatest public benefit while meeting Federal guidelines, the District's policy goals and maximizing the impact of public resources. Final selection decisions will be made by the DHCD Director who may consider certain objective factors that may not have been fully captured by the Evaluation Criteria review, but will help result in a diverse portfolio of projects selected for further underwriting. These factors include but are not limited to:

- The need to have a variety of housing unit types and a combination of production, preservation, and homeownership projects.
- Geographic distribution of selected projects.
- Whether a project that applied for funding is an existing DHCD asset with current residents living in a property that needs rehabilitation to address poor conditions.
- Projects with other extenuating circumstances.
- Additional budget or resource considerations not known to staff at the time of initial recommendations.
- An applicant's existing workload/potential capacity constraints (e.g., too many projects in the pipeline or other projects that were recently selected).

In order to achieve these goals, DHCD reserves the right to group and rank projects with similar characteristics. Also, DHCD reserves the right to disqualify projects for justifiable reasons that were not contemplated when the RFP criteria were

established. Moreover, funding availability and District of Columbia budgetary considerations may be a basis to not fund projects.

Projects that are selected for further underwriting will receive a selection letter. The selection letter is **not** a commitment for funding and will **not** outline financing terms and conditions. Projects that are selected for further underwriting will follow DHCD’s underwriting and closing process as outlined here see *Appendix 3* for the Development Finance Process Map.

Funding awards made by DHCD through this RFP are subject to the District’s Anti-Deficiency requirements and are not a commitment by DHCD to fund projects nor do they serve as an obligation of the District to fulfill financial obligations of any kind. Pursuant to any and all provisions of the conditional commitments or other agreements entered into at any point on this timeline are and will remain subject to the provisions of: (i) the Federal Anti-Deficiency Act, 31 U.S.C. §§1341, 1342, 1349, 1351; (ii) D.C. Official Code § 47-105; (iii) the District of Columbia Anti-Deficiency Act, D.C. Official Code §§ 47-355.01 – 355.08, as the foregoing statutes may be amended from time to time; and (iv) §446 of the District of Columbia Home Rule Act.

Anticipated Timeline (dates are subject to change)

DATE	MILESTONE
February 20, 2026	Consolidated RFP Released
March 2, 2026	Online Application System available to start applications / 2026 Form 202 published
March 10, 2026 (10AM – 12PM)	RFP Orientation / Q&A Session (virtual/in person)
March 16-27, 2026 (10AM – 12PM)	Potential Applicants can reserve 15-minute time slot for Technical Assistance session with DFD staff
April 17, 2026 (12 noon)	RFP applications due
May 31, 2026	Selections Announced

Questions During the Application Process

During the application period, prospective applicants must submit clarification questions to DHCD about the RFP through the Online Q&A Portal, which is part of the Online Application System. DHCD will respond to all questions submitted and will distribute the responses to all registered users of the system. Applicants should not directly contact DHCD staff with questions about a specific proposal. All questions must be submitted through the Q&A Portal.

Upon release of this RFP, DHCD staff are unable to, and will not, discuss an individual project proposal with an applicant and will not respond to these inquiries.

V. DEVELOPMENT FINANCING GUIDANCE

Guidance for Using Potential Structures and Tools – Non-tax-exempt bond rental Scenarios

As described in the Introduction, DHCD has identified several possible approaches for structuring rental projects not using tax exempt bonds and a variety of tools that could be utilized, as described below. *Examples provided herein are illustrative and non-exhaustive.* Applicants may propose alternative structures provided they comply with RFP requirements and applicable law. DHCD retains discretion to determine the acceptability of any proposed structure.

1. Example Structures

- *9% LIHTC projects, with or without local or federal gap financing:* Projects applying for 9% LIHTC in this RFP will be subject to specific requirements depending on whether they are also applying for LRSP and/or DHCD gap financing.
 - i. Projects may provide a primary and an alternative 9% LIHTC scenario that include and do not include DHCD gap financing and/or LRSP.
- *Affordable Component in Mixed-income and/or Mixed-use project* – affordable units could be master leased, owned and operated under the same entity as the market rate units, or the building could utilize a condo or tax lot structure.
 - i. At least 30% and no more than 50% of the total number of units must be reserved for households at or below 50% MFI and must be distributed evenly throughout the project.
 - ii. The proposed project must also meet the parameters of the funding source selected.
 - iii. For leverage scoring, the permanent mortgage generated by the market rate rents that would go to subsidize the affordable units may be counted as subsidy.
 - iv. Projects that have at least 51% ownership by non-profit are eligible for Tax Relief for Nonprofit Affordable Housing Developers, which would assist in meeting these parameters.

2. Optional Tools

- *Direct Sponsor funding, including a non-profit master lease of deeply affordable units (restricted at 30% or 50% MFI):* A housing provider may acquire a long-term master lease of a block of rental units in a larger market rate project. DHCD would consider the Total Uses of Funds of the entire project when considering the 49% DHCD gap financing limitation.
 - i. Could be utilized for either new construction or existing buildings
 - ii. The housing provider may assume property management responsibilities for these units
 - iii. Other development funding sources for the project would count as the Direct Sponsor's contributions to meet the 49% DHCD gap financing limitation.

Guidance for Using Potential Structures and Tools – Homeownership Projects

For non-LEC single-family and multifamily projects, applicants are required to submit a primary homeownership scenario that assumes the use of a DHCD development gap financing loan to support the acquisition, construction, and/or rehabilitation of a project and **does not** rely on DHCD's Home Purchase Assistance Program (HPAP) buyer subsidies to achieve minimum affordability. Eligible funding sources under this RFP for this project type would be CDBG and HOME.

The loan made from DHCD to the borrower/developer would be used to finance the development of the homeownership project through the unit sales phase. Depending on the affordability period commitment and the project's capital stack, the loan to the developer would be satisfied if/when: 1) the loan balance is partially repaid if there are excess proceeds after paying off the first trust construction lender; 2) the loan balance is partially or fully assumed by buyers of individual units in proportionate shares; and/or 3) the loan balance is partially or fully forgiven upon individual homebuyer unit sales. The preferred scenario should be submitted as the preferred scenario in the Online Application System.

Applicants are also encouraged to submit an alternative scenario that minimizes DHCD construction period gap financing through the incorporation of other tools such as project-based pre-commitments of individual homebuyer subsidies funded from private financing sources ("soft second" mortgages), and other external resources as supported by term sheets or letters of intent or interest, as applicable. **DHCD welcomes creative proposals.**

- **Homebuyer subsidy:** With the use of non-DHCD homebuyer subsidy, DHCD sees potential opportunity to reduce or eliminate the permanent development gap financing needed for projects if non-DHCD financing source is structured as a homebuyer subsidy (similar to HPAP but not funded from HPAP) and is made available for projects upfront as a "pre-commitment," similar to the way that

project-based rental subsidy is as LRSP is made available and consequently underwritten for rental projects. Such an approach may help affordable homeownership projects maximize sales proceeds available to take out most or all construction period financing sources.

For additional details on minimum requirements and guidelines for homeownership projects, both LECs as well as for-sale single-family/multifamily projects, please refer to the Threshold Eligibility Requirements in *Section VI* and the Underwriting Guidelines in *Section IX*.

VI. DEVELOPMENT FINANCING - SELECTION CRITERIA

All project proposals will be reviewed against a combination of Threshold Eligibility Requirements and Evaluation Criteria. Failure to meet any of the Threshold Eligibility Requirements will result in disqualification.

The Online Application System will prompt applicants to submit documentation in response to all requirements and evaluation criteria, and further details and instructions about each element are available once an online application is started. All instructions provided in the Online Application System or issued through the Online Q&A Portal are considered official guidance and are incorporated into this Consolidated RFP.

Threshold Eligibility Requirements

Applicants must submit documentation that fully demonstrates their compliance with each of the Threshold Eligibility Requirements outlined below. The Online Application System will prompt applicants to answer a series of questions about their proposals and upload the required documentation. Failure to meet these eligibility requirements, or to document eligibility, will result in elimination of the application from funding consideration for the application window in which they applied.

THRESHOLD ELIGIBILITY REQUIREMENTS	Applicable?	
	Production	Preservation
<i>Project Criteria</i>		
Project Eligibility and Certifications	✓	✓
Permanent Supportive Housing	✓	NA
Site Control	✓	✓
Entitlements and Development Review	✓	✓
<i>Financial Criteria</i>		
Development Budget and Operating Proforma	✓	✓
Acquisition Cost Reasonableness	✓	✓
Financing Letters of Interest, Intent, or Commitment	✓	✓
Financial Information for Operational Projects	NA	✓
<i>Applicant Criteria</i>		
Development Team Thresholds	✓	✓
<i>Reports and Plans</i>		
Appraisal	✓	✓
Market Study and Market Demand Analysis	✓	✓
Environmental Site Assessments	✓	✓
Physical Needs Assessments	NA	✓
Architectural Plans and Cost Estimates	✓	✓
<i>Compliance Criteria</i>		
Green Building Design and Construction	✓	✓
Relocation and Anti-Displacement Strategy	✓	✓
Property Management and Resident Services Plan	✓	✓

Project Criteria

Project Eligibility and Certifications

- **Project Eligibility**

DHCD will only consider funding requests for the following Project types through this Consolidated RFP:

- i. **Production**

For new construction Projects or Projects that rehabilitate vacant buildings that produce at least five (5) permanent housing units. Funded units may be within a mixed-income Project and use 9% LIHTCs, DC State LIHTCs or eligible federal sources to produce units up to 80% MFI if the MFI mix conforms to the requirements of the requested funding source.

The above requirements apply only to rental developments. Homeownership units reserved at or up to 80% of MFI are eligible for funding, including Limited Equity Cooperatives. Projects with lower MFI's may be considered more favorably.

OR

- ii. **Preservation**

For the acquisition and rehabilitation of existing, occupied housing (either rental or homeownership/LEC) with at least five (5) permanent housing units, where affordability will be preserved for current low-income tenants at any income level no greater than 80% of MFI. The property may have an existing and or expiring affordability deed restriction or operating subsidy, or it may currently be unsubsidized.

Projects that renovate existing vacant buildings to create housing for new residents will be subject to the requirements for Production Projects. To qualify as a Preservation Project in this RFP, the goal of the Project must be to upgrade the housing quality for existing residents and commit to long-term affordability. Projects that propose replacing an existing, occupied building with new on-site construction are considered Preservation Projects, provided affordable units are replaced on a one-for-one basis. *Please know that certain aspects of these Projects will be evaluated against the criteria for Production Projects — see note below for additional guidance.*

Units Eligible for DHCD Funding*

(*Developments may include units at higher MFI levels if funded with other sources)

INCOME LIMIT	Production (Rental)	Production (Homeownership)	Preservation (Rental)	Preservation (Homeownership)
Above 80% of MFI				
80% of MFI	✓	✓	✓	✓
60% of MFI	✓	✓	✓	✓
50% of MFI	✓	✓	✓	✓
30% of MFI	✓	✓	✓	✓

Mixed-income or mixed-use proposals are welcome. However, applicants will be responsible for demonstrating in their application materials (particularly the development and operating budgets) that any DHCD funds requested will only be allocated toward costs associated with eligible MFI units.

Projects sometimes have characteristics of both Production and Preservation. For example, consider an existing affordable Project that proposes to construct a new building within its property’s footprint and relocate residents (and possibly a Housing Assistance Payment contract) from the existing building to the new building.

As referenced in the [2025 Qualified Allocation Plan on pg. 29](#), Projects will be evaluated competitively in two separate pools: *production* and *preservation*. A project with more than 50% of its units classified as production will compete only against other production-focused projects. Similarly, projects with more than 50% preservation units will compete within the preservation pool. Applicants must indicate which pool they are applying to when submitting their application. DHCD reserves the right to reassign a project to a different pool if deemed necessary.

Net New Units can be produced through: (1) new construction projects; (2) Projects that preserve naturally affordable market-rate housing that had no existing affordability covenant; or (3) the addition of affordable units to a Preservation Project that is already subject to an existing affordability covenant.

Projects requesting 9% LIHTC also must meet the District’s basic eligibility requirements outlined in the [2025 Qualified Allocation Plan](#) (QAP)

- **Project Certifications**

- iii. **Narrative Completion**

Project applicants must certify that the Project Narrative (in the form provided in the Online Application System) was submitted on the provided form, all sections are completed, and that all information is true and correct. Approval or Letters of Support from the Advisory Neighborhood Commission (ANC) or other community groups will not be considered as part of the application.

- iv. **General Compliance Certifications/Affirmations**

Each applicant must certify that the project is, and will be, in compliance with all applicable federal and local rules and regulations by completing the Monitoring Certification Form included in the Online Application. Applicants should refer to the supplemental Compliance and Monitoring Reference Guide [DHCD Compliance and Monitoring Reference Guide \(note the 2019 version remains in effect with respect to the DHCD Office of Program Monitoring\)](#), which is incorporated as part of this RFP. Applicants receiving financial assistance from DHCD may be subject to the following laws and regulations listed in the table below.

- | | |
|--|--|
| <ul style="list-style-type: none"> • Housing Production Trust Fund – DC Code §42-2801 et seq.; DCMR 10-B41 • Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards – 2 CFR Part 200 • Community Development Block Grant (CDBG) – 24 CFR Part 570 • HOME Investment Partnerships Program (including long-term affordability requirements) – 24 CFR Part 92 • Housing Opportunities for Persons with AIDS (HOPWA) – 24 CFR Part 574 • Environmental Reviews – 24 CFR Part 58 • Certified Business Enterprise Agreement • Age Discrimination Act of 1975 – 24 CFR Part 146 • Affirmative Action Plan – Mayor’s Order 85-85 • Non-procurement Debarment – 2 CFR Part 2424 • Anti-lobbying Restrictions – 24 CFR Part 87 • DC Notice on Non-Discrimination – DC Official Code §§2-1401.1 et seq. • The Rental Housing Conversion and Sale Act of 1980 – DC Law 3-86 • The Rental Housing Act of 1985 • The Housing Trust Fund (HTF) - Title I of the Housing and Economic Recovery Act of 2008, Section 1131 – Public Law 110- 289 • Violence Against Women Act (VAWA) – 42 U.S.C. sections 13701 through 14040 • DBH – DC Code Title 7, Chapter 11A • Unified Funds – DC Code §42-2857.01 • Section 3 of the Housing and Urban Development Act of 1968, -12 USC. 1701u - 24 CFR Part 135 • First Source Program – DC Official Code §§2-219.01 et seq. • Build America Buy America – 2-CFR 184 | <ul style="list-style-type: none"> • Americans with Disabilities Act of 1990 – 42 USC 2181 et seq. • Lead Safe Housing Rule (Lead Based Paint) – 24 CFR Part 35; 40 CFR Part 745; 20 DCMR Chapter 2 • Section 504 of Rehabilitation Act of 1973, as amended – 24 CFR Part 8 • Uniform Relocation Act – 42 USC Chapter 61: District of Columbia Relocation Assistance provisions (10 DCMR Chapter 22) • Freedom of Information Act – DC Official Code §2-531 et seq. • Davis Bacon and related Acts – 40 USC §§276a- 276a-5 and 42-USC 5310: 42 USC 327 et seq. • Conflict of Interest – 24 CFR §570.611: 24 CFR §§ 85.42 and 85.36 • Fair Housing – 24 CFR Part 107: 24 CFR Part 100 • Hatch Act – 5 USC Chapter 15 • LIHTC – § 42 of IRS Code of 1986 • National Environmental Policy Act (NEPA) of 1969 – 24 CFR Part 58 • Sections 9a and 9b of the Historic Landmark and Historic District Protection Act of 1978, as amended • Section 106 of the National Historic Preservation Act of 1966 – 36 CFR Part 800 • Drug Free Workplace – 24 CFR Part 21 • Inclusionary Zoning Implementation Act of 2006 – DC Law 16-275, DC Official Code §§6-1041.01 et seq. • Broadband Infrastructure in HUD-Funded New Construction & Substantial Rehabilitation: HOME – 24 CFR 92.251(a)(2)(vi); CDBG – 24 CFR 570.202(g) • Green Building Act of 2006 – DC Law 16-234 § 6–1451.02. “Publicly-owned, leased, and financed buildings and projects.” • American Rescue Plan Act of 2021 – Public Law 117-2 • Recovery Housing Program - Section 8071 of the Support for Patients and Communities (SUPPORT) |
|--|--|

v. Low Income Housing Tax Credit Information Certifications

Applicants requesting 9% Tax Credits will be subject to the following:

- Each applicant must present a clear plan for the Project at the end of the initial 15-year Compliance Period in the application narrative. The plan must include support and rationale for the following:
 - The exit strategy for the limited partner or investor member, as applicable, and the anticipated ownership changes.
 - Any anticipated refinancing, re-syndication, or sale to a third party.
- How affordability will be maintained through the minimum 40-year extended affordability period. Applicants must agree to maintain the minimum 40-year extended affordability period by waiving their right to seek a qualified contract for the Project purchase after the 14th year of the Compliance Period.

- Any application submitted by an applicant with a principal that was or is currently a principal in an ownership entity that has previously requested a Qualified Contract will not be considered for any reservation or allocation of LIHTC at DHCD's discretion.
- Projects in which a Qualified Non-profit Organization holds a right of first refusal to purchase the Project at the end of the Compliance Period based on IRC Section 42(i)(7), as may be amended from time to time, must meet several requirements.
 - The right of first refusal may be exercised anytime within a twenty- four (24) month period, or longer period, after the close of the Compliance Period.
 - Once exercised, the Qualified Non-profit Organization shall have at least twelve (12) months to close on the purchase of the Project or the interests of the non-managing members of the Ownership Entity.
 - The Qualified Non-profit Organization may assign the right of first refusal to a governmental entity, another Qualified Non-profit Organization, or a tenant organization.
 - In all instances where the non-managing members of the Ownership Entity have the right to consent to the exercise or assignment of the right of first refusal, such consent shall not be unreasonably withheld, conditioned or delayed. The non-managing members of the Ownership Entity may not withhold consent for a non-material breach of the Ownership Entity organizational documents.
 - The purchase price shall be calculated by the Project accountants and shall be based on the minimum purchase price in IRC Section 42(i)(7)(B) plus the amount needed to pay any unpaid fees, loans or other amounts due to the non-managing members of the Ownership Entity from the managing member or general partner, as applicable.
 - The right of first refusal cannot be conditioned upon receipt by the owner of a bona fide offer from any party, including a third party. The right of first refusal as outlined in IRC Section 42(i)(7), as may be amended from time to time, is not the same as a right of first refusal under statutory, court-interpreted, or common law.
 - All rights of first refusal granted to Qualified Non-profit Organizations are subject to the requirements of the Tenant Opportunity to Purchase Act (TOPA) and the District's Opportunity to Purchase Amendment Act of 2008, DC Law 17-286 (DC Official Code Section 42-3404.31 et seq.), as either may be amended from time to time.

See the [2025 QAP](#) for further detail regarding LIHTC requirements.

vi. Tenant Opportunity to Purchase Act (TOPA) Compliance

Applicants must demonstrate compliance with all requirements, rules, and regulations under the Rental Housing Conversion and Sale Act of 1980 (“The Act”), including the Tenant Opportunity to Purchase Act (TOPA). If TOPA applies, then either: (1) the Tenants’ right to purchase has not been exercised and the deadline for doing so has passed; (2) the Project is the result of a tenant purchase or assignment of TOPA rights; or (3) the Project will notify tenants of their opportunity to purchase as a result of the application for DHCD funding. If available, applicants must submit documentation, including but not limited to copies of the notices delivered to tenants, demonstrating TOPA compliance. DHCD reserves the right to request further evidence of compliance as applicable.

The Act requires that owners provide TOPA notices to tenants upon the intent of the owner to sell the property, demolish the property, or discontinue use as housing accommodation. Current owners applying to DHCD with the intent to transfer ownership to a new entity are required to provide TOPA notices immediately upon submitting the application for funding, not when funding is awarded. Ongoing compliance with TOPA is required and applicants must provide proof of proper notices to the tenants prior to closing.

• Permanent Supportive Housing - LIHTC

For new construction rental Projects utilizing DHCD gap financing — and rental Projects that rehabilitate existing, vacant buildings — at least 5% of the units, and no less than one unit, whichever is greater, must be designated as PSH as defined in this RFP.

- *Permanent Supportive Housing (PSH)*. Supportive housing for an unrestricted period for individuals and families who were once homeless and continue to be at imminent risk of becoming homeless, including persons with disabilities as defined in 24 C.F.R. 582.5, for whom self-sufficient living may be unlikely and whose care can be supported through public funds. (Homeless Services and Reform Act of 2015) Likewise, under the Continuum of Care Interim Rule, HUD defines PSH as permanent housing in which supportive services are provided to assist homeless persons with a disability to live independently.
- For the purposes of this RFP, PSH units that are used to meet the 5% set-aside requirement must follow the Housing First model and fill vacancies through the Coordinated Entry System.
- For Projects that preserve existing housing and add Net New Units, the PSH set-aside requirement will apply only to the new units created.
- This PSH requirement does not apply to preservation-only Projects that do not create Net New Units, homeownership Projects, or Projects owned by Limited Equity Cooperatives; however, Projects may earn points by creating additional PSH units, as defined in this RFP, beyond the minimum number required.

- Applicants proposing PSH units must certify the number of PSH units proposed and acknowledge the District’s PSH requirements using the template provided within the Online Application System.
- **The Project owner/sponsor will be required to enter into a tri-party agreement with the Department of Human Services (DHS) and the designated PSH services provider prior to lease up of the PSH units to ensure services alignment and accountability as it relates to the PSH units.**
- **Site Control**
Applicants must have control of the site proposed for development. This may be in the form of:
 - a current deed evidencing fee simple ownership;
 - a lease option (lease term must be equal or greater than the proposed financing term);
 - a land or property disposition agreement (LDA or PDA) executed with the District of Columbia; or
 - a contract of sale.

At the time of application, site control MUST extend for at least 180 days beyond the date of the application submission or be demonstrably renewable so site control can extend through the 180-day period.

- **Entitlements and Development Review**
The applicant must demonstrate that the proposed development is “matter of right” or that the applicant has applied for applicable zoning approvals. For any proposed Project that requires a more substantial zoning decision or design review, the Map Amendment application, Stage 2 Planned Unit Development (PUD) application, Design Review application, or Consolidated PUD application is required to have been submitted to the Zoning Commission prior to the Consolidated RFP submission deadline.

Projects that have submitted an application to the Zoning Commission but not yet received full entitlements must provide reasonable evidence of an ability to close on DHCD financing and begin construction within one (1) year of being selected for further underwriting. DHCD will take into account whether the project has completed a Setdown Hearing and/or whether the Zoning Commission has held a vote on the proposed Project.

If a Project is in a Historic District or requires approval from the Historic Preservation Review Board (HPRB) for any other reason, HPRB approval of the conceptual design is required before application submission. Projects that only have Stage 1 PUD approval and have not submitted their Stage 2 PUD application, or that have not obtained HPRB approval of the conceptual design (if applicable), are not eligible for financing through this RFP. The purpose of this requirement is to ensure sponsor and pipeline projects are “shovel ready” within 12 months of award. The design and scope reviewed by DHCD during the threshold and selection process must be roughly

identical to the final design and scope that will receive building permits. In this case, DHCD will only consider projects that have at a minimum a DOB Permit Number associated with submitted plans and a Letter from DC Department of Historic Preservation Review Board clearing the Plans/Project.

If at any point during the application review process or underwriting, the Zoning Commission disapproves a pending Map Amendment or PUD application that would be required to allow the Project to proceed as designed, the Project will be disqualified from further consideration and, if applicable, will be removed from the underwriting pipeline.

Financial Criteria

Development Budget and Operating Proforma

The financial component of this application is a multi-tab spreadsheet titled “Form 202 – Application for Financing” (Form 202) that will be provided by DHCD (available within the Online Application System). The Form 202 has been revised for this RFP and applicants must use the most recent version of the form.

Applicants will use the Form 202 to present the details of their proposal, such as the development budget; operating pro-forma; LIHTC and other tax credit calculations (if applicable); homeownership/sales assumptions (if applicable); and unit information, including an MFI designation by unit size, which will be recorded in the Land Use Restrictive Covenants. The financial information submitted must make a compelling and coherent case for the funding request, and all data must match the corresponding information provided elsewhere in the Online Application.

DHCD is a gap lender and seeks to minimize the amount of District funds necessary to complete a project. Applicants must demonstrate that they have pursued and secured all other feasible funding sources before applying for DHCD funds. This includes private debt and equity, as well as other below-market sources, such as but not limited to or rebate incentives, private and foundation grants, subordinate seller notes, property tax exemptions, and deferred developer fee. The applicant will provide executed/signed letters of interest with terms and conditions substantiating the information in the Form 202 to demonstrate that they have aggressively pursued non-DHCD project financing.

The Form 202 should contain a realistic set of sources and uses, development budget, and pro forma operating budget and be based on solid assumptions (operating expenses, development costs, vacancy rate, debt service coverage ratios, interest rates, LIHTC raise rates, funding levels for reserves, etc.) reflective of realistic market conditions. The proposed budgets should be realistic and viable but demonstrate maximum leverage of non-DHCD funding and minimize the gap funding request. The assumptions and figures

should be consistent throughout the application, consistent with market data and supporting documentation (the appraisal and market study), and follow the instructions and guidance issued by DHCD through this RFP and any subsequent Q&As published through the Online Application System.

Projects that have proposed uses that are associated with dedicated third-party funding sources must include those sources in the Form 202. For example, a project installing solar panels must demonstrate that all viable financing/funding sources were pursued and will be required to input this information into the Form 202 and project narrative. Executed/Signed letters of interest with terms and conditions must be submitted from multiple lenders and investors (at least two, but no more than three) for each proposed non-DHCD financing source, to demonstrate competitiveness of private loan and syndication terms. If multiple alternative financing scenarios are presented, letters of interest must substantiate each scenario. Lender and investor letters must be recent enough to reflect current market conditions and describe the project (for example, income mix) exactly as it is being proposed to DHCD.

Applicants should pay special attention to DHCD's cost and funding guidelines that apply to all projects, which include formula caps on the following:

- Developer Fee
- Builder's Profit
- Builder's Overhead
- General Requirements
- Architect Design
- Architect Administration
- Construction Management
- Development/Financing Consultants

The Evaluation Criteria section of the RFP provides maximum cost guidelines for the following categories:

- Construction and Rehabilitation Costs
- Operating Costs

Applicants may exceed the construction and operating cost guidelines, but doing so **will** negatively impact their score. Projects with construction or operating costs that exceed DHCD's maximums may submit a waiver request, which will be considered in the evaluation process. Construction cost waiver requests should emphasize any additional sources of funding that the project is leveraging to offset the additional costs. **Approval of waivers is discretionary and may require extended affordability periods or other public benefit commitments.**

- **Overall Funding Guidelines:**
 - DHCD's contribution to a Project cannot exceed 49% of the Project's total sources.

- LIHTC equity contributions that result from a 9% LIHTC request are not subject to the 49% limit; however, 9% LIHTC equity will be counted as a DHCD contribution in the leverage calculation in the Evaluation Criteria.

Additional instructions on completing the Form 202 (2026 Version), along with a list of cost and underwriting guidelines can be found in Sections VII & VIII of this RFP and on the Instruction Tab of the Form 202. Applicants should refer to and adhere to the guidelines as well as any additional parameters included in this RFP.

- **Special Note for Mixed-Income or Mixed-Use Projects:**
 - DHCD sources cannot fund non-eligible uses, such as commercial space. Non-eligible uses within the same ownership entity as the affordable units must be displayed in the Form 202 Rental Development Budget Tab and must show the portion of each source that is allocated to eligible and ineligible uses.
 - The applicant must be able to show that the portion of the building that is ineligible for DHCD funding can be financed without DHCD assistance, regardless of whether the DHCD component is separated for legal and tax purposes. For example, if a Project has ground floor retail or market rate units, the applicant must demonstrate financing commitments (or realistic interest) from non-DHCD lenders or investors sufficient to cover the costs associated with that portion of the building.
 - Projects should include all income for the project on the Rental Income Tab of the Form 202. For Projects utilizing a condominium or tax lot structure, a separate sources and uses budget should be submitted for the non-DHCD financed portion of the building.
 - Applicants cannot divert funds from a source that is generated by income from eligible uses or eligible cost basis (such as LIHTC equity or the portion of debt attributable to affordable units) to fund ineligible expenses, thereby creating a larger funding gap for DHCD to cover.
 - Please note that appraisals, market studies and letters of intent for equity and debt are required to be submitted for both the DHCD and non-DHCD portions of a mixed-income building, regardless of whether the DHCD component is separated for legal and tax purposes.
- **Special Note for Homeownership Projects:**
 - Additional worksheets have been incorporated into Form 202 for homeownership projects. Financing applications for homeownership projects must use the updated Form 202 Homeownership Addendum to capture the details of their proposal.

However, to allow DHCD to fully evaluate homeownership proposals, applicants can also submit any other spreadsheets or documents that reflect the nature and financing/construction details of the project, and sale of its units, if not fully captured in the Form 202.

Acquisition Cost Reasonableness

- Proposed property acquisition costs must be reasonable and may not exceed the property's fair market value as evidenced by an appraisal. DHCD will determine reasonableness through an analysis of the appraisal and the proposed flow of funds.
- DHCD reserves the right to request a second appraisal. An appraisal update will be required before closing so that a current appraised value is available within 120 days of closing. If federal funding is proposed, the acquisition cost (regardless of how it is funded) may not exceed the market value per a new or updated appraisal made within 120 days of closing on DHCD financing.
- For Projects where the property has already been acquired, acquisition cost reasonableness will be based on the original purchase price plus reasonable carrying and settlement costs. Applicants must submit the following for DHCD to determine reasonableness: the deed, the appraisal at the time of acquisition, the HUD-1 settlement sheet at the time of acquisition to demonstrate the purchase price and associated settlement charges, and detailed assumptions behind carrying charges included in the budget since acquisition.
- If the property was previously purchased by an Affiliate of the Developer/Owner/Sponsor, has increased in value, and the project budget reflects the current appraised value of the property, DHCD expects a reasonable proportion of the net proceeds from the increased property value to be offset by a seller's note or other similar instrument. DHCD defines a reasonable proportion as the increase in value of the property since the initial acquisition that exceeds a maximum rate of return of 13% to the owner. The 13% amount is consistent with twenty-year historic returns for apartment Real Estate Investment Trusts (REITs) according to data from the National Association of Real Estate Investment Trusts (<https://www.reit.com/data-research/reit-indexes/annual-index-values-returns>). If the property was acquired as a result of tenants exercising their TOPA rights, the final purchase and sale agreement with the seller must be provided.
- If the property includes existing improvements that will be demolished as part of the development plan, the appraisal must take the cost of demolition into consideration for an "as vacant" land value.
- Projects that received or will receive discounted land or property through a District land or property disposition (LDA or PDA) must reflect the value of the write-down in their budget. The budgeted acquisition price for these projects must either be

zero, minimal, or if the budget reflects the full appraised value of the property, offset by a seller's note or other similar instrument.

- *If applicable, LIHTC projects must use their best effort to include the acquisition costs in eligible basis, consistent with Section 42 (d)(2)(B), Section 42 (d)(2)(D), and Section 42(d)(6) of the Internal Revenue Code.*

Financing Letters of Interest, Intent, or Commitment

- Applicants must submit executed/signed letters of interest or letters of commitment from all other participating financial sources, including permanent, construction, and predevelopment financing sources for all proposed financing scenarios. Financing terms should be consistent with what is commonly available in the market for a particular funding source and will be evaluated on a source-by-source basis.
- As part of each LIHTC equity Letter of Intent, potential investors or syndicators must submit a written acknowledgement that they have never sought to achieve early termination of a LIHTC extended use agreement through the qualified contract process, nor have they sought to undermine the exercise of a right of first refusal or a non-profit's option to purchase in prior transactions as described in more detail in the Non-Profit Participation and Right of First Refusal Evaluation Criterion.
- **For homeownership projects, a detailed sales and marketing plan also needs to be submitted. No waivers will be provided for this application requirement.** The plan should be sufficiently detailed to provide confidence to DHCD that the proposed project has a viable permanent "financing takeout" strategy – i.e., generate the projected sales proceeds and complete the sell-out period in accordance with the projected sales pace assumed in the Form 202.

Financial Information for Operational Projects

- For existing and occupied buildings/properties ONLY, in addition to the requisite Forms 202, 212 and 215, additional information is required to describe the current status of the Project, including:
 - the current debt structure;
 - any operating subsidies currently available to the Project;
 - any supportive services currently provided;
 - the current occupancy; and
 - the Project financials.

The applicant must provide:

- A current rent roll, showing occupancy status of each unit and current rents, including a breakdown of the portion of rent paid by tenants. Rent rolls should not be more than one month older than date of application submission.
- Audited financial statements for the prior three (3) fiscal years of Project operations. If audited statements are not available, then three (3) fiscal years of

un-audited year-end financial statements AND three (3) corresponding years of certified federal income tax returns of the Project must be submitted.

- Documentation of all existing loans secured by the property, including DHCD loans, and copies of any existing operating subsidy contracts.
- Proposed flow of funds (closing sources and uses) for the recapitalization of existing properties.

Applicant Criteria

Development Team Thresholds

The applicant must have the development team in place and provide complete information and documentation on its members. At a minimum, the following team members must be identified:

- Owner (including all parties involved in the partnership or limited liability company, as applicable)
- Guarantor(s)
- Developer
- Development or Financing Consultants (if applicable)
- Architect
- General Contractor
- Civil Engineer (if applicable)
- Construction Manager (if applicable)
- Management Agent
- Resident/Supportive Services Provider (if applicable)
- Housing Counseling and Home Sales/Marketing Partners (if applicable)

The development team will be evaluated on their experience with and performance on comparable projects, past performance, and their capacity to deliver the proposed Project and maintain long term viability and compliance.

At least one of the following key team members – Owner, Developer, or Development/Financial Consultant – must have prior experience completing and operating affordable housing Projects of a similar type and scope as the Project being proposed.

The applicant (owner, borrower, sponsor, developer, guarantor) must demonstrate the financial and workload capacity necessary to execute the proposed Project. The lead developer (and/or co-developer and/or development consultant, if applicable) must demonstrate a track record of Projects of similar size, scale, type, and complexity to the proposed Project and past performance indicates that the Project will deliver on time and on budget without additional concessions from DHCD before closing. The applicant demonstrates the willingness and capacity to take the predevelopment risk necessary to move the Project toward closing, parallel to DHCD's underwriting and approval process. The guarantor must have the financial capacity to ensure that the Project will deliver regardless of

any potential delays or cost overruns. Project guarantors will be held to the requirements of the guaranty agreements made with other project partners at closing. **DHCD reserves the right to request the necessary documentation to confirm a guarantor's ability to guarantee a Project requesting financing from DHCD.**

- **Forms and Attachments**

Various due diligence forms and attachments must be completed and submitted for each member of the development team, including corporate documents, qualifications, resumes, references, organizational charts, workload descriptions, AIA documents, statements of real estate owned, and financial statements.

- **Clean Hands Certificate and Certificate of Good Standing:** Core development team members will be required to submit a Clean Hands Certificate and a Certificate of Good Standing issued by the District of Columbia.
- **Legal/Compliance Issues:** Within the past five (5) years, no member of the development team acting as sponsor, developer, guarantor, or owner may have been debarred; removed as general partner or managing member, as applicable; had chronic past due accounts, substantial liens or judgments, chronic housing code violations, or excessive tenant complaints; failed to receive IRS Form(s) 8609 for a completed Project; or consistently failed to provide information to DHCD about other loan applications or existing developments. Their history regarding substantial liens, defaults, judgments, foreclosures, and/or bankruptcies must be disclosed and found acceptable to DHCD. Development team members must be in compliance with all existing and prior agreements with DHCD and/or the District of Columbia, including major health, safety and building codes. Development team members may not have had an award terminated by DHCD within the past three (3) years, and the proposed property management company must not have received an unsatisfactory rating from DHCD or HUD within the past three years.
- **Contract Affidavit:** All development team members must sign and submit a Contract Affidavit certifying that they: (1) are not debarred from participation in any federal or local program by any public entity; (2) do not have any unresolved default or noncompliance issues with the District of Columbia; and (3) meet the legal/compliance standards outlined above.

Reports and Plans

A summary of required third-party due diligence reports and plans is provided below. Please refer to the Online Application System for additional detail on all report and plan requirements.

- **Appraisal**

Applicants must submit three valuations, which can be submitted together in a single report or as separate reports.

A licensed Appraiser must provide the following values:

1. the “as-is” value
2. the “as-built” or “as-complete and stabilized” value, assuming restricted rents
3. the “as-built” or “as-complete and stabilized” value, assuming unrestricted, market-rate rents

The “as is” appraisal must provide a value of the land and existing improvements in their current state. The “as built” appraisals must contain post-construction estimates of value (based on the Project concept as proposed to DHCD) under two sets of circumstances: (1) assuming rents restricted to the MFI limits proposed to DHCD; and (2) assuming market-rate rents (in the event of foreclosure). If the property includes existing improvements that will be demolished as part of the development plan, the appraisal must take the cost of demolition into consideration for an “as vacant” land value.

Appraisals must have been completed no more than **six (6) months** prior to the application deadline. For selected Projects, the appraisals must not be more than **one (1) year** old at the time they are submitted to the Office of Program Monitoring (OPM) for compliance review, so an update may be required at that point. For all Projects, appraisals (or the most recent update) must be no more than 120 days old at the time of closing. Any updated reports or studies requested by DHCD post-selection must be procured and returned promptly, and applicants should budget for these costs now.

- **Market Study and Market Demand Analysis**

Applicants must submit a comprehensive market study of the housing needs of low-income individuals in the area to be served by the Project, prepared by an independent professional who is accredited by the National Council of Housing Market Analysts (NCHMA) that has experience with affordable housing in the District of Columbia. The market study must have been completed no more than six (6) months prior to the RFP application deadline. The characteristics of the subject property in the market study must be identical to characteristics of the Project proposed in the application. Proposed rents, vacancy rates, and other assumptions used in the application must be supported by the market study – and the market study must consider/address the post-pandemic increase in economic vacancy in the District of Columbia. The market study must provide documentation that demonstrates sufficient market demand and need for the Project. If the Project is mixed-income and/or mixed-use and includes additional components beyond affordable housing, the documentation must also demonstrate sufficient demand for all aspects of the overall Project. DHCD has sufficient evidence related to the need for PSH and the market study does not need to formally address this aspect of the project.

The market study must adhere to the current NCHMA Model Content Standards. Any projects supported by LIHTCs should also comply with the requirements in IRC Section 42(m)(1)(A)(iii).

- **Environmental Site Assessments**

Applicants must include a completed Phase I Environmental Site Assessment, which must have been completed no more than two (2) years prior to the RFP application deadline. If the property contains existing improvements, the scope of the Phase I Assessment must include the identification of: (1) possible asbestos containing materials; and (2) potential mold hazards (destructive testing not required).

If the property includes an existing structure that will not be deemed exempt due to age or usage, applicants must prepare to complete a Lead Risk Assessment either at application or, if selected, during the Environmental Review phase of underwriting. For selected projects, the Phase I must not be more than one (1) year old at the time it is submitted to OPM for compliance review, so an update will be required at that point. Any updated reports or studies requested by DHCD post-selection must be procured and returned promptly, and applicants should budget for these costs now.

If the Phase I identifies any potential environmental hazards, applicants must include a narrative plan to address the issues and a budget for remediation. If a Phase II has been completed, that document must also be provided.

- **Physical Needs Assessments**

For projects that involve the rehabilitation of existing buildings, applicants also must provide a Building Evaluation Report, which is a preliminary design and engineering assessment of the building(s). In rehabilitating properties, developers may encounter unforeseen issues that can delay, increase the cost of, or even halt rehabilitation. To avoid this, DHCD requires that an engineer, architect, or other qualified professional complete an assessment of the property. A Capital/Physical Needs Assessment or a Property Conditions Needs Assessment will satisfy this requirement. Refer to the guidelines document included in the Online Application System for more detailed requirements.

Projects that involve the rehabilitation of existing buildings must submit the Housing Code Inspection report from the consolidated Department of Buildings (DOB) and the Department of Licensing and Consumer Protection [SCOUT](#) database.

- **Architectural Plans and Cost Estimates**

Applications must include evidence that building plans submitted have been with the DOB for minimum preliminary review.

Applicants should review the [DHCD/DCHA Family Friendly Affordable Housing Design Guide](#), included in the RFP via reference, to ensure their projects consider engagement, programming and design strategies that enhance the overall resident experience and quality of life in communities financed by DHCD.

Applications must submit final design schematics documents that reflect the general intent of the Project, generally delineate the proposed Project scope and contain the following:

- Final Schematic scope of work narrative, architectural plans, and materials specifications sufficient to create a detailed cost estimate, as outlined in the “Requirements for Architectural Plans” document located in the Online Application System.
- Completed Forms 212 and 215 with detailed estimates of costs based on “take-offs” from those plans, completed and signed by an architect, general contractor, engineer, or professional construction cost estimator. “Rule of thumb,” square foot costs or other non-detailed cost estimates are not acceptable, and a Form 215 completed and signed by the developer will not be accepted.

Construction cost estimates must be consistent across all parts of the application, including the Form 202, the Form 215, and the Online Application System. Cost estimates must adhere to DHCD’s construction cost guidelines identified herein or follow the waiver request requirements if the costs exceed the allowable limits.

Compliance Criteria

- **Green Building Design and Construction**

IMPORTANT: As of December 2, 2025, temporary legislation has been passed that suspends the Net Zero Energy requirements for projects that apply for funding under the 2025 QAP (See Green Housing Coordination Temporary Amendment Act of 2025, passed on second reading December 2, 2025 (Engrossed version of Bill 26-0375)).

All applications must meet the following standards relative to green design and building, which apply to all Projects for which public financing constitutes 15% or more of Total Project Costs. Public financing includes the private equity raised through the syndication of LIHTCs. Per DHCD requirements, all Projects must implement the following green building requirements for new construction, substantial rehabilitation, or moderate rehabilitation.

Note that while the original intent of this requirement was to ensure that Projects remain in compliance with the DOEE Building Energy Performance Standards (BEPS) throughout the initial LIHTC compliance period, Projects that are selected for funding as a District financed or District instrumentality financed project after April 30, 2025 with at least 10,000 square feet of Gross Floor Area must maintain net zero energy compliance through the Greener Government Buildings Amendment Act (D.C. Law 24-306) to the Green Building Act (See also Green Housing Coordination Emergency Declaration Resolution, effective June 25, 2024 (Res. 25-541; 71 DCR 007634) and the Green Housing Coordination Temporary Amendment Act of 2024, passed on 1st

reading on June 25, 2024 (Engrossed version of Bill 25-0864).

The requirements as of the effective date of this RFP based on the type and size of the Project are further detailed below. **DHCD will issue updated guidance or amendments to this RFP as warranted.**

Projects with building(s) of at least 50,000 square feet of Gross Floor Area:

- *New construction* - Projects must be certified by Enterprise Community Partners using the [2026 Enterprise Green Communities \(EGC\) Criteria](#) at the more stringent Enterprise Green Communities Certification Plus level. Projects also may pursue a “substantially similar standard.” If a Project team would like to use another standard, it must request a waiver from DHCD prior to application submission in order to provide time to consult with DOEE.
- *Rehabilitation* - Projects must be certified by Enterprise Community Partners using the [2026 Enterprise Green Communities \(EGC\) Criteria](#). Projects also may pursue a “substantially similar standard.” Currently, certification with the U.S. Green Building Council using LEED for Homes and LEED for Homes Multifamily Midrise rating systems at the Silver level or above are pre-approved “substantially similar standards.” If a Project team would like to use another standard, it must request a waiver from DHCD in their submission. In addition, the Project must pursue at least a Level 1 Accelerated Savings Recognition Alternative Compliance Pathway (ACP) Option for compliance with DOEE’s Building Energy Performance Standards (BEPS). Compliance requirements for the Accelerated Savings Recognition Option are in the BEPS Compliance and Enforcement Guidebook for Compliance Cycle 1, section 4.2.1, available here: https://dc.beam-portal.org/helpdesk/kb/BEPS_Guidebook/70/.

Projects with building(s) below 50,000 square feet of Gross Floor Area:

- *New construction and rehabilitation* - Projects must be certified by Enterprise Community Partners using the [2026 Enterprise Green Communities \(EGC\) Criteria](#). Projects also may pursue a “substantially similar standard.” Currently, certification with the U.S. Green Building Council using LEED for Homes and LEED for Homes Multifamily Midrise rating systems at the Silver level or above are pre-approved “substantially similar standards.” If a Project team would like to use another standard, it must request a waiver from DHCD as part of its submission.

Certifications

For Projects pursuing either base-level or Plus-level Enterprise Green Communities Criteria certification, Project teams must hold a Goal Setting and Integrated Design Charrette prior to application to consider the most cost-effective ways to integrate required green design elements. The findings of this charrette must be documented and submitted along with confirmation of Enterprise Green Communities Criteria registration on the online certification portal and an intended methods checklist. As a

condition precedent to financial closing on DHCD funds, Project teams must submit proof of Enterprise Green Communities Step 1 Pre-Build certification. Once construction is complete, Projects must demonstrate that they have achieved Step 2 Post-Build certification. Note: It is recommended that Projects seeking the Certification Plus should request a traditional review and opt out of an itemized review.

Projects pursuing LEED certification (LEED for Homes, LEED for Homes Multifamily Midrise, LEED Zero Energy) must be certified by the US Green Building Council. At the time of submission, upon consultation with your team's design professionals, the appropriate completed LEED checklist must be submitted, demonstrating compliance with all prerequisites and sufficient points to achieve LEED Silver or above. Please note that the submission of evidence of an integrated design charrette is not mandatory for LEED Projects but is strongly encouraged. If selected for financing, as a condition precedent to financial closing on DHCD funds, Project teams must be registered with LEED Online and add the DC Government account (green.building@dc.gov) to the LEED Online Project team. Once construction is complete, Projects must demonstrate that they have achieved the appropriate certification.

Solar Requirements

All Projects must install solar panels or submit a waiver for this requirement if solar panels cannot be installed on the building. Projects should include specifications for the system in the schematic plans and related funding sources should be evident in the Form 202 Consolidated RFP as a Permanent Source, as Non-Residential Income, and/or as additional cash flow in the 20-year proforma that enables a larger deferred developer fee. DHCD expects that the funding benefits of solar be included as a source for the Project.

- **Relocation and Anti-Displacement Strategy**

For **existing and occupied** buildings/properties that result in the temporary or permanent displacement of current occupants, including commercial tenants, the applicant must submit a Relocation and Anti-Displacement Strategy. This strategy (due with the financing application) provides the groundwork for the Relocation and Anti-Displacement Plan (due before the issuance of a DHCD Letter of Commitment for financing). All projects financed through this RFP will be held to the standards of the Uniform Relocation Act and the District's Rental Housing Act. Note the Relocation and Anti-Displacement Strategy should include construction schedule and timing of renovation

Regardless of the DHCD funding source, instances where a strategy and plan are required include the following:

- Tenants will be required to move to facilitate the building's rehabilitation, even if they are moved to other units within the same building or complex;
- Demolition of existing dwelling or commercial units or buildings that are

- o occupied at the time of acquisition or at the time the applicant executes a legal instrument that demonstrates site control; or
- o Tenants will be displaced because the proposed rents are not affordable to those households.

- **Property Management and Resident Services Plan**

Submission of a Property Management and Resident Services Plan is a threshold application requirement. All applicants must submit a written plan summarizing the following:

- o How they intend to provide high-quality, property-wide resident services designed to empower residents, improve residents' quality of life, and support broader community building goals.
- o How the proposed resident services are targeted to the resident population and support anticipated community needs and interests.
- o How they intend to provide technical assistance for tenants exercising their TOPA rights and for tenant cooperative boards of directors.
- o Available community amenities at the property.
- o How they intend to foster good landlord/tenant relations.
- o A rent collections plan that is structured to prevent economic vacancy.

At a minimum, the plan should highlight at least one service and one amenity being proposed for the resident community, including but not limited to those described in the Resident Services and Community-Oriented Amenities Evaluation Criteria section. Such services are in addition to the PSH case management services that serve a limited resident population with more intensive needs.

The plan should also discuss how core resident service(s) are expected to be funded and sustained, and how the Project intends to maintain the funding for at least 15 years. While services can be supported by operating income to the extent that DHCD's overall Operating Expense Guideline is not exceeded, DHCD prefers to see the incorporation of sources of funding outside proposed Project capital and operating financing (e.g., organizational fundraising, a portion of developer fee reserved for this purpose, a combination of developer fee and fundraising, etc.).

Community amenities should also be indicated in the resident services and architectural plans and should be consistent with the services proposed for the site. At a minimum, the plan should highlight at least one service and one amenity being proposed for the resident community, including but not limited to those described in

the Resident Services and Community-Oriented Amenities Evaluation Criteria section.

The plan should also discuss how core resident service(s) are expected to be funded and sustained, and how the Project intends to maintain the funding for at least 15 years. While services can be supported by operating income to the extent that DHCD's overall Operating Expense Guideline is not exceeded, DHCD prefers to see the incorporation of sources of funding outside proposed Project capital and operating financing (e.g., organizational fundraising, a portion of developer fee reserved for this purpose, a combination of developer fee and fundraising, etc.).

Notwithstanding the above, a resident services plan is not required as a threshold submission for fee-simple single-family homeownership projects. It is still required for multifamily homeownership projects – e.g., condominiums and cooperatives – as well as any single-family homeownership projects with shared amenities/uses.

Overall, if an applicant intends to seek preference points for their Resident Services Plan submission, the applicant is required to submit a thorough, comprehensive plan with a higher level of detail that complies with the requirements for points outlined elsewhere in the Consolidated RFP.

Evaluation Criteria Requirements

All projects that meet the Threshold Eligibility Requirements will be competitively evaluated and rated based on the following evaluation criteria, as outlined in both the 2025 QAP and this Consolidated RFP, which have been established in accordance with federal and District law and the District's housing priorities and needs.

As referenced in the [2025 Qualified Allocation Plan on pg. 29](#), Projects will be evaluated competitively in two separate pools: production and preservation. A project with more than 50% of its units classified as production will compete only against other production-focused projects. Similarly, projects with more than 50% preservation units will compete within the preservation pool. Applicants must indicate which pool they are applying to when submitting their application. DHCD reserves the right to reassign a project to a different pool if deemed necessary.

Evaluation criteria will be grouped into the following categories with maximum possible totals, such that a maximum score per sub-category may be achieved without meeting each criterion in the category. Additional detail about how points are awarded are available in the Appendix: Evaluation Criteria Subcategory Scoring Matrix in Section XV.

DEVELOPMENT FINANCING EVALUATION CRITERIA	
	Potential Weight
<i>Project Readiness and Past Performance</i>	
	<i>Maximum Score: -33</i>
Error-Free Submission	-10
Readiness to Proceed	-4
Compliance with DHCD Cost and Funding Guidelines	-5
Past Performance	-14
<i>Designated Housing Targets</i>	
	<i>Maximum Score: 40</i>
Permanent Supportive Housing (PSH)	10
Family-Oriented Units	5
Programs to Address Additional Barriers to Housing	5
Housing for Older Adults	5
Accessible Housing	5
Faith Based Development Initiative	5
Homeownership and Wealth-Building	10
Income Levels Served (N/A for homeownership)	6
Section 8 and Public Housing Waiting Lists	1
<i>Place-Based Priorities</i>	
	<i>Maximum Score: 30</i>
Affordable Housing Opportunities Across Planning Areas	25
Proximity to Transit	10
Proximity to Neighborhood Amenities	5
Preference for Projects with District Land	10
<i>Maximizing the Impact of DHCD Resources</i>	
	<i>Maximum Score: 60</i>
Creation of Net New Units	5
Risk of Loss of Affordability in the Near Term (NOAH or Covenanted)	10
Mixed-Income	10
Affordability Period Restriction	10
Maximizing Density	5
Leverage	40
<i>Innovative and Community-Oriented Features or Programming</i>	
	<i>Maximum Score: 30</i>
Resilient Buildings and Innovative Design	20
Property Management and Resident Services	10
Community-Oriented Amenities	20
Workforce Development	8
Developer Capacity Building	5
<i>Lowest Construction Cost Bonus*</i>	<i>20 points</i>

Project Readiness and Past Performance (Up to -30)

Error-Free Submission (Up to -10)

Proposals with inconsistent information between the Project narrative, application, and back-up documentation, including the Form 202, will have points deducted. Projects with assumptions outside of the DHCD guidelines as stated in this Consolidated RFP or other published guidance will also have points deducted. Projects that have proposed uses that are associated with dedicated third-party funding sources must include those sources in the Form 202. For example, all viable grant financing/funding sources must be included.

Readiness to Proceed (Up to -4)

Applicants with a closing timeline greater than 12 months from being selected for further underwriting by DHCD, based on application timeline, narrative, and supporting documentation, will have one (1) point deducted *per* 3 months past the 12-month closing timeline. An additional two (2) points will be deducted for applications submitted to DHCD *without* permit-level 75% complete architectural plans and specifications with associated permit numbers in the Department of Buildings review process.

Compliance with DHCD Cost and Funding Guidelines (Up to -5)

Note that Projects that do not follow DHCD's underwriting guidelines will be negatively impacted. More specifically, Projects that do not follow DHCD's cost limits further described below will have points deducted. The purpose of these requirements is to ensure efficient use of DHCD funds and thus enable DHCD to serve more households with its finite amount of subsidy funds. One (1) point will be deducted per each 5% increment over the DHCD maximum construction cost, soft cost, or operating cost guideline.

Maximum Construction Cost Guidelines

Each application for DHCD funding must conform to the maximum construction and rehabilitation cost guidelines outlined below, unless exceptions are requested and justified by the applicant in the Online Application System. Construction cost waiver requests are reviewed during the application review and will be considered in more detail during underwriting if the project is selected.

Maximum Construction Costs Per Square Foot

Type of Building	New Construction	Substantial Rehabilitation
Less than Five (5) Stories	\$430	\$323
Equal to or Greater than Five (5) Stories – Wood Frame (including concrete podium) or Light Gauge Steel Construction	\$460	\$341
Equal to or Greater than Five (5) Stories – Concrete Construction	\$510	\$372

Construction cost waiver requests must include a detailed explanation of the reasons why construction costs are outside of established ranges. The request should (1) quantify the impact of the various project features and requirements that contribute to the cost (e.g., quantify the percentage premium and/or the cost per square foot added by each unique project feature); (2) describe any other unique sources of below market funding (other than first trust debt, federal or DC LIHTC equity, and deferred developer fee, which are reasonably expected of all affordable housing developments) that the applicant is providing to offset the excess construction costs; and (3) describe the other actions the applicant has taken to reduce costs (e.g., value engineering, competitive bidding, additional operating cost savings from green building).

Regardless of whether a project's construction costs are within the maximum limits and a waiver is not required, DHCD will critically evaluate construction costs during underwriting and compare them to other similar projects in DHCD's portfolio to confirm reasonableness.

Maximum Operating Cost Guidelines

Project operating expenses, as modeled in the Form 202 – Application for Financing and in the Online Application System, should be **no more than \$12,900 per unit per year**. For the purposes of this calculation, any in-unit utilities paid by the owner will be deducted from the per unit operating expenses. Common area utility expenses are included in the per unit per year limit. DHCD will critically evaluate per unit operating expenses during underwriting and compare them to other similar projects in DHCD's portfolio to confirm reasonableness. Please see the [Utility Allowance Policies and Procedures for Tax Credit And/Or Home Properties](#) for more information.

Expenses for case management and supportive services for PSH should not be included in the Operating Expenses tab of the Form 202. These expenses should be funded outside of the real estate budget (that is, not from operating income) through a separate contract between the supportive services provider and DHS. General resident services (for example, job training, day care, etc.) are encouraged but must have a dedicated funding source such as an operating contract, grant, or cash developer fee if their cost causes the per unit operating expenses to exceed DHCD's guideline.

Past Performance (Up to -14)

Past performance of the applicant on existing Projects in the applicant's portfolio will be critically evaluated with serious consideration for any legal or noncompliance matters. Within that context, for a given application, points will be deducted for each prior project in which the *Development Team* participated that i) was in DHCD's underwriting pipeline for longer than three (3) years between selection for further underwriting and financial closing, ii) did not reach financial closing within the expected fiscal year for which funds were initially requisitioned, iii) reached financial closing within the last ten (10) years that had a Department of Labor (DOL) wage rate complaint and investigation, and/or iv) did not submit required annual reporting to DHCD's Portfolio and Asset Management Division (PAMD). The "*Development Team*" for this criterion is defined to include the Sponsor/Developer/Owner and managing members of the ownership entity and any related parties/Affiliates.

Designated Housing Targets (Up to +40)

Permanent Supportive Housing (Up to +10)

The 5% PSH set-aside is a Threshold Eligibility Requirement for all Production Projects using LIHTC. Projects also may earn points by creating additional PSH units beyond the minimum number required. These points are available to both production and preservation Projects. Maximum points will be awarded to Projects that set aside at least 20% of the units as PSH units. **The Project owner/sponsor will be required to enter into a tri-party agreement with the Department of Human Services (DHS) and the designated PSH services provider prior to lease up of the PSH units to ensure services alignment and accountability as it relates to the PSH units.**

Family-Oriented Units (Up to +5)

This criteria is evaluated based on the percentage of two and three-bedroom units proposed for a Project. Maximum points will be awarded to Projects in which at least 30% of the affordable units have three or more bedrooms. Partial points may be awarded to Projects in which at least 50% of the affordable units have two or more bedrooms. The evaluation will be based on the unit mix provided in the Online Application System and in the Form 202 – Application for Financing.

Programs to Address Additional Barriers to Housing (Up to +5)

Points will be awarded to Projects that include programming AND permanent affordable housing units marketed to/reserved for underserved populations who face barriers to securing affordable housing, including:

- Returning citizens
- Residents with developmental or intellectual disabilities
- Youth aging out of foster care
- Housing for Persons With HIV/AIDS
- Other Programs – Applicants may request points for Projects that will serve populations not listed here. Project should provide a complete explanation of the program including the barriers to housing faced by the population and a market study that supports the inclusion of the program.

An application will receive one (1) point for each category of underserved populations reflected in this section. To qualify for this category, projects must provide a marketing and resident selection plan that **clearly** addresses leasing to the underserved population(s) and a detailed supportive services plan that explains the programming and how it will be funded long-term.

Housing for Older Adults (Up to +5)

Points will be awarded for Projects that include units designed and reserved for seniors (55+ or 62+), including assisted living and independent living units. In alignment with the Age-Friendly DC Task Force recommendations, maximum points will be awarded for Projects that are assisted living properties. Points will be awarded, in descending order, for independent living age restricted housing for people aged 62+, and age restricted housing for people aged 55+, including grandfamily units.

If the proposed project includes assisted living, independent living, or age restricted housing, all units must be accessible utilizing either the Uniform Federal Accessibility Standards (UFAS) or the American National Standards Institute (ANSI) Type A accessibility standards. Type A units are adaptable units that can allow seniors and people with mobility issues to age in place. Type A units must meet the requirements as defined in Chapter 11 of the 2013 District of Columbia Building Code. Additionally, applicants receiving these points must affirmatively demonstrate that their proposed mix is fully compliant with the Fair Housing Act and the Housing for Older Persons Act of 1995 (HOPA) Exemption.

Accessible Housing (Up to +5)

Maximum points will be awarded to Projects that meet The Kelsey [design standards](#) at either the Silver/Gold/Platinum level and/or utilize Universal Design as defined in the [Virginia Universal Design Standard](#). Points will be awarded for Projects in which all units meet the American National Standards Institute (ANSI) Type A accessibility standards and/or provide twice the number of accessible and audio/visual units as required by Section 504. Type A units must meet the requirements as defined in Chapter 11 of the 2013 District of Columbia Building Code: <https://codes.iccsafe.org/content/chapter/9182/>.

Faith-Based Development Initiative (Up to +5)

This criterion is based on a Project that includes land owned by a faith-based organization and is a current or past participant of DHCD's Faith Based Development Initiative.

Homeownership and Wealth-Building (Up to +10)

Points will be awarded for Projects i) emphasizing wealth-building opportunities for current or future residents, either through homeownership opportunities or resident services and programming, ii) structured and committed to transfer to tenant ownership after the initial 15-year compliance period, through the Right of First Refusal provided for in Section 42(i)(7) of the Internal Revenue Code, and/or iii) that provide wealth-building services that may better prepare tenants to be homeowners, including but not limited to positive rent reporting for credit scores, rent payment incentives, connecting unbanked or underbanked residents to financial institutions, or shared appreciation (*note that projects must provide documentation that **clearly** addresses how the wealth-building services will be provided to residents at the property*).

Income Levels Served (Up to +6)

This criterion evaluates the weighted average of the income levels served for units proposed to be funded by DHCD, with Projects receiving progressively more points as they serve lower income levels. This criterion applies to both preservation and production Projects.

For rental projects, maximum points will be awarded to Projects with a weighted average MFI less than or equal to 40%. For example, a Project with an equal mix of 30% MFI and 50% MFI units funded by DHCD would receive maximum points. Any units in the building that will not have District funds (NHTF, HOME, CDBG, 9% LIHTC, etc.) allocated to them

directly or indirectly, such as market rate units or other units ineligible for funding through this RFP, will be excluded from the calculation. To the extent that existing rents and resident incomes allow, Preservation projects may propose to lower the rent and income limits on certain units (for example, converting a 60% MFI unit to a 50% MFI unit). Non-LEC homeownership projects are not eligible for points in this category.

Section 8 and Public Housing Waiting Lists (+1)

Projects will earn a point if leasing or sales preference is given to households on the public housing or Section 8 waiting list(s) maintained by the DC Housing Authority (DCHA).

Place-Based Priorities (Up to +30)

Affordable Housing Opportunities Across Planning Areas (Up to +25)

DHCD seeks to create more affordable housing across Planning Areas, especially in neighborhoods with characteristics such as low crime, low poverty, and access to high quality schools and jobs. Another goal of this criterion is to disperse the District's affordable housing supply more equitably across neighborhoods and Wards. Planning Areas identified in the District's October 2019 Housing Equity Report chart a pathway to the creation and preservation of affordable housing across the District of Columbia in a more equitable and inclusive manner.

Maximum points will be given to Projects located in those areas of the city that have the largest deficit of existing affordable housing, namely the Rock Creek West, Near Northwest, or Capitol Hill Planning Areas. Applicants should use the interactive map provided in the Online Application System to determine in which Planning Area their project is located.

Proximity to Transit (Up to +10)

Maximum points will be awarded to Projects located within $\frac{1}{4}$ mile of a Metrorail station. Points will be awarded to Projects located within $\frac{1}{2}$ mile of a Metrorail station or within $\frac{1}{4}$ mile of a high-frequency bus line stop as published by the Washington Metropolitan Area Transit Authority (WMATA) or a 24-hour service bus line stop as referenced in B24-1129, the "Fare-Free Bus Funding Emergency Amendment Act of 2022".

Proximity to Neighborhood Amenities (Up to +5)

Maximum points will be awarded to Projects located within $\frac{1}{4}$ mile of neighborhood amenities such as full-service grocery stores, public libraries, public or charter schools (if a family Project), aging services (if a Housing Project for older adults), recreation facilities, or primary care providers, or for Projects that will include such an amenity on-site.

Preference for Projects with District Land (Up to +10)

Maximum points will be awarded if: (1) the proposed Project is part of the redevelopment of a site that is or was owned by the District of Columbia; (2) the site was awarded to the applicant through a competitive disposition process; and (3) the Project is being developed on the site that was awarded. This includes dispositions managed by DHCD's Property Acquisition and Disposition Division (PADD), the Office of the Deputy Mayor for Planning and Economic Development (DMPED), and the DCHA, among others.

Projects that received or will receive discounted land or property through a District land or property disposition (LDA or PDA) must reflect the value of the write-down in their budget. The budgeted acquisition price for these projects must either be zero/minimal or, if the budget reflects the full appraised value of the property, offset by a seller's note or other similar instrument.

Maximizing the Impact of DHCD Resources (Up to +60)

Creation of Net New Units (Up to +5)

Maximum points will be awarded to Projects where 50% or more of the total units qualify as net new units.

Risk of Loss of Affordability in the Near Term (NOAH or Covenanted) (Up to +10)

Points will be awarded to preservation Projects that are either considered Naturally Occurring Affordable Housing (NOAH) and are not currently encumbered by an affordability covenant, or those with existing affordability covenants that will expire within two to five years from the due date of the application. Maximum points will be awarded for Projects where the property is not currently protected by an affordability covenant.

Mixed-Income (Up to +10)

Maximum points will be awarded for Projects that include both market rate units and affordable units serving a variety of household income levels in the same Project as defined below. The affordable and market rate units must be equitably distributed within the development in order to comply with federal fair housing regulations and the mix must be achieved within a single building with a shared entrance. None of DHCD's gap financing sources can be used to subsidize market rate units (directly or indirectly). Therefore, applicants must demonstrate that there is sufficient interest from market rate lenders and investors to fully finance any market rate units.

a. Inclusion of market-rate units (Up to +5)

Points will be awarded to Projects that integrate affordable units with market rate units within the same Project. For the purposes of this section, market rate units developed in a separate condominium or tax lot structure will count as created within the same Project. To receive points, the percentage of market rate units must be between 20% to 80% of the total units, and the affordable and market rate units must be equitably distributed within the development in order to comply with federal fair housing requirements.

The mixed-income criteria can only be met with a mix of affordable and market-rate (unrestricted) units and not a mix of affordable units serving varying AMI levels. For example, a 100% affordable building that is part of a larger site mixed-income redevelopment would not qualify for points under this criterion. An exception can be made for Projects located in the Far Northeast & Southeast or Far Southeast & Southwest Planning Areas where between 20 to 80 percent of the Project's units are 80% AMI LIHTC units through use of the Average Income

minimum set-aside election. **However, in order to be eligible for this exception, a Project needs to demonstrate that achievable market rents are at or below 80% AMI in the market study.**

For non-LEC homeownership projects, market-rate units can be unrestricted units or units restricted to households with incomes between 80% and 120% MFI. In order to be eligible for points, a Project must demonstrate that units above 80% MFI are helping cross-subsidize the affordable component of the Project, thereby reducing the gap that DHCD needs to fund.

b. **Providing Units for a Range of MFI Levels (*Up to +5*)**

Providing units for a range of AMI levels: Points will be awarded to Projects that propose a mix of affordable units serving varying AMI levels – from 30% AMI to market rate units - within the same Project. To achieve points, a minimum of 10 percent of units must be proposed in three of the following income categories:

- 0 percent to 30 percent AMI
- 31 percent to 50 percent AMI
- 51 percent to 80 percent AMI
- Market-rate (unrestricted, unsubsidized)

Affordability Period Restriction (*Up to +10*)

Applications documenting that the owner will maintain the low-income units in compliance for a designated period beyond the standard 25-year extended use period after the initial 15-year Compliance Period will be awarded points. Additional points will be awarded to Projects that commit to affordability in perpetuity. Maximum preference will be awarded to Projects that incorporate a ground lease held by a District of Columbia public entity.

Non-Profit Participation and Right of First Refusal (*Up to +3*)

Evaluation of this criteria will be completed based on the applicant's description of the Year 15 plan in the Project narrative component of the online application. Points will only be awarded for Projects in which a Qualified Non-profit Organization materially participates (that is, has an ownership interest and decision-making role) in the development and operation of the Project. Points will be awarded for Projects in which a Qualified Non-profit Organization is the managing member of the general partner, the Qualified Non-profit Organization holds an ownership interest of 51 percent or more of the general partner or managing member, as applicable, of the Ownership Entity, and will have a right of first refusal to purchase the Project at the end of the Compliance Period based on IRC Section 42(i)(7), as may be amended from time to time.

All LIHTC Projects in which a Qualified Non-Profit Organization is managing member of the general partner or managing member, as applicable, of the Ownership Entity, are required to apply for the [Nonprofit Affordable Housing Developer Tax Relief Program](#). The real property tax and recordation exemptions offered through this program should be reflected in the Form 202 receiving maximum preference in this category.

To obtain maximum points under this category, the applicant must sign or intend to sign a right of first refusal Agreement between the owner, non-managing members and Qualified Non-Profit Organization before the Project's financial closing. Additionally, the non-managing members shall certify to DHCD that they have not sought to undermine the exercise of a right of first refusal or option to purchase in prior transactions. Examples of undermining include but are not limited to engaging in litigation or otherwise seeking to prevent a Qualified Non-profit Organization from exercising their right of first refusal or option to purchase a Project without just cause or seeking to remove a general partner or managing member without clear evidence of fraud or mismanagement of a Project. The right of first refusal must meet the Threshold Eligibility Requirements in the Project Criteria section and will be recorded with the land records as an attachment to the Indenture of Restrictive Covenants. All rights of first refusal granted to Qualified Non-profit Organizations under this preference are subject to the requirements of the Tenant Opportunity to Purchase Act (TOPA) and the District's Opportunity to Purchase Amendment Act of 2008, DC Law 17-286 (DC Official Code Section 42-3404.31 et seq.), as either law may be amended from time to time.

Maximizing Density (*Up to +5*)

Points will be awarded for Projects that maximize the allowable density on the Project site under current zoning laws. Maximum points will be awarded for Projects that increase Project density through a Planned Unit Development (PUD), Map Amendment, or some other official mechanism.

Leverage (*Up to +40*)

This criterion evaluates the Project's overall leverage ratio and ability to leverage other non- DHCD subsidies or below market rate funding sources.

a. Overall Leverage (*Up to +20*)

Measures the extent to which DHCD loan funds are leveraged with other public and private resources by calculating the percentage of the total development cost that is funded by DHCD ("DHCD Participation"). DHCD Participation includes affordable housing development financing to be sourced from DHCD (including 9% LIHTC equity and DC State LIHTC equity) as the numerator and total development costs attributable to the portion of the building that is eligible for DHCD funding as the denominator. Applicants should pursue alternative financing sources that reduce DHCD's investment in the project. Note that in mixed-income buildings, applicants may use surplus cash flow from the market rate units to cross subsidize the affordable units and improve their leverage ratio. Applications will receive maximum points for having less than 30% DHCD participation.

b. Subsidy Leverage (*Up to +20*)

Projects that have **non-DHCD RFP subsidies and/or subordinate financing sources** (in addition to private debt and equity) that decrease the project's funding gap and decrease the amount of DHCD assistance requested will receive more points.

Examples of sources that count toward this section are:

- Increments of additional debt leveraged by non-RFP sources or savings (e.g., existing HAP contracts, property tax abatements or exemptions, operating expense savings due to green improvements, income from solar revenue or credits, and/or other related operational efficiencies)
- Grants (Foundation, Federal Home Loan Bank, Capital Magnet Fund, etc.)
- Deferred developer fees
- Sponsor equity, in addition to LIHTC and other Tax Credit equity, including a master lease of units within a project
- Subordinate Seller's note
- Land value write-down
- Surplus cash flow from market-rate units or non-residential uses
- Opportunity Zone investments
- New Market Tax Credits (NMTC) equity
- Non-DHCD or District agency resources, including Medicaid Waiver for assisted living units
- Other sources used to finance the project in addition to the private debt and equity DHCD can reasonably assume the project can raise given current market conditions

Applications will receive maximum points for maximizing **non-DHCD financing sources** such that projects leveraging **non-DHCD financing sources** equal to 25% of the project's total sources or greater will receive the most points in this section.

Maximizing the Impact of DHCD Resources (Up to +30)

Resilient Buildings and Innovative Design (Up to +20)

Maximum points will be awarded to applicants that design and construct their Project to achieve Enterprise Green Communities Certification Plus (EGC+) or current equivalent. Points will be awarded to Projects that *exceed* the minimum Green Building Design and Construction Threshold Requirements and commit to achieving *one* of the following specific certifications:

- TRUE Zero Waste Certification
- Whole Building Life-Cycle Assessment (LCA) Supported Low-Embodied Carbon Design (see guidance from LEED v4.1 Building Life-Cycle Impact Reduction credit)
- Mass-Timber Construction; and/or Modular Construction and/or conversion of office to residential building
- Building electrification with no on-site combustion (with the exception of diesel or gas generators for emergency loads)

- Completion of the [DOEE Resilience and Solar Assessment Tool](#)

Property Management and Resident Services (Up to +10)

Points will be awarded to Projects proposing high-quality property management plans and comprehensive property-wide resident services. Such services are in addition to the PSH case management services that serve a limited resident population with more intensive needs. Points will be awarded to applications with a property management and resident services plan where the core resident services are expected to be funded and sustained with sources of funding outside the Project (e.g., fundraising or supported through a portion of developer fee set aside and reserved for this purpose or a combination of developer fee and organizational fundraising). Projects will be awarded points if they demonstrate outside funding is secured for up to 33% of the budget, up to 50% of the budget, or over 80% of the budget.

Points will be awarded for property management and resident service plans that provide targeted services for all residents, address anticipated resident needs and interests, and support community building or wealth building efforts for the residents. These services should be indicated in the plan with an explanation of how the Project intends to maintain them for at least 15 years. Property management and resident service plans may include, but are not limited to, the following:

- Training and Educational Programming – Academic and Economic Empowerment (e.g., job/vocational training, skill-building activities, tutoring/educational assistance for youth or adults, financial literacy training, credit counseling, homeownership/wealth-building education, rent reporting).
- Training and Educational Programming – Environment, Health and Wellness (e.g., health initiatives, nutrition workshops, wellness/recreational activities, art and cultural activities, green living education, counseling services).
- Resident Involvement and Organizational Capacity-Building (e.g., cooperative board training program, tenant association participatory role/ownership interest, legal and financial services, other enrichment/community-building activities); or
- Plans to foster good landlord/tenant relations and a comprehensive rent collections strategy.

For preservation projects only, applicants can receive points in this criterion for demonstrating tenant involvement in the planning process for the project.

Community-Oriented Amenities (Up to +20)

Community amenities should be integrated into the resident services plan, the architectural plans, and be consistent with the services proposed for the site.

Points will be awarded to Projects that contain amenities including, but not limited to, the following:

- High Speed Internet in-unit at no charge to the resident
- Child-focused amenity or additional use on premises (e.g., playground, on-site daycare or preschool facility, before/after school care, early childhood care, etc.)
- Access to fresh food on premises (e.g., grocery store, active community garden, farmer's market, commercial kitchen, etc.)
- Access to healthcare or wellness facility on premises (e.g., fitness center, clinic, etc.)
- Other communal space (e.g., community room, multipurpose room, courtyard, etc.)
- Project includes in-unit washer/dryer.

Workforce Development (*Up to +8*)

Points will be awarded to Projects where the development team is comprised of individuals designated as a Disadvantaged Business Enterprise (DBE), Resident-owned Business Enterprise (ROB) or led or controlled by individuals designated as socially disadvantaged under the Small Business Administration (SBA) definition. Development team roles include:

- Development Consultant
- Architect
- General Contractor
- Construction Manager
- Property Management Company
- Resident and/or Supportive Services Provider

Points will be awarded to Projects that:

- Submit detailed plans for an apprenticeship program that facilitates the placement of DC residents in employment opportunities at the Project, which exceeds the minimum apprenticeship hours worked by DC residents by 10% or more. The commitment and strategy to develop and implement a local apprenticeship program shall be in accordance with D.C. Official Code §§ 32-1401, et seq.
- Exceed the District's First Source Hiring requirement by 10% or more.
- Commit to Certified Business Enterprise (CBE) participation of 50% or more.

Applicants that were developers for past Projects with problematic performance across any cross-cutting hiring and contracting-related programs (i.e., CBE, Section 3, or First Source) are not eligible for these points.

Developer Capacity Building (*Up to +5*)

Points will be awarded to Projects with developer partners that have not participated in a DHCD-funded Project before and who are partnering with an experienced developer partner. Projects with development partners who have participated in or are currently participating in an Accelerator Program and who are partnering with an experienced development partner, can be awarded points. Maximum points will be given to a Project where a majority of the managing members are designated as DBE, ROB, or led or controlled by individuals designated as socially disadvantaged under the Small Business

Administration (SBA) definition.

Lowest Construction Cost Bonus

One project from each pool—Production and Preservation—will be selected to receive the “Lowest Construction Cost Bonus.” This bonus will be awarded to the projects with the lowest per-unit construction costs.

DHCD remains committed to ensuring that all projects are held to the highest standard of housing quality and resident quality of life. Projects must meet these standards to be eligible for this bonus. Quality housing without superfluous amenities will allow resources to have a more substantial impact on the housing needs in the District.

Projects that receive this bonus will not be eligible for increased funds to cover cost overruns beyond DHCD’s standard allowable deviation of 10%.

VII. AVAILABLE FUNDING SOURCES & DEVELOPMENT SITES

Through this Consolidated RFP, the participating agencies offer the following types of funding, from the sources listed below:

Available Funding Sources

Available To	Agency	Assistance Type	Source
All Eligible Projects	DHCD	Development Subsidy (Subordinate Cash Flow Loan)	HOME Investment Partnership Program (HOME) Community Development Block Grant (CDBG) Recovery Housing Program (RHP)
All Eligible Projects	DHCD	Tax Credit (<i>which upon sale creates LIHTC equity from a 3rd party investor</i>)	9% Low Income Housing Tax Credit (LIHTC); DC State LIHTC
All Eligible Projects	DHCD / DCHA	Operating Subsidy	Local Rent Supplement Program (LRSP) (Prioritized for PSH Units)
New Construction, Extremely Low Income (0-30% MFI) Units Only	DHCD	Development Subsidy (Subordinate Cash Flow Loan)	National Housing Trust Fund (NHTF)

All Federal sources must comply with the Build America Buy America Act <https://www.hudexchange.info/programs/baba/>

Each funding source operates under separate federal or local laws and regulations. All laws and regulations include restrictions on the incomes of families served, and maximum allowable rents, but such restrictions vary among the funding sources.

A brief summary of income restrictions, rent limits and definitions related to income for each funding source is outlined below. Projects must meet the specific income limits in effect at the time of funding and must subsequently adjust income and rent limits to maintain ongoing compliance with program laws and regulations as new limits are published.

All projects funded through this RFP will be required to execute a long-term affordability covenant recorded against the property's deed.

Minimum Affordability Terms by Funding Source

Funding Source	Rental	Homeownership
HOME	20 years for new construction 5-15 years for rehab <i>(depending on per-unit subsidy)</i>	5-15 years <i>(depending on per-unit subsidy)</i>
CDBG	<i>Determined on a project-by-project basis</i>	<i>Determined on a project-by-project basis</i>
NHTF	30 years	N/A
LIHTC	40 years	N/A
RHP	2 Years (transitional housing in an active recovery through a DBH program, with permanent housing follow on)	N/A

Davis Bacon prevailing wage rates apply to all development subsidy sources offered through this RFP except for 9% LIHTCs. Prevailing wage rates also apply to projects that request LRSP and/or ACC operating subsidy through DCHA.

A. 9% Low-Income Housing Tax Credits (9% LIHTC)

Section 42 of the IRS Code of 1986: www.irs.gov

The Tax Reform Act of 1986 established the Federal Low-Income Housing Tax Credit (LIHTC) Program. The LIHTC Program was subsequently made permanent by the Revenue Reconciliation Act of 1993 as further amended by The Community Renewal Tax Relief Act of 2000. The LIHTC Program was created to encourage private sector investment in the construction and rehabilitation of housing for low- and moderate-income individuals and families. Project owner/investors can claim the LIHTC on their federal income tax return each year for a period of 10 years. However, projects generally must meet certain requirements for low-income use for 40 years.

Federal law requires The District of Columbia to adopt a plan to allocate the LIHTC to projects based on federally mandated requirements and priority needs determined by the District. The District’s LIHTC Qualified Allocation Plan (QAP) is intended to ensure the selection of only those projects that comply with federal law and address the housing needs of the District.

The core federal requirements, established under IRC Section 42, are consistent across all states:

- **Subsidy Level:** The credit provides a 70% present value subsidy for the qualified basis of a project, generally paid in equal installments over a 10-year period.
 - **Eligible Projects:** The 9% credit is primarily for new construction or substantial rehabilitation projects that do not use other federal subsidies, such as tax-exempt bond financing.
 - **Minimum Set-Aside (MSA) Options:** Developers must commit to one of the following minimum occupancy tests:
 - **20/50:** At least 20% of units must be occupied by households with incomes at or below 50% of the Area Median Income (AMI).
 - **40/60:** At least 40% of units must be occupied by households with incomes at or below 60% of the AMI.
 - **Average Income (AI):** At least 40% of units must be occupied by households with incomes averaging no more than 60% of AMI, with individual unit limits ranging from 20% to 80% AMI.
 - **Rent Restrictions:** Gross rents for qualifying units are capped at 30% of the imputed income limit for the household size associated with the unit's bedroom count.
 - **Compliance Period:** Properties must adhere to the income and rent restrictions for a minimum of 40 years (an initial 15-year compliance period, followed by an extended use period).
 - **10% Test:** To receive a carryover allocation, owners must document that more than 10% of the project's reasonably expected basis has been spent within 12 months of the carryover allocation date.
-
- Updated allocation procedures and instructions
 - **Threshold Criteria:** Projects must meet basic requirements (e.g., financial feasibility, readiness to proceed) to be considered for scoring.
 - **Scoring and Priorities:** The District of Columbia will award points for projects that meet specific housing priorities, which may include serving vulnerable populations, specific geographic areas (Difficult Development Areas or Qualified Census Tracts), or providing larger units for families.
 - **Income Targeting:** The District of Columbia's QAP may incentivize or require projects to serve households at even lower income tiers than the federal minimums.
 - **Fees and Monitoring:** The District of Columbia may impose various application, allocation, and ongoing compliance monitoring fees.
 - **Basis Boosts:** The District of Columbia's QAP may allow, as permissible, an increase of up to 30% in a project's eligible basis if it is located in a Qualified Census Tract (QCT) or a Difficult Development Area (DDA), increasing the total credits awarded.

The current QAP for the District was published in 2025 and can be found online at [2025 Low-Income Housing Tax Credit \(LIHTC\) - Qualified Allocation Plan \(QAP\) | dhcd](#) and is incorporated into this RFP.

Mandatory Application Fee: 9% LIHTC applications MUST include the Application Fee with the application. (For-profits: \$850; non-profits: \$600). Please refer to the Fee Table below for all related fees.

Fee Table		
<i>Fee Name</i>	<i>Amount</i>	<i>Applicability</i>
Application Fee (Non-profit)	\$600 .00	9%
Application Fee (For Profit)	\$850 .00	9%
Reservation Fee: Assessed at the time a reservation is given to a Sponsor/Developer. The amount is due in full when the Sponsor/Developer accepts the reservation. No reservation will be valid if not accompanied by the reservation fee.	50 % of 1%of the total 10-year allocation for the Project	9%
Allocation Fee on per capita Projects: Assessed when DHCD issues the Carryover Allocation.	50 % of 1percent of the value of the total 10-year allocation for the Project	9%
Allocation Fee for tax exempt bond funded Projects.	1% of the total 10-year allocation paid in two installments: a portion at closing and the remaining portion when DHCD issues the IRS Form(s) 8609.	4% & DC LIHTC
Compliance Monitoring Fee: All Projects that receive an IRS Form 8609. The fee will be due each year on February 15.	\$65 per unit per year for the first 15 years of the Compliance Period, or \$80 per unit per year for Projects selecting the Average Income minimum set- aside. \$40 per tax credit unit per year (including employee units) starting from the 16th year of compliance or \$45 per tax credit unit per year for Projects selecting the Average Income minimum set-aside (not to exceed \$4000 per Project after the initial 15 years of the Compliance Period).	9% , 4% and DC LIHTC

Re-inspection Fee: Projects failing an inspection and/or tenant file review that are issued an IRS Form 8823 must have a re-inspection and/or follow up tenant file review.	\$55 per hour (\$55 minimum) to re-inspect deficiencies as observed. Additional \$55 per hour (\$55 minimum) to review tenant files and any document forwarded to DHCD to correct noncompliance.	9%,4% and DC LIHTC
Extension Fee: Sponsors/Developers unable to meet the deadline for a Carryover Allocation application may request an extension and pay a fee at the time the request is submitted.	A late charge of \$500 per day will be assessed for each calendar day past the due date that the Carryover Allocation application is not returned to DHCD.	9% and 4%
Allocation Modification Fee: Sponsor/Developers requesting modifications to the IRS Form 8609 where the modification is not the result of a DHCD administrative error.	\$1,000	9% , 4% and DC LIHTC

The check for the LIHTC application fee (only for projects that are applying for 9% LIHTC through this RFP) should be sent to the following address:

**Development Finance Division
DC Department of Housing and Community Development
1909 Martin Luther King Avenue SE, 2nd Floor
Washington DC 20020**

Checks should be made payable to the Treasurer, District of Columbia. Reference “Low Income Housing Tax Credit Fund - Application Fee FY26 RFP” and include the project name on the check. The project name must match what is submitted to DHCD through the Online Application System.

District of Columbia Low-Income Housing Tax Credits (DC LIHTC)

Pursuant to the District of Columbia Low-Income Housing Tax Credit Clarification Amendment Act of 2020 (D.C. Law 23-149, §7201) and the District of Columbia Low-Income Housing Tax Credit Amendment Act of 2024 (D.C. Law 25-550, §2161), the District of Columbia has established a low-income housing tax credit for eligible projects located in the District.

An eligible project is a rental housing development in the District that:

- Includes more than 5 housing units; and
- Provides units affordable to tenants with incomes at or below 80% of the median family income for the Washington Metropolitan Statistical Area.

The owner of an eligible project may be awarded a District LIHTC in an amount not to exceed 9% of the project’s qualified basis at the DHCD’s Director’s discretion, as determined under IRC §42(c). Only DHCD may award these credits. All projects seeking an allocation must apply through DHCD’s RFP for a credit award. Credits will be awarded

on a competitive basis.

Allocation Criteria

Award letters will be prioritized and given to projects that have been secured:

- A 4% bond inducement, or
- A first trust loan commitment.

There is no statutory minimum credit price requirement.

Transfer of Credits

If an owner transfers, sells, or assigns a DC LIHTC to another taxpayer, the credit cannot be claimed unless the owner submits an affidavit to DHCD certifying that the proceeds were used to ensure the financial feasibility of the eligible project.

Submission Requirements

Applicants must submit the following documentation through DHCD's RFP portal by the stated deadline:

1. Completed DC LIHTC Application Form (available on DHCD's website).
2. Project Narrative describing:
 - Development concept and timeline
 - Affordability commitments
 - Community impact and alignment with DHCD priorities
3. Evidence of Site Control (deed, purchase contract, or long-term lease).
4. Financial Documentation, including:
 - Detailed development budget
 - Sources and uses statement
 - Pro forma for at least 15 years
5. Commitment Letters for financing (bond inducement or first trust loan commitment).
6. Affordability Plan demonstrating compliance with income restrictions.
7. Organizational Documents for the ownership entity.
8. Certifications and Affidavits required by DHCD, including:
 - Certification of compliance with Fair Housing and Accessibility requirements
 - Affidavit for any anticipated credit transfer
9. Environmental Review Documentation (Phase I ESA or equivalent).
10. Other Supporting Materials as specified in the RFP instructions.

B. Development Financing & Operating Subsidies

Through this RFP, DHCD will accept requests for federally funded (CDBG, HOME, NHTF, RHP) development subsidies. Rather than request one specific funding source, applicants will be asked to indicate which funding source(s) they would like to be considered for. By default, each applicant will be considered for all eligible funding sources, but if there are conditions associated with any program that the applicant would be unwilling to accept, they should indicate that they do not wish to be considered for funding from that program.

Development subsidies from DHCD are structured as subordinate Cash Flow Loans for

Limited Equity Cooperatives and Rental Projects. During the life of the loan, owners will be required to pay 75% of annual project cash flow to DHCD (after any approved deferred developer fee is repaid) until the loan is paid off. Loan terms are 42 years, with 3% interest rates (0% for LECs). For non-cooperative homeownership projects, as further described elsewhere, the loan made from DHCD to the borrower/developer would be used to finance the development of the project. The loan term would align with a project's construction/sales period, with the expectation that it would typically not exceed three years. The loan would be satisfied if /when the loan balance is repaid or forgiven upon individual homebuyer unit sales.

Provided that the costs are attributable to a use eligible for DHCD funding, development financing from any of these sources may be used for most development finance purposes including, but not limited to:

- Acquisition costs
- Soft costs
- Financing costs
- Predevelopment costs
- Hard costs – new construction and rehabilitation

Financing from the available Development Subsidy sources may not be used for:

- tenant based rental assistance to tenants;
- capacity building;
- second mortgage or down payment assistance (except for homeownership projects);
- security or utility deposits;
- operating and maintenance expenses;
- any costs attributable to an ineligible use, such as retail space or market-rate units; or
- emergency or transitional housing.

Mandatory Application Fee: A \$1,000 non-refundable application fee is due at the time of application for all federal sources. The check for the application fee (federal sources other than 9% LIHTC) should be sent to the following address:

**Development Finance Division
DC Department of Housing and Community Development
1909 Martin Luther King Avenue SE, 2nd Floor
Washington DC 20020**

Checks should be made payable to the Treasurer, District of Columbia. Reference “Federal Sources - Application Fee FY26 RFP” and include the project name on the check. The project name must match what is submitted to DHCD through the Online Application System.

Information specific to each funding source is provided below.

HOME Investment Partnerships Program (HOME)

Through HUD, HOME is the largest federal block grant to state and local governments designed exclusively to create affordable housing for low-and moderate- income households. HOME provides formula grants to states and localities that communities use in partnership with local non-profit groups to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership. Detailed information on the HOME program can be found at: www.hud.gov. Go to “Resources/Handbooks-forms/HUD handbooks, etc./HUDCLIPS/Shortcuts/Code of Federal Regulations.; HOME is Title 24, Part 92. DHCD’s use of HOME funds is guided by the *FY2022-FY2026 District of Columbia Consolidated Plan* (<https://dhcd.dc.gov/node/1549461>).

Davis Bacon prevailing wage rates apply to any project that uses HOME.

Community Development Block Grant (CDBG)

CDBG are federal funds provided and regulated by HUD. Detailed information on CDBG can be found at www.hud.gov; go to “Resources/Handbooks-forms/HUD handbooks, etc./HUDCLIPS/Shortcuts/Code of Federal Regulations; CDBG is Title 24, Part 570; Alternatively, call the Superintendent of Documents Office, Government Printing Office, 202-512-1800 to request regulations in hard copy. DHCD uses CDBG funds for a variety of uses, one of which is to produce and preserve affordable housing through this Consolidated RFP. DHCD’s use of CDBG funds is guided by the *FY2022-FY2026 District of Columbia Consolidated Plan* (<https://dhcd.dc.gov/node/1549461>).

Davis Bacon prevailing wage rates apply to any project that uses CDBG.

National Housing Trust Fund (NHTF)

NHTF is a federal affordable housing production program that will complement existing District of Columbia efforts to increase the supply of affordable housing for extremely low-income households, including homeless families and individuals, and persons with special needs. The NHTF was established under Title I of the Housing and Economic Recovery Act of 2008 (HERA), Section 1131 (Public Law 110-289). Section 1131 of HERA amended the Federal Housing Enterprises Financial Safety and Soundness Act of 1992 (12 U.S.C. 4501 et seq.) (Act) to add a new section 1337, entitled "Affordable Housing Allocation" and a new section 1338, entitled "Housing Trust Fund."

DHCD’s use of NHTF funds is guided by the [FY2022-FY2026 District of Columbia Consolidated Plan](#) and the *National Housing Trust Fund Allocation Plan* ([National Housing Trust Fund \(NHTF\) | dhcd](#)). In accordance with the Allocation Plan, NHTF funds are only available to support units for Extremely Low Income Households (0- 30% MFI) in new construction projects.

Davis Bacon prevailing wage rates do apply to any project that uses NHTF.

Recovery Housing Program (RHP)

The Recovery Housing Program (RHP) provides funding for states and the District of Columbia to provide stable, transitional housing for individuals in recovery from a Substance Use Disorder (SUD). The funding covers a period of not more than two years or until the individual secures permanent housing, whichever is earlier. Projects delivering transitional housing units supported by RHP funding and providing temporary, stable housing (up to 24 months) for individuals in active recovery from SUD will be provided the opportunity to obtain support services for the tenant population through Department of Behavioral Health (DBH) service providers. Projects must be existing buildings or new construction projects must be completed by a community-based development organization. All projects must include transitional housing and supportive services.

RHP eligible activities include:

- Payment of lease, rent, and utilities
- Acquisition, rehabilitation, reconstruction, and construction of both single family, 1-4 units and multifamily.
- Clearance and demolition
- Relocation

Davis Bacon prevailing wage rates apply to any project that uses RHP

For more information on the District’s RHP program, please email the Housing Compliance Officer, Kelly Ann Morrow, at kelly-ann.morrow@dc.gov.

Local Rent Supplement Program (LRSP)

This District of Columbia LRSP provides operating subsidy to serve extremely low-income families (0-30% of MFI) and is administered by DCHA. LRSP is administered in accordance with federal and District of Columbia Housing Choice Voucher Program (HCVP) rules and regulations (24 CFR Chapters 982 and 983) (14 DCMR Chapters 49, 51, 53, 54, 56, 59, 61, 93 and 95) as administered by DCHA. Most of LRSP operating subsidies available through this RFP will be prioritized for PSH units receiving funding from DHCD, DBH, and/or DHS, but a portion of the operating subsidies will be available for non-PSH 30% units restricted at 30% of MFI. The term of the initial LRSP contract (the Long Term Subsidy Contract or LTSC) is 15 years with possible extensions. The LRSP is subject to funding availability.

On July 1, 2023, DCHA modified the process for determining rent reasonableness and utility allowances in accordance with HUD guidelines. Contract rents are no longer determined by established submarket rent limits. Rather, contract rents will be based on individual unit characteristics – project location, number of bedrooms, square footage of rooms, type and age of the unit, and the amenities, services, and utilities provided by the

owner. Only comparable units that are unassisted (i.e. those units not benefiting from any rental subsidy) will be used by DCHA to determine rent reasonableness.

DCHA is required to obtain the approval of the Council of the District of Columbia (DC Council) before DCHA may enter into an Agreement to Enter Into a Long Term Subsidy Contract (ALTSC) with the Owner of the Project. Prior to submitting the ALTSC to the DC Council for approval, DCHA will make a rent reasonableness determination of the proposed contract rent to Owner for each bedroom type for the Project based on the individual unit characteristics described to DCHA in the Owner’s application.

In accordance with program requirements, prior to financial closing and entering into the ALTSC, DCHA shall make an additional rent reasonableness determination, and such reasonable rent will be reflected in an exhibit attached to the ALTSC. When the units are ready for occupancy, DCHA will conduct an updated rent reasonableness determination to confirm whether or not the rents reflected in the ALTSC need to be increased or decreased to remain reasonable. The results of the final DCHA rent reasonableness determination will be incorporated in the contract rent exhibit to the LTSC between DCHA and the Owner. For application purposes, applicants should conduct their own market analysis to estimate reasonable rents.

Rental units must meet minimum standards of health and safety, as determined by HUD’s NSPIRE (National Standards for the Physical Inspection of Real Estate), or applicable HUD inspection standard. A housing subsidy is paid to the landlord directly by DCHA on behalf of the participating household. The household then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program.

Davis Bacon prevailing wage rates apply to any project that uses LRSP.

2026 RFP Federal Sources and Uses

Program Funding	Statute	AMI	Eligible Uses	Scoring	Caveats	For More Information
Community Development Block Grant (CDBG)	24 CFR 570	80%	Acquisition, Demolition, New Construction, Rehab, Rental, Homeownership,	Yes	New Construction must be by a CBDO/CHDO in conjunction with neighborhood revitalization.	https://www.hudexchange.info/programs/cdbg-entitlement/
HOME Investment Partnerships Program (HOME)	24 CFR 92	80%	New Construction, Rehab, Rental, Homeownership	No	Rehab Standards approved by HUD	https://www.hudexchange.info/programs/home/
National Housing Trust Fund (NHTF)	24 CFR 91	30%	New Construction, Rehab, Rental, Homeownership	Yes	Rehab Standards approved by HUD - Plus Amend the NHTF Allocation Plan for the new funds (30 days)	https://www.hudexchange.info/programs/htf/

Recovery Housing Program (RHP)	SUPPORT Act Sec 8071	80%	Acquisition, Rehab, New Construction, Rental Assistance, Transitional Housing	Yes	New Construction must be by a CBDO Plus TRANSITIONAL Housing to Permanent Housing and Supportive Services. May need to amend RHP Action Plan - 15 days.	https://www.hudexchange.info/programs/rhp/
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Tax Exemptions

Non-Profit Affordable Housing Developer Tax Relief Program

Non-profit developers applying for financing through this RFP, both LIHTC and non-LIHTC, are eligible for tax relief under the Non-Profit Affordable Housing Developer Tax Relief Program.

Applicants need to submit a tax relief certification application to DHCD’s Office of the General Counsel. DHCD will provide a tax relief certificate for the project prior to closing that can be presented to the DC Office of Tax and Revenue which grants the applicable tax relief.

The required forms for applying for the tax relief certification are available [here](#).

Contractor’s Exempt Purchase Certificate (OTR-553)

Contractors completing work for a non-profit entity are eligible for a sales tax exemption through DC’s Office of Tax and Revenue (OTR). Purchases made by the non-profit entity will need to request a separate exemption certificate from OTR.

OTR has provided a guide for requesting the exemption [here](#).

VIII. PROPERTY ACQUISITION & DISPOSITION DIVISION - Solicitation for Offers

The Property Acquisition and Disposition Division (PADD) of the Department of Housing and Community Development (DHCD) acquires and disposes of vacant and abandoned properties. PADD has the following three main functions:

- Encourage property owners to rehabilitate and/or occupy their vacant residential property;
- Acquire vacant, abandoned and deteriorated properties through negotiated friendly sale, eminent domain, donation or tax sale foreclosure when owners are unwilling or unable to maintain their properties; and
- Dispose of properties in the PADD inventory by selling the properties to individuals or developers to be rehabilitated into high-quality, affordable and

market-rate single-family and/or multifamily housing in District of Columbia (“District”) neighborhoods.

Pursuant to Mayor’s Order 2007-2009, dated September 27, 2007, then Mayor of the District of Columbia delegated his authority under the Abatement and Condemnation of Nuisance Properties Omnibus Amendment Act of 2000, as amended, the Vacant and Abandoned Properties Community Development and Disapproval of Disposition of Certain Scattered Vacant and Abandoned Properties Act of 2002, as amended, the Homestead Preservation Act of 1986 and certain portions of the Tax Clarity Act of 2000, as amended, to DHCD for the purpose of addressing blight, crime and neighborhood instability caused by vacant, abandoned and deteriorated properties in the District by allowing DHCD to acquire and dispose of such properties for redevelopment.

As such, the development sites reflected in Appendix 1 are available for disposition. The development sites are located across Wards 7 and 8. Offerors are required to adhere to all relevant regulations in executing its construction efforts while also addressing the city’s and community stakeholders stated preferences for the Development Site(s). Specifically, the Project should demonstrate compliance with design and development guidelines provided in the PADD Residential Design and Performance Standards.

In order to view available development sites, PADD Residential Design and Performance Standards respond to this Solicitation with project proposals (an “Offer”) [here](#).

PADD will evaluate all Offers according to the following selection criteria:

- Past Performance
 - Executive Summary
 - Financial Capacity
 - Development Plan
 - Affordability Component
 - Pricing Proposal
 - Community Benefits

Developers will be expected to participate in a transparent and collaborative process involving the District, PADD and community stakeholders. Offers submitted in response to this Solicitation shall comply with the requirements set forth in Sections 4 and 5.

Agency Goals

Based on prior experience, PADD has identified the following development standards and goals that contribute to successful projects. This list is not intended to be a substitute for the above selection criteria but is merely a guide for developers as they prepare their Offers. Successful proposals will incorporate the following:

The Offeror must provide a mixed-income, residential project whereby 50 percent of the units developed are rented or sold to residents with annual household incomes that do not exceed 80 percent of Median Family Income as described in the INCLUSIONARY ZONING PROGRAM 2024-2025 MAXIMUM INCOME, RENT AND PURCHASE PRICE SCHEDULE, published on DHCD's website. If the development proposal includes a DHCD subsidy/financing request, then the affordable mixture shall be at-least 60 percent of total units. 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). Additional points will be given to proposals whose affordability program exceeds this minimum requirement.

- The residential, mixed income component should maximize affordability beyond the District's Inclusionary Zoning requirements, provide a mixture of unit types and sizes across multiple MFI levels, and shall be comparable to market rate units. Respondents will be given additional points or preference for maximizing affordability across multiple income levels.
- Vocational training, job creation for District residents, and opportunities for Small Business Enterprises (SBEs) and Certified Business Enterprises (CBEs);
- Excellent construction, quality design and architecture that complements the existing architecture of the neighborhood;
- Adequate project financing from pre-development through final completion;
- Larger affordable dwelling units (2 or more bedroom units);
- A commitment to long-term affordability; *
- All units will have set terms of affordability to be agreed upon by the District and selected Respondent in the disposition agreement and other agreements as applicable;
- Respondents shall describe the strategy for marketing for the development or partnering with an organization that has demonstrated expertise in marketing.

Developers may apply for DHCD financing for a PADD site simultaneously. Both applications are due by April 17, 2026. Developers requesting financing must also submit a budget reflecting balanced sources and uses. For projects with three or more units, a proforma shall be submitted with the application. Applicants that require DHCD financing, but do not submit a budget with at least a balanced sources and uses, will not receive further consideration and will not be awarded the property. Developers submitting for PADD financing may choose to use the Form 202 budget for their PADD submission instead of the budgets included in the PADD developer toolkit.

IX. UNDERWRITING GUIDELINES

Applicants to this RFP must follow the requirements outlined in this section and elsewhere in the RFP, such as the Threshold Eligibility Requirements Section.

a. **Non-Tax Exempt Bond financed Rental Projects – Summary of Underwriting Standards**

Please refer to the matrix term sheet below for a summary of DFD’s standard business terms and underwriting requirements for non-tax exempt bond rental projects.

Loan Terms	
Gap Funding Amount:	<ul style="list-style-type: none"> • Not to exceed amount finalized at Loan Review Committee. Equals the minimum gap required to make the project feasible, as determined by DFD project manager/underwriter. • Maximum DHCD funding in a project is 49% of all project sources. DHCD is a gap lender. Applicants must demonstrate that they have maximized all other financing sources including first trust hard debt before sizing their request for DHCD funding. In order to achieve this threshold, consider the strategies and tools identified elsewhere in the RFP.
Product Type:	Subordinate Cash Flow Loan
Purpose and Uses:	Acquisition, soft costs, rehabilitation hard costs associated with the project. <ul style="list-style-type: none"> • Funds may be used to reimburse pre-closing soft and acquisition costs at DFD’s discretion, regardless of when the expenses were incurred. • Eligible uses must be identified and approved in Form 202. • Draw schedule will be established before closing.
Funding Source:	Federal (CDBG, HOME, NHTF)
Loan Term:	42 years from Closing Date
Interest Rate:	3.0% simple interest
Construction/ Stabilization Period:	2 years is standard (built into 42-year loan term)
Retainage Amount:	The lesser of ten percent (10%) of the construction contract or ten percent of the DHCD loan amount.
Repayment Start:	<ul style="list-style-type: none"> • Commences May 1 of the calendar year after the Certificate of Occupancy (or comparable documentation) is projected to be issued (Placed in Service Date). • Subject to Net Cash Flow waterfall in the Deed of Trust Note.

Repayment Source:	Annual payments of 75% of available Net Cash Flow and proceeds resulting from any Capital Transaction, as set forth in the Loan Documents and Borrower's organizational documents.
Recourse:	Non-recourse
Collateral Position:	Second Priority Deed of Trust
Minimum Affordability Period Restriction:	<ul style="list-style-type: none"> Applicant affordability commitment at application plus 2 years (minimum 42 years), commencing on Closing Date Automatically extended if necessary, to insure that it will not be less 40 years (or longer committed affordability period) from the Placed in Service Date
Minimum Unit Affordability:	100% of units supported by DHCD funding must be affordable to 50% MFI and below for new construction or up to 80% MFI for preservation projects with current residents
Underwriting Criteria / Requirements	
Projected Rents:	<ul style="list-style-type: none"> In accordance with the funding source being requested or LIHTC limits (if project is requesting 9% LIHTC). Assume 2% annual escalation
Projected Operating Expenses:	<ul style="list-style-type: none"> Refer to Section VI in RFP for current upper limit for per unit per annum (PUPA) expenses. Operating expenses will be carefully reviewed Assume 3% annual escalation
Capitalized Operating and Debt Service Reserves:	6 months of operating expenses and must pay debt service payments.
Annual Reserve Deposit Requirements:	Annual budgeted replacement reserve of not less than \$300/unit
Vacancy Rate:	7 to 10% vacancy and collection loss factor with a trending improvement after year 5.
Debt Service Coverage (DSCR) Ratio (Senior Debt):	Must Pay Debt in 1st Position – 1.15 DSCR by end of first year of sustained operations

<p>Construction Costs and Fees:</p>	<ul style="list-style-type: none"> • Refer to Section VI in RFP for current upper limit for construction or rehab costs per square feet based on building type as well as applicable green building requirements for project • Rehab scope and cost estimate will be carefully reviewed to ensure property’s expected capital needs over the next 15-year period, as identified in the property capital needs assessment, are being addressed and that the renovation budget is adequate • Borrower must provide a capital replacement plan for any major systems replacements that are not being contemplated as part of the proposed renovation scope, as applicable • General Contractor Fees as a percentage of net construction costs: Builder’s Profit is up to 6%; Overhead is up to 2%; and General Conditions/Requirements are up to 6%. These standards should not be exceeded except for developments with exceptional characteristics that may justify higher fees. If that is the case, a waiver should be requested. Additional requirements may apply when there is an identity of interest between the developer and General Contractor. • Architect and Engineer Fees: Architect Design Fees range from 2 to 6% of the construction contract amount and Architect Construction Supervision range from 1 to 3% • Owner’s Rep (Construction monitoring): 1 to 2% of the construction contract amount, supported by third party bids. If there is an identity of interest between the developer and the owner’s rep, the fee must be paid from developer fee. • Developer Fee: 5% of Acquisition Costs, if applicable, plus 15% of Non-Acquisition Fee Basis (equal to Total Development Costs less Guarantees and Reserves, LIHTC Syndication and Bond Financing-Related Costs, Acquisition Costs, and Construction, Soft Cost, and Financing Contingencies). Refer to fee policy in the rental development budget tab of the Form 202 for more detail. Any fee in excess of \$2 million shall be deferred up to the amount that can be recovered from cash flow over 12 years of operations. Amounts that cannot be repaid during this period will be added to the initial \$2 million paid fee.
<p>Maximum Contingencies</p>	<ul style="list-style-type: none"> • Hard Cost Contingency: 10% for new construction; 15% for rehab • Soft Cost Contingency: 8% of soft costs section of the Form 202
<p>Property Management Plan and Budget for Interim Operations</p>	<p>For occupied buildings, the application must include a property management plan covering both the interim/construction period and post-completion. The plan must include interim operating budget (prior to and during renovation) quantifying occupancy and revenue and demonstrate ability to manage a tenant-in-place rehab process if applicable</p>
<p>Other Requirements</p>	<p>Refer to Section VIII of RFP for other underwriting-related minimum requirements.</p>

b. **Limited Equity Cooperative/Condominium Homeownership Projects – Summary of Underwriting Standards**

Please refer to the term sheet below for a summary of DFD’s standard business terms and underwriting requirements for Limited Equity Cooperative (LEC) projects.

The following guidance applies only to rehabilitation projects in which tenants directly purchased their building, converting to an LEC. The guidance does not apply to projects in which the tenant association assigned TOPA rights to a developer.

Tenant purchase projects converting to LEC are a hybrid between rental and ownership; the financial structuring is more akin to a rental though the legal structure is a form of homeownership. DHCD expects LECs to transition from tenants to owners and treat the property accordingly with the assistance of a professional team of consultants and management. For any items not mentioned here, TOPA applicants should follow the general guidelines provided elsewhere in the RFP.

Loan Terms	
Gap Funding Amount:	<ul style="list-style-type: none"> • Not to exceed amount finalized at Loan Review Committee. Equals the minimum gap required to make the project feasible, as determined by DFD project manager/underwriter. • Maximum DHCD funding in a project is 49% of all project sources. Applicants must demonstrate that they have maximized all other financing sources including first trust hard debt before sizing their request for DHCD funding. In order to achieve this threshold, it is necessary for the LEC, in consultation with their development consultant, to consider the following strategies to minimize % of DHCD participation: <ul style="list-style-type: none"> ○ In cases where long-time residents are paying far below maximum monthly rents for their household income level, residents must consider raising their own rents to support increased senior debt. ○ If the applicant previously accessed DHCD acquisition financing and the property is subject to an existing affordability covenant, the applicant could consider making a request to modify the MFI mix of the covenant to assist the project in maximizing senior debt. ○ Seek out additional financing sources, including green financing sources. ○ Contribute interim income or a reasonable percentage of accrued replacement reserves to the rehabilitation.
Product Type:	Subordinate Cash Flow Loan

Purpose and Uses:	Acquisition, soft costs, rehabilitation hard costs associated with the project. <ul style="list-style-type: none"> Funds may be used to reimburse pre-closing soft and acquisition costs at DFD's discretion, regardless of when the expenses were incurred. Eligible uses must be identified and approved in Form 202. Draw schedule will be established before closing.
Funding Source:	Federal (CDBG, HOME)
Loan Term:	42 years from Closing Date
Interest Rate:	0% simple interest
Construction/ Stabilization Period:	2 years is standard (built into 42-year loan term)
Retainage Amount:	The lesser of ten percent (10%) of the construction contract or 10% of the DHCD loan amount.
Repayment Start:	<ul style="list-style-type: none"> Commences May 1 of the calendar year after the Certificate of Occupancy (or comparable documentation) is projected to be issued (Placed in Service Date). Subject to Net Cash Flow waterfall in the Deed of Trust Note.
Repayment Source:	Annual payments of 10% of Net Cash Flow until the Deferred Developer Fee is paid and thereafter 75% of available Net Cash Flow and proceeds resulting from any Capital Transaction, as set forth in the Loan Documents and Borrower's organizational documents.
Recourse:	Non-recourse
Collateral Position:	Second Priority Deed of Trust
Minimum Affordability Period Restriction:	<ul style="list-style-type: none"> Applicant affordability commitment at application plus 2 years (minimum 42 years), commencing on Closing Date Automatically extended if necessary, to insure that it will not be less 40 years (or a longer committed affordability period) from the Placed in Service Date
Minimum Unit Affordability:	100% of units supported by DHCD funding must be affordable to 80% MFI and below

Underwriting Criteria / Requirements	
Market Analysis and Level of Carrying Charges:	<ul style="list-style-type: none"> • Units must be demonstrated to be marketable, as indicated by market analysis. • Projected carrying charges must not exceed market rents and published limits. Carrying charges need to be affordable to the existing household income levels; as properties are already occupied by a mix of incomes, the ratio of charges/income will vary (unless there is project-based operating subsidy). • If project occupancy is below 50%, the Applicant must provide a realistic lease-up schedule and demonstrate by loan closing the “pre-sale” of at least an additional 10 percent of units executing Subscription Agreements and deposits. • Assume 2% annual escalation for non-LRSP units
Projected Operating Expenses:	<ul style="list-style-type: none"> • Refer to Section VI in RFP for current upper limit for per unit per annum (PUPA) expenses. • Operating expenses will be carefully reviewed to ensure expenses are not
	<p>over or under-budgeted</p> <ul style="list-style-type: none"> • Recent operating history (which provides the initial basis for projecting future expenses) will be required to be provided and any projected adjustment to utility and maintenance costs given equipment upgrades in the renovation process will need to be described. • Insurance may be higher for the single-site LEC owner. Insurance line item should be based on actual quote from an insurance provider. • LEC is expected to apply for all eligible real estate tax abatements/exemptions and reflect such expense reductions in the budget. • LEC is expected to include an annual Resident Training line item. Minimum is greater of \$100/unit and \$1,000 per project; higher budgeted amount may be required at DHCD’s discretion. • Assume 3% annual escalation
Capitalized Operating and Debt Service Reserves:	6 months of operating expenses and must pay debt service payments.
Annual Reserve Deposit Requirements:	Annual budgeted replacement reserve of \$400/unit and operating reserve of \$200/unit.
Vacancy Rate:	10% of reserves
Debt Service Coverage (DSCR) Ratio (Senior Debt):	Must Pay Debt in 1st Position – 1.15 to 1.25 DSCR by end of first year of sustained operations

Rehab Costs and Fees:	<ul style="list-style-type: none"> • Refer to Section VI in RFP for current upper limit for rehab costs per square feet based on building type as well as applicable green building requirements for project • Rehab scope and cost estimate will be carefully reviewed to ensure property’s expected capital needs over the next 15-year period, as identified in the property capital needs assessment, are being addressed and that the renovation budget is adequate • Borrower must provide a capital replacement plan for any major systems replacements that are not being contemplated as part of the proposed renovation scope • General Contractor Fees as a percentage of net construction costs: Builder’s Profit is up to 6%; Overhead is up to 2%; and General Conditions/Requirements are up to 6% . These standards should not be exceeded except for developments with exceptional characteristics that may justify higher fees. If that is the case, a waiver should be requested. • Architect and Engineer Fees: Architect Design Fees range from 2 to 6% of the construction contract amount and Architect Construction Supervision range from 1 to 3% • Owner’s Rep (Construction monitoring): 1 to 2% of the construction contract amount, supported by third party bids • Developer Fee: Refer to fee policy in the rental development budget tab of the Form 202
Contingencies	<ul style="list-style-type: none"> • Hard Cost Contingency: 15% hard cost contingency; 20% all projects of 12 units or less • Soft Cost Contingency: 5 to 8% of soft costs section of the Form 202 • Financing Cost Contingency: 5 to 8% of the financing cost section of the Form 202
Property Management Plan and Budget for Interim Operations	For occupied buildings, the application must include a property management plan covering both the interim/construction period and post-completion. The plan must include interim operating budget (prior to and during renovation) quantifying occupancy and revenue and demonstrate ability to manage a tenant-in-place rehab process.
Other Requirements	Refer to Section VI of RFP for other underwriting-related minimum requirements
Development Team Requirements	

Technical Assistance:	<ul style="list-style-type: none"> • The tenant association or LEC is encouraged to contract with a Development Consultant/Technical Assistance provider with TOPA experience. • DHCD will review the track record and capacity of the Development Consultant critically to help ensure the LEC will have adequate support. • The contact should be involved for the entire development period, with incentive payments to ensure assistance through project completion and stabilization.
Property management:	<ul style="list-style-type: none"> • Buildings six units and smaller may self-manage with suitable resident capacity; third-party managers should demonstrate ability to work collaboratively with resident owners, attend Board meetings, etc. • As previously noted, a property management plan covering both the interim/construction period and post-completion needs to be provided.
LEC Borrower:	<ul style="list-style-type: none"> • LEC Borrower itself must qualify as a sustainable borrower and must have completed organizational documents recorded with the Department of Licensing and Consumer Protection (DLCP). • In lieu of a development track record or financial statements, performance “markers” will be evaluated as predictors of future stability. • LEC must provide a sustainable, ongoing resident/board training plan with budget acceptable to DHCD
Legal Counsel:	LEC must name the attorney(s) who will be advising the cooperative through the financial closing, renovation, and stabilization period.
Demonstration of Resident Organization Strength	
Quality of leadership:	Professional or life skills that enable leaders to understand organizational and financial issues, inspire cooperation, communicate well, and share authority among leaders.
Elections:	Holds elections in fair and open manner.
High percentage of resident/member participation:	Reflected in signatures gathered in initial petition, attendance at regular resident meetings, voting in Board elections and on other issues.
Payment of Dues:	Regular payment of carrying charges.
Consensus:	Ability to galvanize consensus in decisions and resolve internal conflicts.
Decision Making:	Majority of members involved in development decision-making and attending ongoing training sessions.

Willingness to “raise my own rent”:	Where past rents are too low to sustain the LEC with a fully funded operating budget, members must vote for an increase, with at least a portion of the increase to take effect by time of the loan closing. LEC members must acknowledge in a resolution that carrying charges will increase in the future to leverage additional first trust resources or to cover inflation.
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C. For-Sale Homeownership Projects – Summary of Underwriting Standards

Please refer to the following matrix term sheet for a summary of DFD’s standard business terms and underwriting requirements for homeownership proposals:

Assumptions	Primary Scenario – Required for All Projects <i>Development Loan for Acquisition/ Construction/Rehab of Project</i>	Alternative Scenario <i>More Limited Development Loan for Acquisition of Project + Use of other Financing Tools</i>
Defining Scenario Requirement:	Restricted Sales Prices affordable to 80% of MFI and below <u>without</u> assuming HPAP buyer subsidies	Market Sales Prices affordable to 80% of MFI and below <u>with</u> an allocation of homebuyer subsidies
Gap Funding Amount:	Not to exceed amount finalized at Loan Review Committee. Equals the minimum gap required to make the project feasible, as determined by DFD project manager/underwriter.	Same as Primary plus any project-based allocation of homebuyer subsidies to serve as “pre-commitments” will be sized based on or comparable to HPAP program requirements
RFP Funding Source(s)	Federal (HOME, CDBG)	Same as Primary plus homebuyer subsidy
RFP Product Type:	Gap Financing Loan	Same as Primary plus allocation of homebuyer subsidies

Assumptions	Primary Scenario – Required for All Projects <i>Development Loan for Acquisition/ Construction/Rehab of Project</i>	Alternative Scenario <i>More Limited Development Loan for Acquisition of Project + Use of other Financing Tools</i>
Eligible Purpose and Uses	<ul style="list-style-type: none"> • Eligible development costs (e.g. acquisition, reimbursement of predevelopment expenses, hard costs, and soft costs, excluding developer fee, which is expected to be paid from sales proceeds). • Specific uses and timing of funding is to be determined by DHCD prior to closing and established in the approved Form 202 draw schedule and loan agreement. 	Same as Primary plus eligible uses associated with HPAP program
Developer Loan Term	Up to 3 years, dependent on expected construction and sales period for project	Same as Primary
Homebuyer Loan Term	N/A	In accordance with HPAP program requirements – 40 year loan term
Interest Rate	0%	Same as Primary
DHCD Compliance Holdback	Lesser of 10% of the construction contract or 10% of the DHCD acquisition/construction loan amount	Same as Primary
Disbursement Process	Monthly draws per approved draw schedule	Same as Primary
Loan Repayment Requirements for Developer	<ul style="list-style-type: none"> • Deferred until the end of the construction/sales period • Repaid from surplus home sales proceeds (if any) and project cost savings, per DHCD’s loan right sizing policy. [Any surplus unit sales proceeds and cost savings cannot be used to increase the developer fee beyond the fee amount agreed upon at construction finance closing, unless additional fee has been deferred since closing.] • Remaining DHCD construction loan balance forgiven as units are sold to homebuyers. 	<ul style="list-style-type: none"> • Deferred until end of construction/sales period • Fully repaid from surplus home sales proceeds • If land is transferred to CLT/non-profit/other public entity, resulting in a longer affordability period the acquisition component of loan could be forgiven

Assumptions	Primary Scenario – Required for All Projects <i>Development Loan for Acquisition/ Construction/Rehab of Project</i>	Alternative Scenario <i>More Limited Development Loan for Acquisition of Project + Use of other Financing Tools</i>
Loan Repayment Requirements for Homebuyers	<ul style="list-style-type: none"> Depending on the period of affordability proposed, homebuyers will either assume a proportionate share of the original development loan made to the developer (30 years or less), or homebuyers will not assume any proportionate share (99 years or perpetual affordability). A portion of this development loan attributed to each unit will likely be forgiven upon each unit settlement regardless of affordability period assumed. The amount of all debt on the property cannot exceed appraised value of property. DHCD reserves the right to request additional appraisals as needed. 	<ul style="list-style-type: none"> In accordance to HPAP program requirements – no monthly payments for very low- and low-income eligible households (80% MFI and below) Repayment deferred until resale or end of 40-year loan term
Recourse	Non-recourse	Same as Primary
Collateral Position	Second Priority Deed of Trust	Same as Primary
Affordability Term	<ul style="list-style-type: none"> Minimum of 15 years Longer periods of affordability encouraged per RFP; additional points awarded if project commits to longer- term affordability covenants such as permanent affordability. 	<ul style="list-style-type: none"> Affordability period varies based on permanent development gap and homebuyer subsidy sources If any remains in the project as a permanent source, 15 year minimum is required

Assumptions	Primary Scenario – Required for All Projects <i>Development Loan for Acquisition/ Construction/Rehab of Project</i>	Alternative Scenario <i>More Limited Development Loan for Acquisition of Project + Use of other Financing Tools</i>
Initial Income/Sales Price Restrictions	<ul style="list-style-type: none"> • Sales prices are affordable to 80% of Median Family Income (MFI) and below <u>without</u> relying on HPAP or other buyer subsidy. • Sales prices must be affordable according to the funding source program income limits for the year of sale and approved by DHCD. Additional restrictions may apply if federal funding is used; buyer income limits should follow the limits established for the funding source used to finance the project. • Exact initial sales prices dependent on term of affordability covenant: <ul style="list-style-type: none"> ○ Commitment to permanent affordability (i.e., life of building, runs in perpetuity with land): Sales Prices are required to follow Inclusionary Zoning Purchase Price Schedule ○ Commitment to affordability term of at least 15 years, but not exceeding 99 years: Use of Inclusionary Zoning Purchase Price Schedule is optional; Sales Prices are minimally required to be affordable without HPAP to purchasers based on 	<ul style="list-style-type: none"> • Market Sales Prices affordable to 80% of MFI and below <u>with</u> an allocation of homebuyer subsidies. • Amount of 1st Mortgage plus homebuyer subsidy loan cannot exceed appraised value of property.
Income/Price Restrictions for Resales	<ul style="list-style-type: none"> • Resale price restrictions will be calculated by DHCD using the maximum resale price formula for Inclusionary Zoning Units or another methodology agreed upon by DHCD and the Sponsor. • DHCD will determine which methodology is appropriate based on the affordability term committed to for the project. • At a minimum, if unit is sold within the first 15 years, the future purchaser must be income eligible based on the current at the time of resale <u>and</u> home prices must be affordable to required income bracket without HPAP 	<ul style="list-style-type: none"> • If any is forgiven or remains in the project as a permanent buyer subsidy, any future purchaser within the first 15 years will be required to be income eligible based on the current at the time of resale. • Resales after 15 years or resales for projects with no permanent subsidy can be set at market appraised prices; however, DHCD may require the incorporation of a Right of First Refusal (ROFR) targeted to HPAP/EHAP homebuyers or to the waitlist of a public entity, CLT, or other designated nonprofit.

Assumptions	Primary Scenario – Required for All Projects <i>Development Loan for Acquisition/ Construction/Rehab of Project</i>	Alternative Scenario <i>More Limited Development Loan for Acquisition of Project + Use of other Financing Tools</i>
Household Size Requirements	Units with two or more bedrooms must be occupied by households with two or more persons and/or Inclusionary Zoning Requirements for Household Size may apply	Same as Primary
Residency Requirements	Homeowner must live in the property as primary residence/ remain eligible for homestead tax exemption	Same as Primary
Other Program Requirements and Considerations	Unit must be sold to a First-Time Homebuyer initially. Subsequent sales must be to households meeting affordability requirements.	Same as Primary, with incorporation of HPAP requirements
External Sources	<ul style="list-style-type: none"> • Developer Funding Resources: New Market Tax Credits (NMTC), Green Building funding sources, CDFI construction financing, etc. • Homebuyer funding resources: While not allowed for achieving minimum affordability requirements, borrowers may use other homebuyer assistance sources to reduce down payments/closing costs, increase purchasing power and achieve deeper affordability within projects. However, for each home purchase, DHCD will complete an effective affordability analysis to ensure projects are not over- subsidized. 	<ul style="list-style-type: none"> • Developer Funding Resources: NMTC, Green Building funding sources, CDFI construction financing, etc. • Public-Private Homeownership Fund (pending) • Homebuyer funding resources beyond any project-based buyer subsidies provided by DHCD

X. COMPLIANCE & MONITORING REQUIREMENTS

In accordance with federal and District laws and regulations, DHCD is required to monitor the use of the funds distributed under this RFP. There are compliance and monitoring requirements associated with every phase of the project once an application is received. Some of these requirements are related to a specific funding source, while others apply to all projects. At the time of proposal submission, applicants will be prompted and required to present documents that allow DHCD to conduct the following phases of the review process:

- Threshold Review
- Evaluation
- Underwriting

Some of these documents must be final versions. Two examples of documents for which a final version is required are the Phase I Environmental Site Assessment and the Appraisal. Others, namely the Compliance and Monitoring Documents requested in the application, may be preliminary draft submissions that will be further developed with agency input if the project is selected.

All of the information and instructions that an applicant needs to build a responsive, high-quality application are contained in this RFP document or in the Online Application System. All instructions included within the Online Application System are considered part of this RFP.

Prospective applicants should also understand the rules, regulations, and processes that will guide the relationship between DHCD and the project team once a Letter of Commitment is issued. This information is contained in the Compliance and Monitoring Reference Guide that is included as an appendix to this RFP. The Guide contains vital information related to the following project phases:

- Pre-Closing Due Diligence;
- Construction;
- Lease-Up/Sale; and
- Operations

As part of the application, DHCD requires each applicant to sign a Monitoring Certification Form indicating agreement to comply with the rules and regulations that govern DHCD and the projects it funds, to be subject to DHCD monitoring for compliance, and to accept any applicable penalties for noncompliance. The applicant is responsible for any and all costs associated with implementing and maintaining records to comply with and allow for DHCD monitoring.

For detailed information, please refer to the current Compliance and Monitoring Reference Guide.

XI. DEFINITIONS

For the purpose of this RFP and any projects funded pursuant to this RFP, the following definitions will apply:

Accelerator Program: A formal initiative providing career advancement guidance to real estate developers of color who are focused on affordable housing and inclusive community building. Key characteristics of accelerator programs include professional training and fellowships, mentorship, and capital funding.

Affiliate: A corporation, partnership, joint venture, limited liability company, trust, estate, association, cooperative or other organization or entity of any nature whatsoever that directly or indirectly through one or more intermediaries, controls or is controlled by, or is under common control with any other person, and specifically shall include parent companies or subsidiaries.

Affordable Housing or Affordable Unit: Housing that legally restricts the housing costs and occupancy based on household incomes for the purpose of limiting housing costs for low-income occupants below what is generally available in the market for a similar home. In most cases, the limits on housing costs and household incomes used for affordable housing are based on the HUD standard that households that pay more than 30% of income for housing may have difficulty affording other necessities such as food, clothing, transportation, and medical care.

Aging Services: Programming designed to fulfill the needs of older adults (55+).

Application: Those forms and instructions prepared by DHCD to make a determination to award gap financing or allocate LIHTC. Developers are required to use the forms provided in the application.

Area Median Gross Income (AMGI or AMI): The most current tenant income requirements published by HUD pursuant to the qualified low-income housing Project requirements of IRC Section 42(g). Depending on financing sources, the Project may also be required to conform with affordable housing program income limits published for other local and federal programs as described in the Consolidated RFP. Also see: *Median Family Income (MFI)* and *HUD Median Family Income*.

Build America Buy America (BABA): Regulations that requires that iron, steel, construction materials and manufactured products used in infrastructure projects be produced in the United States. [2 CFR 184](#)

Buy America Preference (BAP): Is a requirement established by BABA applicable to all Federal infrastructure spending. This is a requirement of HOME, CDBG, NHTF, and RHP funding.

Chronically Homeless: As defined in HUD's Continuum of Care (CoC) Program interim rule at 24 CFR 578.3, a chronically homeless person is:

- An individual who: 1) Is homeless and lives in a place not meant for human habitation, a safe haven, or in an emergency shelter; 2) Has been homeless and living or residing in a place not meant for human habitation, a safe haven, or in an emergency shelter continuously for at least one year or on at least four separate occasions in the last 3 years; and 3) Can be diagnosed with one or more of the following conditions: substance use disorder, serious mental illness, developmental disability (as defined in section 102 of the Developmental Disabilities Assistance Bill of Rights Act of 2000 (42 U.S.C. 15002)), post-traumatic stress disorder, cognitive impairments resulting from brain injury, or chronic physical illness or disability;
- An individual who has been residing in an institutional care facility, including a jail, substance abuse or mental health treatment facility, hospital, or other similar facility, for fewer than 90 days and met all of the criteria for a chronically homeless individual, before entering that facility; or
- A family with an adult head of household (or if there is no adult in the family, a minor head of household) who meets all of the criteria [as described in Section I.D.2.(a) of this Notice, including a family whose composition has fluctuated while the head of household has been homeless].

Compliance Period (as defined in IRC Section 42(I)(1)): Regarding any building, the period of 15 consecutive taxable years beginning with the first taxable year of the LIHTC period.

Control (including the terms Controlling, Controlled by, under common Control with, or some variation or combination of all three): The possession, directly or indirectly, of the power to direct or cause the direction of the management and policies of any Person or Affiliate thereof, whether through the ownership of voting securities, by contract or otherwise, including specifically ownership of more than 50% of the general partner interest in a limited partnership, or designation as a managing general partner or the managing member of a limited liability company.

Coordinated Entry System: The Coordinated Assessment and Housing Placement System (CAHP), required by HUD per the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act, that will be implemented by DHS as the designated homelessness planner for the District. The system is a client-centered process that streamlines access to the most appropriate housing intervention for each individual or family experiencing homelessness. Within a CAHP system, clients are prioritized for housing through a process that is data-driven and real time. Residents for PSH units will be referred by CAHP and solely screened through the DCHA/LRSP voucher application process.

DBH Consumers: Adults, children or youth who are eligible to receive behavioral health services or supports funded or regulated by the Department of Behavioral Health (DBH).

Developer or Sponsor/Developer: The party acting as agent for the eventual owner or taxpayer benefiting from an award of gap financing or a LIHTC reservation; That party and any of its successors in interest that will be bound by the representations made in the application or documents executed in applying for or accepting the awarded gap financing or allocation of LIHTC; That party or its successors that shall be obligated to carry out the commitments made to DHCD by the Sponsor on its own behalf or on behalf of other Persons or Affiliates.

Development Finance Division (DFD): A division within DHCD that administers financial resources provided to Projects in the private sector to build and rehabilitate community infrastructure and ensure access to quality and affordable rental and homeownership housing in order to revitalize communities and promote economic diversity.

Development Partners: The entities comprising the ownership structure helming the development.

Disability: A physical, mental, or emotional impairment that is expected to be of long-continued and indefinite duration; that substantially impedes the ability to live independently; and is of such a nature that such ability could be improved by more suitable housing conditions (primarily persons who are seriously mentally ill; have chronic problems with alcohol, drugs, or both; or have AIDS and related diseases).

First-Time Homebuyer: An individual who has not had ownership interest in any residential real estate within three years prior to the purchase of the new principal residence.

Funding Sources: The sources of funds made available for rehabilitation and construction of affordable housing under the mentioned federal and local programs.

Gross Floor Area: The combined floor area of all structures that share building systems, or have at least one common energy or water meter, less any area available for parking as defined by the ENERGY STAR Portfolio Manager benchmarking tool.

Homeless: Derived from the HUD definition: (1) an individual who lacks a fixed, regular, and adequate nighttime residence; and (2) an individual who has a primary nighttime residence that is (a) a supervised publicly- or privately-operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill); (b) an institution that provides a temporary residence for individuals intended to be institutionalized; or (c) a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

HUD Median Family Income (HMF): In developing many of its rent and income limits HUD begins by dividing the family income distribution into two equal parts: one-half of the cases

falling below the median income and one-half above the median. HUD uses this number to calculate income limits for eligibility in a variety of housing programs often making adjustments to account for different beneficiary household sizes, market conditions, and program objectives. The HMFI for the District and information on how it is used to generate various HUD program income and rent limits can be found at: <https://www.huduser.gov/portal/datasets/il.html>

Housing First: Under the Homeless Services Reform Act (HSRA), Housing First means a program that provides clients with immediate access to independent permanent housing and supportive services without prerequisites for sobriety or participation in psychiatric treatment. Clients in Housing First programs may choose the frequency and type of supportive services they receive and refusal of services will have no consequence for their access to housing or on continuation of their housing and supportive services. Residents for PSH units will be referred by CAHP and solely screened through the DCHA/LRSP voucher application process.

Long-term: In the context of DBH-funded units, means that the supportive housing developed under this initiative will be reserved through use restriction covenants for the exclusive use of DBH consumers for time periods specified in this RFP.

Management Agent: The property management company/entity for the Project.

Median Family Income (MFI): In this document, MFI is a generic term used to designate rent and income limits across subsidy programs. Program income limits are typically based on HUD Median Family Income (HMFI) limits. See [the specific program for the rent and income limits used by that program at https://dhcd.dc.gov/service/rent-and-income-program-limits](https://dhcd.dc.gov/service/rent-and-income-program-limits). MFI requirements encompass the Area Median Gross Income (AMGI or AMI) limits published by HUD pursuant to the qualified low-income housing project requirements of IRC Section 42(g).

Net New Unit: A Production or Preservation unit that is not currently subject to a long-term affordable housing covenant associated with permanent financing.

Non-Multifamily Mortgage Revenue Bond Scenarios: Refers to homeownership or rental Project application scenarios utilizing financing structures and sources exclusive of project scenarios financed with tax-exempt bonds under IRC Section 103.

Opportunity Zone: Census tracts designated by the District and certified by the U.S. Department of Treasury as eligible to receive private investments through Opportunity Funds. Refer to the following website for more information on the 25 census tracts that have been certified as Opportunity Zones: <https://dmped.dc.gov/page/opportunity-zones-washington-dc>.

Ownership Entity: Any Person and Affiliate of such Person that:

- Submits an Application to DHCD requesting gap financing or a LIHTC reservation;
- Receives gap financing or a LIHTC Reservation, Carryover Agreement, or IRS

Form(s) 8609 LIHTC Allocation; and/or

- Is the successor in interest to the Sponsor/Developer who owns or intends to own and develop a Project or expects to acquire Control of a Project consistent
- with control documents provided by the Ownership Entity to DHCD as part of the Application.

Permanent Housing: As defined by HUD, permanent housing refers to community-based housing without a designated length of stay and where the client is the leaseholder. Individuals and families who are living in permanent housing are no longer considered to meet the HUD homeless definition.

Permanent Supportive Housing (PSH): Supportive housing for an unrestricted period of time for individuals and families who were once homeless and continue to be at imminent risk of becoming homeless, including persons with disabilities as defined in 24 C.F.R. 582.5, for whom self-sufficient living may be unlikely and whose care can be supported through public funds. (Homeless Services and Reform Act of 2015) Likewise, under the CoC Interim Rule, HUD defines PSH as permanent housing in which supportive services are provided to assist homeless persons with a disability to live independently. For the purposes of this RFP, PSH units that are used to meet the 5% set-aside requirement must follow the Housing First model and fill vacancies through the Coordinated Entry System.

Perpetual Affordability: The period during which units designated as affordable housing are required to remain as affordable housing units in perpetuity, secured by a covenant running with the land that may be extinguished at the sole discretion of the District.

Preservation: The acquisition and/or rehabilitation of existing, occupied housing with at least five (5) permanent housing units, where affordability will be preserved for current low-income tenants at any income level no greater than 80% of MFI. A Project that meets the requirements of “Preservation” described under the Threshold Eligibility Requirements.

Production: New construction Projects or Projects that rehabilitate vacant buildings that produce at least five (5) funding-eligible, permanent housing units. A Project that meets the requirements of “Production” described under the Threshold Eligibility Requirements.

Project: A low-income or mixed-income housing property the Sponsor/Developer of which represents that it has or will have units legally restricted as Affordable Units. With regard to this definition, the Project is that property which is the basis for the Application.

Property: The real estate and all improvements thereon, which are the subject of the Application, including all items of personal property affixed or related thereto, whether currently existing or proposed to be built thereon in connection with the application.

Qualified Allocation Plan (QAP): A plan to select and awarded LIHTC to qualified recipients, as described under IRC Section 42(m)(1)(B).

Qualified Non-Profit Organization: Any organization if: (1) such organization is described in paragraph (3) or (4) of section 501(c) and is exempt from tax under section 501(a); (2) such organization is determined by the State housing credit agency not to be affiliated with or controlled by a for-profit organization; and (3) one of the exempt purposes of such organization includes the fostering of low-income housing. (IRC Section 42(h)(5)(c))

Resident Services: Voluntary services designed to improve the quality of life of residents, empower residents, and support broader community-building goals. Including but not limited to coordination of activities and programming; case management; physical and mental health support; substance use management and recovery support; job training, literacy, and education; youth and children’s programs; activities for seniors; healthy/green living training; and money management. These services may be property-wide rather than exclusively serving the PSH population.

Service Provider or DHS Service Provider: A qualified service agency with a current Human Care Agreement negotiated with DHS to provide Case Management and Supportive Services. The current list of Service Providers is available on the DHS website: <https://dhs.dc.gov/page/permanent-supportive-housing-service-providers>. If “resident services provider” or “service provider” is an uncapitalized term in the RFP or Online Application, the intention is for it to apply more generally to property-wide resident services rather than services for DHS’s PSH clients.

Supportive Services: Case management or other intensive resident services exclusively serving the PSH population.

Transitional Housing:

Stable, temporary housing for individuals in recovery from a substance use disorder in accordance with the federal Recovery Housing Program.

Type A Units: Type A units are adaptable units that can allow seniors and others with mobility issues to age in place. Type A units must meet the requirements as defined in Chapter 11 of the 2013 District of Columbia Building Code: <https://codes.iccsafe.org/content/chapter/9182/>

XII. CONTACT US

While the Request for Proposals application window is open, all questions must be submitted through the “Q&A” section of the Online Application System. All questions and Department responses pertaining to the RFP will be posted at this site, for all potential applicants to see.

All registered applicants will receive a notification via email informing them that a new question and answer have been submitted to the forum. Any updates from DHCD also will be communicated in this manner.

Should you need to reach the Department through another means, contact us at:

Mailing Address: Development Finance Division
 DC Department of Housing and Community Development
 1909 Martin Luther King Jr. Avenue SE,
 Washington DC 20020

Email address (for DFD questions): rfpquestions@dc.gov

Email address (for PADD questions): dhcd.padd@dc.gov

Phone: (202) 442-7200

XIII. APPENDIX 1: PADD PROPERTIES AVAILABLE FOR DISPOSITION

- **2629 MLK Jr Ave, SE**- Sq 5867 Lt 0192-Ward 8
- **919 47th Place NE**- Sq 5151 Lt 0105-Ward 7
- **157 Forrester Street, SW**- Sq 6240 Lt 0803-Ward 8
- **820 Barnaby Street, SE**- Sq 6163 Lt 0828-Ward 8
- **2302 Pomeroy Road, SE**- Sq 5827 Lt 0010-Ward 8
- **4226 Dix Street, NE**- Sq 5089 Lt 0017-Ward 7
- **4319 Kane Place, NE**- Sq 5097 Lt 0021-Ward 7
- **4404 Foote Street, NE**- Sq 5130 Lt 0813-Ward 7
- **46th Street NE**- Sq 5150 Lt 0095-Ward 7
- **1109 50th Place, NE**- Sq 5174 Lt 0023-Ward 7
- **5033 Meade Street, NE**- Sq 5201 Lt 0085-Ward 7
- **5328 James Place, NE**- Sq 5206 Lt 0030-Ward 7
- **1620-1626 Galen Street, SE**- Sq 5755 Lt(s) 0834, 0831, 0833, 0832, 0101-Ward 8.

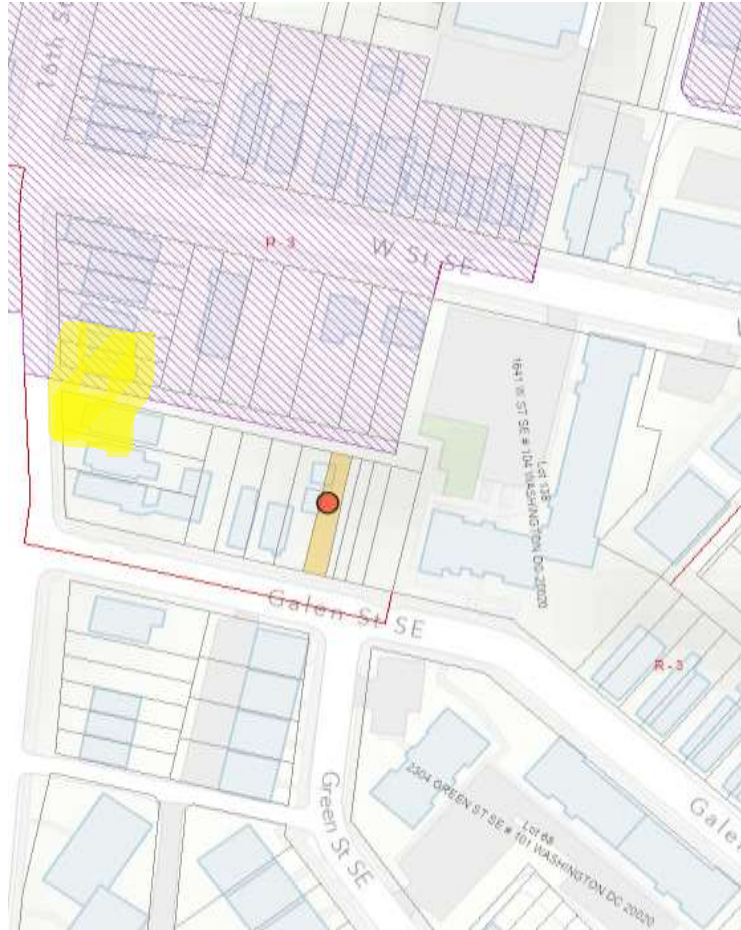
[PADD 2026 Bundle Solicitation](#)



Location	1620-1626 Galen Street SE
Square	5755
Lots	-0834, -0831, -0833, -0832, -0101
Total Square Footage	7200 sq. ft. total
Owner	District of Columbia
Status	Vacant Empty Lot
Zoning	R-3 Residential
2025 Tax Assessed Value	\$494,240
Ward	8

Site Condition

The Development Site shall be conveyed in “as-is” condition, without representation or warranty by the District as to physical or environmental condition of the land or any existing structures.



All 5 Lots

Neighborhood Characteristics

The Development Site is located in the Anacostia neighborhood; just south of W street SE, East of 16th Street SE, and North of Galen St SE. Anacostia’s downtown continues to flourish with its dynamic small businesses, arts scene, and real estate market. Strategically located between the Navy Yard and St. Elizabeths East & West Campuses, the neighborhood’s corridors are in federal HUB and Opportunity Zones. With excellent access to Metrorail, Capital Bikeshare, I-295, I-395, and Suitland Parkway.

The historic Anacostia neighborhood of Southeast Washington, D.C. is rich in cultural heritage and offers several nearby notable points of interest including Frederick Douglass National Historic Site, Anacostia Community Museum, Anacostia Park, and Anacostia Arts Center. These landmarks contribute to the neighborhood's vibrant character and provide a variety of cultural, recreational, and essential services.

Historic Preservation

Development site may be subject to the District’s Historic Landmark and Historic District Protection Act of 1978 (D.C. Law 2-144), as amended, and/or the National Historic Preservation Act of 1966, as amended. The District’s historic preservation regulations are available on the Historic Preservation Office/Office of Planning website (www.planning.dc.gov/hpo), including information on the required compliance with DCMR Title 10C for both historic preservation and archaeology. The development plan and budgets should note any associated cost items for historic preservation and archaeology review and assessment.



Zoning

The zoning information listed herein is for informational purposes only. PADD makes no representation as to the accuracy of any zoning information. Respondents should review all applicable District zoning regulations while preparing their Proposals, including Title 11 of the District of Columbia Municipal Regulations (DCMR) for a complete list of zoning provisions and requirements.

The zoning regulations are available on the Office of Zoning (OZ) website (www.dcoz.dc.gov). Information on any proposed zoning changes is also on the OZ website or may also be obtained from the District’s Office of Planning (<http://planning.dc.gov/planning>). This website may also contain city and neighborhood revitalization plans relevant to this RFP. All proposals must be consistent with the appropriate plans. Respondents must demonstrate this consistency through their narrative and by using relevant land use maps.

Development Standards

Zone District:	Residential Zone
Zone:	R-3
Building Category:	All Other Buildings & Structures
Description:	Allows for attached rowhouses on small lots and row dwellings mingled with detached, semi-detached, and groupings of three or more row dwellings
Height (ft):	40
Stories:	3
Minimum Lot Area (sq ft):	4000
Lot Occupancy (%):	40
Rear Setback (ft):	20
Side Setback (ft):	5

Comprehensive Plan

The Comprehensive Plan “Comp Plan” is a high-level guide that sets a positive, long-term vision for the District of Columbia through the lens of its physical growth, equity, and change. The 2021 Comp Plan update will allow the District to meet challenges and opportunities in critical areas such as housing and economic recovery with a focus on equity and resilience.

The Comp Plan includes policies and actions that set priorities for the District's land use, public services, infrastructure, and capital investments. The Comp Plan guides the use, density, and design of buildings within the District, directly shaping the city's physical form as it changes and develops in the future. The Comp Plan is used by District agencies, residents, businesses, developers and other critical stakeholders to help guide growth and change toward a positive future both for today's residents and future generations.

The *Comprehensive Plan for the National Capital: District Elements*, the Comprehensive Plan Generalized Future Land Use Map (FLUM) and the Comprehensive Plan Generalized Policy Map are the legislatively adopted general policy documents that provide guidance for the future development of the District of Columbia and serves as the basis for determining how areas within the City can be developed as related to design, density, and program.

The Development Site is located within the Far Southeast/Southwest Area Element. The Far Southeast/Southwest Area Element encourages the protection of established neighborhoods, but also recognizes a need for a variety of housing and retail choices. Targeted policy guidance for the area also includes the following:

For more information on the 2021 Comprehensive Plan and supporting documents, visit <https://planning.dc.gov/comprehensive-plan>.



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



Neighborhood Characteristics

The Development Site is located in the Washington Highlands neighborhood, just south of Atlantic Street and east of the Oxon Run Park. The area includes a mix of single-family and semi-detached homes and apartments and scattered vacant lots. Throughout the area there are opportunities for infill development. The burgeoning growth of the Washington Highlands neighborhood will require neighborhood-serving amenities and retail, mixed- income housing, and open space should be encouraged.

The Development site is in close proximity to the 5 million square foot development of Saint Elizabeths East development. The development includes, The Max Robinson Center is a newly constructed 120,000 SF office & medical facility occupied by Whitman-Walker Health and Whitman-Walker Health System, The District Towns at St. Elizabeths East (88 3BR-unit residential townhomes), The 3.4-acre Parcel 7 will be redeveloped by St. Elizabeths Legacy Partners into 124,300 SF of office space, anchored by a DC government agency, along with 29,300 SF retail space, 278 affordable multifamily units, and 18 townhomes.

Historic Preservation

Development site may be subject to the District’s Historic Landmark and Historic District Protection Act of 1978 (D.C. Law 2-144), as amended, and/or the National Historic Preservation Act of 1966, as amended. The District’s historic preservation regulations are available on the Historic Preservation Office/Office of Planning website (www.planning.dc.gov/hpo), including information on the required compliance with DCMR Title 10C for both historic preservation and archaeology. The development plan

and budgets should note any associated cost items for historic preservation and archaeology review and assessment.



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Development Standards

Zone District:	Residential Zone
Zone:	R-2
Building Category:	All Other Buildings & Structures
Description:	Provide areas predominantly developed with semi-detached houses on moderately sized lots that also contain some detached dwellings
Height (ft):	40
Stories:	3
Minimum Lot Area (sq ft):	4000
Lot Occupancy (%):	40
Rear Setback (ft):	20
Side Setback (ft):	8

Comprehensive Plan

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Location	1109 50th Place NE
Square	5174
Lots	0023
Total Square Footage	2,161 sq. ft. total
Owner	District of Columbia
Status	Vacant Empty Lot
Zoning	R-2 Residential
2025 Tax Assessed Value	\$24,330
Ward	7

Site Condition

The Development Site shall be conveyed in “as-is” condition, without representation or warranty by the District as to physical or environmental condition of the land or any existing structures.



Neighborhood Characteristics

The Development Site is located in the Deanwood neighborhood; The area is bounded by Kenilworth Ave on the North and West, East Capitol St the South and Eastern Ave on the North & East. Historically an entertainment hub for African American neighborhoods, this community is highly regarded for its collection of homes designed by Black

architects H.D. Woodson and Lewis Giles, Sr. With new development on the horizon, Deanwood is expecting residential deliveries as well as new retail, office, and civic spaces.

Historic Preservation

Development site may be subject to the District’s Historic Landmark and Historic District Protection Act of 1978 (D.C. Law 2-144), as amended, and/or the National Historic Preservation Act of 1966, as amended. The District’s historic preservation regulations are available on the Historic Preservation Office/Office of Planning website (www.planning.dc.gov/hpo), including information on the required compliance with DCMR Title 10C for both historic preservation and archaeology. The development plan and budgets should note any associated cost items for historic preservation and archaeology review and assessment.



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Development Standards

Zone District:	Residential Zone
Zone:	R-2
Building Category:	All Other Buildings & Structures
Description:	Provide areas predominantly developed with semi-detached houses on moderately-sized lots that also contain some detached dwellings
Height (ft):	40
Stories:	3
Minimum Lot Area (sq ft):	4000
Lot Occupancy (%):	40
Front Setback (ft):	No lesser or greater than existing setbacks on the same block
Rear Setback (ft):	20
Side Setback (ft):	8

Comprehensive Plan

The Comprehensive Plan “Comp Plan” is a high-level guide that sets a positive, long-term vision for the District of Columbia through the lens of its physical growth, equity, and change. The 2021 Comp Plan update will allow the District to meet challenges and opportunities in critical areas such as housing and economic recovery with a focus on equity and resilience. The Comp Plan includes policies and actions that set priorities for the District's land use, public services, infrastructure, and capital investments. The Comp Plan guides the use, density, and design of buildings within the District, directly shaping the city’s physical form as it changes and develops in the future. The Comp Plan is used by

District agencies, residents, businesses, developers and other critical stakeholders to help guide growth and change toward a positive future both for today's residents and future generations.

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Location	46th Street NE
Square	5201
Lots	0085
Total Square Footage	1,764 sq. ft.
Owner	District of Columbia
Status	Vacant Empty Lot
Zoning	R-2 Residential
2025 Tax Assessed Value	\$128,750
Ward	7

Site Condition

The Development Site shall be conveyed in “as-is” condition, without representation or warranty by the District as to physical or environmental condition of the land or any existing structures.



Neighborhood Characteristics

The Development Site is located in the Deanwood neighborhood; The area is bounded by Kenilworth Ave on the North and West, East Capitol St the South and Eastern Ave on the North & East. Historically an entertainment hub for African American neighborhoods, this community is highly regarded for its collection of homes designed by Black architects H.D. Woodson and Lewis Giles, Sr. With new development on the horizon, Deanwood is expecting residential deliveries as well as new retail, office, and civic spaces.

Historic Preservation

Development site may be subject to the District’s Historic Landmark and Historic District Protection Act of 1978 (D.C. Law 2-144), as amended, and/or the National Historic Preservation Act of 1966, as amended. The District’s historic preservation regulations are available on the Historic Preservation Office/Office of Planning website (www.planning.dc.gov/hpo), including information on the required compliance with DCMR Title 10C for both historic preservation and archaeology. The development plan and budgets should note any associated cost items for historic preservation and archaeology review and assessment.



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Development Standards

Zone District:	Residential Zone
Zone:	R-2
Building Category:	All Other Buildings & Structures
Description:	Provide areas predominantly developed with semi-detached houses on moderately sized lots that also contain some detached dwellings
Height (ft):	40
Stories:	3
Minimum Lot Area (sq ft):	4000
Lot Occupancy (%):	40
Rear Setback (ft):	20
Side Setback (ft):	8

Comprehensive Plan

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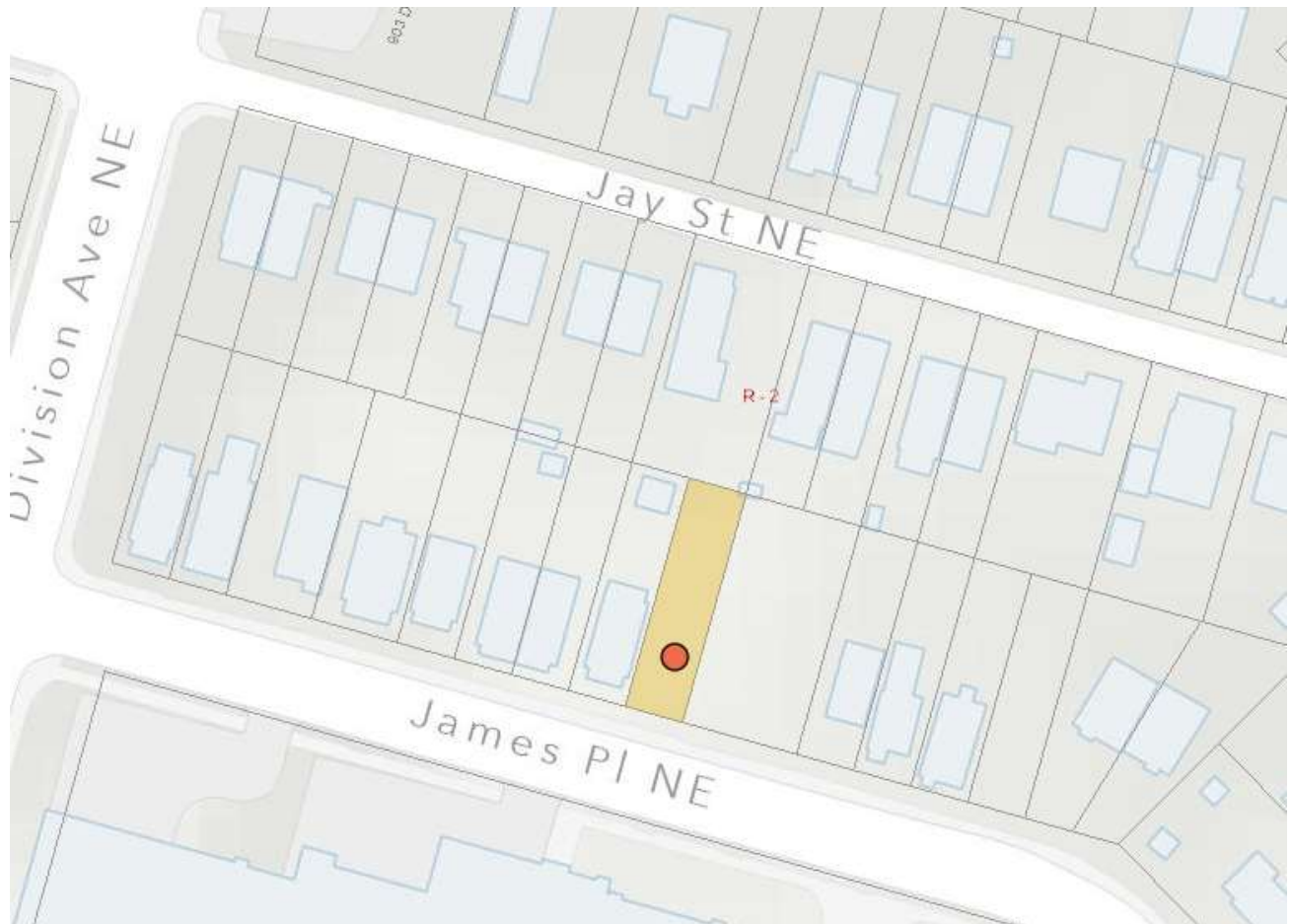
For more information on the 2021 Comprehensive Plan and supporting documents, visit <https://planning.dc.gov/comprehensive-plan>.



Location	5328 James Place NE
Square	5206
Lots	0030
Total Square Footage	2,500 sq. ft. total
Owner	District of Columbia
Status	Vacant Empty Lot
Zoning	R-2 Residential
2025 Tax Assessed Value	\$140,080
Ward	7

Site Condition

The Development Site shall be conveyed in “as-is” condition, without representation or warranty by the District as to physical or environmental condition of the land or any existing structures.



Neighborhood Characteristics

The Development Site is located in the Burrville neighborhood; The area is bounded by Jay St NE on the North, Division Ave NE on the West, and James PI NE on the South. Burrville is a neighborhood located in Northeast Washington, D.C., east of the Anacostia River. It is triangular in area, bounded by Nannie Helen Burroughs Avenue to the south, Division Avenue to the northwest, and Eastern Avenue to the northeast.

Historic Preservation

Development site may be subject to the District’s Historic Landmark and Historic District Protection Act of 1978 (D.C. Law 2-144), as amended, and/or the National Historic Preservation Act of 1966, as amended. The District’s historic preservation regulations are available on the Historic Preservation Office/Office of Planning website (www.planning.dc.gov/hpo), including information on the required compliance with DCMR Title 10C for both historic preservation and archaeology. The development plan and budgets should note any associated cost items for historic preservation and archaeology review and assessment.



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Development Standards

Zone District:	Residential Zone
Zone:	R-2
Building Category:	All Other Buildings & Structures
Description:	Provide areas predominantly developed with semi-detached houses on moderately-sized lots that also contain some detached dwellings
Height (ft):	40
Stories:	3
Minimum Lot Area (sq ft):	4000
Lot Occupancy (%):	40
Front Setback (ft):	No lesser or greater than existing setbacks on the same block
Rear Setback (ft):	20
Side Setback (ft):	8

Comprehensive Plan

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For more information on the 2021 Comprehensive Plan and supporting documents, visit <https://planning.dc.gov/comprehensive-plan>.



Location	5033 Meade Street NE
Square	5201
Lots	0085
Total Square Footage	1,764 sq. ft.
Owner	District of Columbia
Status	Vacant Empty Lot
Zoning	R-2 Residential
2025 Tax Assessed Value	\$128,750
Ward	7

Site Condition

The Development Site shall be conveyed in “as-is” condition, without representation or warranty by the District as to physical or environmental condition of the land or any existing structures.



Neighborhood Characteristics

The Development Site is located in the Deanwood neighborhood; The area is bounded by Kenilworth Ave on the North and West, East Capitol St the South and Eastern Ave on the North & East. Historically an entertainment hub for African American neighborhoods, this community is highly regarded for its collection of homes designed by Black architects H.D. Woodson and Lewis Giles, Sr. With new development on the horizon, Deanwood is expecting residential deliveries as well as new retail, office, and civic spaces.

Historic Preservation

Development site may be subject to the District’s Historic Landmark and Historic District Protection Act of 1978 (D.C. Law 2-144), as amended, and/or the National Historic Preservation Act of 1966, as amended. The District’s historic preservation regulations are available on the Historic Preservation Office/Office of Planning website (www.planning.dc.gov/hpo), including information on the required compliance with DCMR Title 10C for both historic preservation and archaeology. The development plan and budgets should note any associated cost items for historic preservation and archaeology review and assessment.



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Development Standards

Zone District:	Residential Zone
Zone:	R-2
Building Category:	All Other Buildings & Structures
Description:	Provide areas predominantly developed with semi-detached houses on moderately sized lots that also contain some detached dwellings
Height (ft):	40
Stories:	3
Minimum Lot Area (sq ft):	4000
Lot Occupancy (%):	40
Rear Setback (ft):	20
Side Setback (ft):	8

Comprehensive Plan

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Location	4404 Foote Street NE
Square	5130
Lots	0813
Total Square Footage	1,212 sq. ft. total
Owner	District of Columbia
Status	Vacant Empty Lot
Zoning	R-2 Residential
2025 Tax Assessed Value	\$194,270
Ward	7

Site Condition

The Development Site shall be conveyed in “as-is” condition, without representation or warranty by the District as to physical or environmental condition of the land or any existing structures.



Neighborhood Characteristics

The Development Site is located in the Hillbrook neighborhood; The area is bounded by Grant St NE on the North 44th St NE on the West, and Foote St NE on the South. Hillbrook is a quiet, residential neighborhood in Northeast Washington, D.C. (Ward 7), bordered by Nannie Helen Burroughs Ave, Division Ave, Brooks St, and 44th St. Known for its affordability, the area features early-to-mid 20th-century homes, including detached bungalows, Colonials, and Cape Cods with larger yards. It offers convenient transit access with three nearby Metro stations and is close to Fort Dupont Park.

Historic Preservation

Development site may be subject to the District’s Historic Landmark and Historic District Protection Act of 1978 (D.C. Law 2-144), as amended, and/or the National Historic Preservation Act of 1966, as amended. The District’s historic preservation regulations are available on the Historic Preservation Office/Office of Planning website (www.planning.dc.gov/hpo), including information on the required compliance with DCMR Title 10C for both historic preservation and archaeology. The development plan and budgets should note any associated cost items for historic preservation and archaeology review and assessment.



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Development Standards

Zone District:	Residential Zone
Zone:	R-2
Building Category:	All Other Buildings & Structures
Description:	Provide areas predominantly developed with semi-detached houses on moderately-sized lots that also contain some detached dwellings
Height (ft):	40
Stories:	3
Minimum Lot Area (sq ft):	4000
Lot Occupancy (%):	40
Front Setback (ft):	No lesser or greater than existing setbacks on the same block
Rear Setback (ft):	20
Side Setback (ft):	8

Comprehensive Plan

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Location	4319 Kane Place NE
Square	5097
Lots	0021
Total Square Footage	2,500 sq. ft.
Owner	District of Columbia
Status	Vacant Structure
Zoning	R-2 Residential
2025 Tax Assessed Value	\$28,150
Ward	7

Site Condition

The Development Site shall be conveyed in “as-is” condition, without representation or warranty by the District as to physical or environmental condition of the land or any existing structures.



Neighborhood Characteristics

The Development Site is located in the Deanwood neighborhood; The area is bounded by Kenilworth Ave on the North and West, East Capitol St the South and Eastern Ave on the North & East. Historically an entertainment hub for African American neighborhoods, this community is highly regarded for its collection of homes designed by Black architects H.D. Woodson and Lewis Giles, Sr. With new development on the horizon, Deanwood is expecting residential deliveries as well as new retail, office, and civic spaces.

Historic Preservation

Development site may be subject to the District's Historic Landmark and Historic District Protection Act of 1978 (D.C. Law 2-144), as amended, and/or the National Historic Preservation Act of 1966, as amended. The District's historic preservation regulations are available on the Historic Preservation Office/Office of Planning website (www.planning.dc.gov/hpo), including information on the required compliance with DCMR Title 10C for both historic preservation and archaeology. The development plan and budgets should note any associated cost items for historic preservation and archaeology review and assessment.



Zoning

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Development Standards

Zone District:	Residential Zone
Zone:	R-2
Building Category:	All Other Buildings & Structures
Description:	Provide areas predominantly developed with semi-detached houses on moderately sized lots that also contain some detached dwellings
Height (ft):	40
Stories:	3
Minimum Lot Area (sq ft):	4000
Lot Occupancy (%):	40
Rear Setback (ft):	20
Side Setback (ft):	8

Comprehensive Plan

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Location	<i>2629 Martin Luther King Jr. Ave, SE</i>
Square	<i>5867</i>
Lots	<i>0192</i>
Total Square Footage	<i>3,500 sq. ft.</i>
Owner	<i>District of Columbia</i>
Status	<i>Vacant Structure</i>
Zoning	<i>RA-1</i>
2025 Tax Assessed Value	<i>\$708,890</i>
Ward	<i>8</i>

Site Condition

The Development Site shall be conveyed in “as-is” condition, without representation or warranty by the District as to physical or environmental condition of the land or any existing structures.



Neighborhood Characteristics

The Development Site is located in the Barry Farm neighborhood; The area is bounded by Sumner Rd on the North and Martin Luther King Jr Ave SE on the East. Barry Farm is a historic neighborhood in southwest Anacostia that will be redeveloped into a mixed-use community. With access to the Anacostia metro station, I-295, and Suitland Parkway, the development aims to provide sustainable, mixed income housing and retail.

Historic Preservation

Development site may be subject to the District's Historic Landmark and Historic District Protection Act of 1978 (D.C. Law 2-144), as amended, and/or the National Historic Preservation Act of 1966, as amended. The District's historic preservation regulations are available on the Historic Preservation Office/Office of Planning website (www.planning.dc.gov/hpo), including information on the required compliance with DCMR Title 10C for both historic preservation and archaeology. The development plan and budgets should note any associated cost items for historic preservation and archaeology review and assessment.



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Development Standards

Zone District:	Residential Apartment Zone
Zone:	RA-1
Building Category:	All Other Buildings & Structures
Description:	Permits low to moderate-density development, including detached dwellings, rowhouses, and low-rise apartments
Floor Area Ratio:	0.9
Height (ft):	40
Stories:	3
Minimum Lot Area (sq ft):	1800
Lot Occupancy (%):	40
Rear Setback (ft):	20
Side Setback (ft):	8

Comprehensive Plan

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Location	4226 Dix Street NE
Square	5089
Lots	0017
Total Square Footage	2,469 sq. ft. total
Owner	District of Columbia
Status	Vacant Empty Lot
Zoning	R-2 Residential
2025 Tax Assessed Value	\$43,030
Ward	7

Site Condition

The Development Site shall be conveyed in “as-is” condition, without representation or warranty by the District as to physical or environmental condition of the land or any existing structures.



Neighborhood Characteristics

The Development Site is located in the Central Northeast neighborhood; The site is bounded by Eads St NE on the North 42nd St NW on the West, and Dix St on the South. Central Northeast, also called Mahaning Heights, is a small neighborhood in Northeast Washington, D.C., with Fort Mahan Park at its center. Living in Central NE offers residents an urban suburban mix feel and most residents rent their homes. In Central NE there are a lot of parks. Many families live in Central NE and residents tend to be liberal.

Historic Preservation

Development site may be subject to the District’s Historic Landmark and Historic District Protection Act of 1978 (D.C. Law 2-144), as amended, and/or the National Historic Preservation Act of 1966, as amended. The District’s historic preservation regulations are available on the Historic Preservation Office/Office of Planning website (www.planning.dc.gov/hpo), including information on the required compliance with DCMR Title 10C for both historic preservation and archaeology. The development plan and budgets should note any associated cost items for historic preservation and archaeology review and assessment.



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Development Standards

Zone District:	Residential Zone
Zone:	R-2
Building Category:	All Other Buildings & Structures
Description:	Provide areas predominantly developed with semi-detached houses on moderately-sized lots that also contain some detached dwellings
Height (ft):	40
Stories:	3
Minimum Lot Area (sq ft):	4000
Lot Occupancy (%):	40
Front Setback (ft):	No lesser or greater than existing setbacks on the same block
Rear Setback (ft):	20
Side Setback (ft):	8

Comprehensive Plan

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Location	2302 Pomeroy Road SE
Square	5827
Lots	0010
Total Square Footage	1,049 sq. ft.
Owner	District of Columbia
Status	Vacant Lot
Zoning	R-3 Residential
2025 Tax Assessed Value	\$20,980
Ward	8

Site Condition

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Neighborhood Characteristics

The Development Site is located in the Barry Farm neighborhood; The area is bounded by Pomeroy Rd SE on the Northwest, Morris Rd SE on the Northeast and Erie St SE on the south side. Barry Farm is a historic neighborhood in southwest Anacostia that will be redeveloped into a mixed-use community. With access to the Anacostia metro station, I-295, and Suitland Parkway, the development aims to provide sustainable, mixed income housing and retail.

Historic Preservation

Development site may be subject to the District’s Historic Landmark and Historic District Protection Act of 1978 (D.C. Law 2-144), as amended, and/or the National Historic Preservation Act of 1966, as amended. The District’s historic preservation regulations are available on the Historic Preservation Office/Office of Planning website (www.planning.dc.gov/hpo), including information on the required compliance with DCMR Title 10C for both historic preservation and archaeology. The development plan and budgets should note any associated cost items for historic preservation and archaeology review and assessment.



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Development Standards

Zone District:	Residential Zone
Zone:	R-3
Building Category:	All Other Buildings & Structures
Description:	The purpose of the R-3 zone is to allow for row dwellings, while including areas within which row dwellings are mingled with detached dwellings, semi-detached dwellings, and groups of three or more row dwellings. The R-3 zone is intended to permit attached rowhouses on small lots.
Height (ft):	40
Stories:	3
Minimum Lot Area (sq ft):	2000
Lot Occupancy (%):	60
Rear Setback (ft):	20
Side Setback (ft):	N/A

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Location	919 47th Place NE
Square	5151
Lots	0105
Total Square Footage	3,582 sq. ft. total
Owner	District of Columbia
Status	Vacant Empty Lot
Zoning	R-2 Residential
2025 Tax Assessed Value	\$148,010
Ward	7

Site Condition

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Neighborhood Characteristics

The Development Site is located in the Deanwood neighborhood; The area is bounded by Sheriff RD NE on the North, 47th Place NE to the West, and Jay St NE to the South. Historically an entertainment hub for African American neighborhoods, this community is highly regarded for its collection of homes designed by Black architects H.D. Woodson and Lewis Giles, Sr. With new development on the horizon, Deanwood is expecting residential deliveries as well as new retail, office, and civic spaces.

Historic Preservation

Development site may be subject to the District’s Historic Landmark and Historic District Protection Act of 1978 (D.C. Law 2-144), as amended, and/or the National Historic Preservation Act of 1966, as amended. The District’s historic preservation regulations are available on the Historic Preservation Office/Office of Planning website (www.planning.dc.gov/hpo), including information on the required compliance with DCMR Title 10C for both historic preservation and archaeology. The development plan and budgets should note any associated cost items for historic preservation and archaeology review and assessment.



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Development Standards

Zone District:	Residential Zone
Zone:	R-2
Building Category:	All Other Buildings & Structures
Description:	Provide areas predominantly developed with semi-detached houses on moderately-sized lots that also contain some detached dwellings
Height (ft):	40
Stories:	3
Minimum Lot Area (sq ft):	4000
Lot Occupancy (%):	40
Front Setback (ft):	No lesser or greater than existing setbacks on the same block
Rear Setback (ft):	20
Side Setback (ft):	8

Comprehensive Plan

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

Site Condition

The Development Site shall be conveyed in “as-is” condition, without representation or warranty by the District as to physical or environmental condition of the land or any existing structures.



Neighborhood Characteristics

The Development Site is located in the Bellevue neighborhood; The area is bounded by Elmira St SW on the North, Martin Luther King Jr Ave SW on the West and Forester St SW on the South side. Bellevue is an established residential neighborhood filled with community character and cultural significance. Community anchors such as the Conway Health and Resource Center-Community of Hope and the William O. Lockridge/Bellevue Library position Martin Luther King, Jr. Avenue and South Capitol Street for dynamic residential and economic growth

Historic Preservation

Development site may be subject to the District’s Historic Landmark and Historic District Protection Act of 1978 (D.C. Law 2-144), as amended, and/or the National Historic Preservation Act of 1966, as amended. The District’s historic preservation regulations are available on the Historic Preservation Office/Office of Planning website (www.planning.dc.gov/hpo), including information on the required compliance with DCMR Title 10C for both historic preservation and archaeology. The development plan and budgets should note any associated cost items for historic preservation and archaeology review and assessment.



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Development Standards

Zone District:	Residential Zone
Zone:	R-2
Building Category:	All Other Buildings & Structures
Description:	Provide areas predominantly developed with semi-detached houses on moderately sized lots that also contain some detached dwellings
Height (ft):	40
Stories:	3
Minimum Lot Area (sq ft):	4000
Lot Occupancy (%):	40
Rear Setback (ft):	20
Side Setback (ft):	8

Comprehensive Plan

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XIV. APPENDIX 2: DEVELOPMENT FINANCING - EVALUATION CRITERIA SCORING MATRIX

Below are the detailed scoring criteria DHCD will use to assign points and score a project. This same level of detail is also available in the Online Application System.

Criteria		Point Combination Explanation	Point Value	Point Type	Calculate	Total Potential Points
Project Readiness and Past Performance						
	Error Free Submission	Per nonmaterial error up to 5 errors	-2	each	up to	-10
	Readiness to Proceed				up to	-4
		Per additional 3 months beyond 12-month closing timeline	-1	each		
		Projects without submitted permit-level 75% complete architectural plans and specifications with associated permit numbers in Department of Buildings review	-2			
	Compliance with DHCD Cost and Funding Guidelines	Per each 5% increment over maximum construction cost, soft cost, or operating cost guidelines	-1	each	up to	-5
	Past Performance				up to	-14
		Each prior project in which members of the development team participated that were in DHCD's underwriting pipeline for longer than 3 years between selection and financial closing	-2	each		
		Each prior project in which members of the development team participated that did not reach financial closing within the expected fiscal year for which funds were initially requisitioned	-2	each		
		Each prior project in which members of the development team participated reached financial closing within the last 10 years that had a Department of Labor (DOL) wage rate complaint and investigation	-5	each		
		Each prior project in which members of the development team participated that did not submit the required annual audit (or equivalent) and DHCD annual reporting to DHCD's Portfolio and Asset Management Division (PAMD)	-5	each		
Project Readiness and Past Performance – Maximum Score						-33

Designated Housing Targets

Criteria	Point Combination Explanation	Point Value	Point Type	Calculate	Total Potential Points
Permanent Supportive Housing				up to	10
	At least 20% of units (including the required 5% set-aside) are reserved as PSH that follows the Housing First model and fills vacancies through the Coordinated Entry system.	10			
	At least 10% of units (including the required 5% set-aside) are reserved as PSH that follows the Housing First model and fills vacancies through the Coordinated Entry system.	5			
	Applicant does not exceed the minimum requirements for PSH.	0			
Family-Oriented Units				up to	5
	At least 30% or more of the project's affordable units have three or more bedrooms.	5			
	At least 20% of the project's affordable units have three or more bedrooms –OR– at least 50% project's affordable units have two or more bedrooms.	3			
	The criteria required to obtain points is not met.	0			
Programs to Address Additional Barriers to Housing				up to	5
	Projects that include a program to address barriers to housing for a specific underserved population. Categories include but are not limited to the following: Returning citizens; Residents with developmental or intellectual disabilities; Youth aging out of foster care; Housing for Persons With HIV/AIDS; Other Programs – Applicants may request points for Projects that will serve populations not listed here. <i>Project should provide a complete explanation of the program including the barriers to housing faced by the population and a market study that supports the inclusion of the program.</i>	5			
	Projects that do not include a program to address barriers to housing for a specific underserved population.	0			
Housing for Older Adults				up to	5
	Projects that provide Assisted Living	5			
	Projects that provide Independent Living	3			
	Projects that provide age restricted Independent Living for people age 62+; can include grand family units	2			
	Projects that provide age restricted Independent Living for people age 55+; can include grand family units	1			

Criteria		Point Combination Explanation	Point Value	Point Type	Calculate	Total Potential Points
	Accessible Housing				up to	5
		Project utilizes Universal Design (The Kelsey Silver/Gold/Platinum Standard or Virginia Universal Design Standard)	5			
		Project that provides twice the number of accessible and audio/visual units as required by Section 504 and all units meet the ANSI Type A accessibility standards	3			
		Project that provides twice the number of accessible and audio/visual units as required by Section 504	1			
	Faith-Based Development Initiative				up to	5
		Project that includes land owned by a faith-based organization and is a current or past participant of the Faith Based Initiative Program.	5			
	Homeownership & Wealth Building				up to	10
		Projects that provide homeownership opportunities to residents immediately upon completion of construction or rehabilitation.	10			
		Projects that are structured to transfer to tenant ownership after the initial 15-year compliance period, through the Right of First Refusal provided for in Section 42(i)(7) of the Internal Revenue Code.	5			
		Projects that provide wealth-building services that may better prepare tenants to be homeowners, including but not limited to positive rent reporting for credit scores, rent payment incentives, connecting unbanked or underbanked residents to financial institutions or shared appreciation.	2	each	up to 6	
	Income Levels Served (N/A for homeownership)				up to	6
		Weighted average MFI less than or equal to 40% (For example, a project with an equal mix of 30% and 50% MFI units funded by DHCD).	6			
		Weighted average MFI between 40.1%-50%	5			
		Weighted average MFI between 50.1%-55%	4			
		Weighted average MFI between 55.1%-60%	3			
		Weighted average MFI greater than 60% - OR - this is a homeownership project and points are not applicable.	0			
	Section 8 and Public Housing Waiting Lists				up to	1
		Applicant commits to leasing or sales preference for households on the public housing or Section 8 waiting list maintained by DCHA	1			
		No leasing or sales preference for identified households.	0			
Designated Housing Targets – Maximum Score						40

Place-Based Priorities

Criteria	Point Combination Explanation	Point Value	Point Type	Calculate	Total Potential Points
Affordable Housing Opportunities Across Planning Areas				up to	25
	Projects located in Rock Creek West, Near Northwest, or Capitol Hill Planning Areas	25			
	Projects located in Rock Creek East, Upper Northeast, Central Washington, or Lower Anacostia Waterfront and Near Southwest Planning Areas	15			
Proximity To Transit				up to	10
	Project is within 1/4 mile of a Metrorail station	10			
	Project is within 1/2 mile of a Metrorail station	7			
	Project is located within 1/4 mile of a high-frequency bus line stop as published by the Washington Metropolitan Area Transit Authority (WMATA) or 24-hour service bus line stop as referenced in B24-1129, the “Fare-Free Bus Funding Emergency Amendment Act of 2022”	3			
Proximity to Neighborhood Amenities				up to	5
	One point for each of the following amenities that are within 1/4 mile of the project: Full-Service Grocery Store, Library, Public or Charter School (if family project), Aging Services (if senior project), Recreation Facilities, and Primary Care Provider	1	each		
Preference for Projects with District Land				up to	10
	Project is part of the redevelopment of a site that is or was owned by the District of Columbia, the site was awarded to the applicant through a competitive disposition process and the Project is being developed on the site that was awarded (this includes dispositions managed by DHCD’s Property Acquisition and Disposition Division (PADD), DMPED, and DCHA, among others.	10			
	Project incorporates a ground lease held by DHCD (for rental Projects), or a land trust (for homeownership Projects) for the Project Site.	5			
	Project site was not formerly owned by the District of Columbia or the site was not awarded to the applicant through a competitive disposition process.	0			
Place Based Priorities – Maximum Score					30

Maximizing the Impact of DHCD Resources

Criteria		Point Combination Explanation	Point Value	Point Type	Calculate	Total Potential Points
	Creation of Net New Units				up to	5
		Projects where 50% or more of the total units qualify as Net New Units	5			
	Risk of Loss of Affordability in Near Term (NOAH or Covenanted)				up to	10
		Property is not currently protected by an affordability covenant or for projects that are within two years of the expiration of an existing affordability covenant.	10			
		Projects that are within five years of the expiration of an existing affordability covenant.	5			
		Projects with an existing affordability covenant with more than five years until the expiration of the covenant.	0			
	Mixed-Income				up to	10
	a. Inclusion of market-rate units				up to 5	
		For Rental and LEC: Between 20% to 80% project's units are market rate, and all proposed market rate units are fully financeable without DHCD participation, without LIHTC equity, and without debt supported by income from the affordable units.	5			
		For Rental and LEC: Projects located in the Far Northeast & Southeast or Far Southeast & Southwest Planning Areas where between 20 to 80% of the project's units are 80% MFI units and demonstrate market rent is at or below 80% MFI in the market study.	5			
		For non-LEC Homeownership: Project incorporates unrestricted or restricted units above 80% MFI that are helping cross-subsidize the affordable component of the project.	5			
		The criteria required is not met.	0			
	b. Providing Units for a Range of MFI Levels				up to 5	
		For Rental and LEC: Points will be awarded to projects that propose a mix of affordable units serving varying MFI levels and market rate units within the same project. To achieve points, a minimum of 10% of units must be proposed in three of the following income categories: <ul style="list-style-type: none"> • 0% to 30% MFI • 31% to 50% MFI • 51% to 80% MFI • Market-rate (unrestricted, unsubsidized) 	5			

Criteria		Point Combination Explanation	Point Value	Point Type	Calculate	Total Potential Points
		For non-LEC homeownership: Project incorporates a mix of lower and higher incomes while maintaining an overall average income restriction of 80% MFI.	5			
		The criteria required is not met.	0			
Affordability Period Restrictions					up to	10
		Applicant commits to placing a permanent, perpetual affordability covenant on the property.	10			
		Applicant commits to a 60- year affordability period or longer. (30 years for homeownership)	7			
		Applicant commits to a 50- year affordability period or longer. (25 years for homeownership)	2			
		The project will meet minimum required affordability period. (40 years rental and LEC; 15 years for non- LEC homeownership)	0			
Non-Profit Participation and Right of First Refusal					up to	3
		For a non-LIHTC project: A qualified non-profit organization holds an ownership interest of 51% or more in the project ownership entity; – OR – For an LIHTC project: A Qualified Non-profit Organization is the managing member of the general partner, the Qualified Non-profit Organization holds an ownership interest of 51% or more of the general partner, and the Qualified Non-profit Organization has signed or intends to sign before closing a right of first refusal agreement to purchase the project at the end of the compliance period.	3			
		A non-profit organization does not have a significant partnership role in the project or does not have a right of first refusal.	0			
Maximizing Density					up to	5
		Project density is increased through a Planned Unit Development (PUD), Map Amendment, or some other official mechanism.	5			
		Project meets maximum density allowed on site.	2			
		The criteria required is not met.	0			
Leverage					up to	40
a. Overall Leverage					up to 20	
		Less than 30% DHCD participation.	20			
		Between 30-34.9% participation.	16			
		Between 35-39.9% participation.	12			
		Between 40-44.9% participation.	8			

Criteria		Point Combination Explanation	Point Value	Point Type	Calculate	Total Potential Points
		Between 45-49.9% participation.	4			
		50% DHCD participation or greater (Leverage ratio of 1:1 or below)	0			
	b. Subsidy Leverage				up to 20	
		Non-DHCD RFP subsidies and/or subordinate financing sources equal to 25% of the project's total sources or greater	20			
		Non-DHCD RFP subsidies and/or subordinate financing sources between 20-24.9% of the project's total sources.	15			
		Non-DHCD RFP subsidies and/or subordinate financing sources between 15-19.9% of the project's total sources.	10			
		Non-DHCD RFP subsidies and/or subordinate financing sources between 10-14.9% of the project's total sources.	5			
		Non-DHCD RFP subsidies and/or subordinate financing sources less than 10% of the project's total sources.	0			
Maximizing Impact of DHCD Resources – Maximum Score						60
<i>Innovative and Community Oriented Features or Programming</i>						
	Resilient Buildings and Innovative Design				up to	20
		2026 Enterprise Green Communities (EGC) Criteria – Certification Plus	15			
		2026 Enterprise Green Communities (EGC) Criteria	10			
		True Zero Waste Certification	7	each		
		Building Electrification with no on-site combustion	5	each		
		Whole Building Life-Cycle Assessment (LCA) Supported Low-Embodied Carbon Design (<i>see guidance from LEED v4.1 Building Life-Cycle Impact Reduction credit</i>)	4	each		
		Mass-Timber Construction; and/or Modular Construction and/or conversion of office to residential building	2	each		
		Project completes the DOEE Resilience & Solar Assessment Tool	1	each		
	Property Mgmt & Resident Services				up to	10
		Projects where over 80% of the core resident services are expected to be funded and sustained with sources of funding outside the project	4			
		Projects where up to 50% of the core resident services are expected to be funded and sustained with sources of funding outside the project	3			

	Point Combination Explanation	Point Value	Point Type	Calculate	Total Potential Points
Property Mgmt & Resident Services <i>(continued)</i>	Projects where up to 33% of the core resident services are expected to be funded and sustained with sources of funding outside the project	2			
	Resident Services Plan includes Training and Educational Programming related to Academic and Economic Empowerment (e.g., job/vocational training, skill-building activities, tutoring/educational assistance for youth or adults, financial literacy training, credit counseling, homeownership/wealth-building education, outreach and homebuyer counseling for homeownership projects, rent reporting)	1	each	up to 6	
	Resident Services Plan includes Training and Educational Programming related to Environment, Health and Wellness (e.g., health initiatives, nutrition workshops, wellness/recreational activities, art and cultural activities, green living education, counseling services)	1	each	up to 6	
	Resident Services Plan includes Resident Involvement and Organizational Capacity-Building (e.g., cooperative board training program, tenant association participatory role/ownership interest, legal and financial services, transition plan for post-sales period for homeownership projects, other enrichment/community-building activities)	1	each	Up to 6	
Community-Oriented Amenities				up to	20
	High Speed Internet in-unit at no charge to the resident	3			
	Child-focused amenity or additional use on premises (e.g., playground, on-site daycare or preschool facility, etc.)	3			
	Project located in Food Desert with access to fresh food on premises (e.g. full service grocery store, with allowance of SNAP)	5			
	Access to healthcare or wellness facility on premises (e.g., fitness center, clinic, etc.)	2			
	Other communal space (e.g., community room, multipurpose room, courtyard, etc.)	5			
	Project includes in-unit washer/dryer	2			

Criteria		Point Combination Explanation	Point Value	Point Type	Calculate	Total Potential Points
	Workforce Development				up to	8
		One point for each development partner designated as DBE, ROB, or led or controlled by individuals designated as socially disadvantaged under the Small Business Administration (SBA) definition: -Development Consultant -Architect -General Contractor -Construction Manager -Property Management Company -Resident and/or Supportive Services Provider	4	each	up to 4	
		Project includes a local apprenticeship program in accordance with D.C. Official Code §§ 32-1401, et seq that exceeds the minimum apprenticeship hours worked by DC residents by 10% or more	1			
		Project exceeds the District's First Source Hiring requirement by 10% or more	1			
		Project has Certified Business Enterprise (CBE) participation of 50% or more	1			
	Developer Capacity Building				up to	5
		A majority of the managing partners are designated as DBE, ROB, or led or controlled by individuals designated as socially disadvantaged under the Small Business Administration (SBA) definition.	3			
		Projects with developers that have not participated in a DHCD-funded project before and who are partnering with an experienced developer partner	1	each		
		Project development partners have participated in or are currently participating in an accelerator program	1	each		
Innovative and Community Oriented – Maximum Score						30
Lowest Construction Cost Bonus						
From Production Project Pool						10
From Preservation Project Pool						10
TOTAL POTENTIAL POINTS						321
TOTAL MAX POINTS PER PROJECT						170

XV. APPENDIX 3: DEVELOPMENT FINANCE PROCESS MAP

[Development Finance Process Map](#)

XVI. APPENDIX 4: DHCD FAMILY FRIENDLY AFFORDABLE HOUSING DESIGN GUIDE

[Family-Friendly Affordable Housing Design Guide](#)