



2026 Request for Proposals for Affordable Housing Questions and Answers (Q&A)

April 2026

Q: What is the Department of Buildings (DOB) minimum preliminary review?

A: This refers to submitting your project's plans for construction permits and receiving the at least the first round of review comments from DOB for the project.

Q: What are the permitting process requirements?

A: Applicants must follow DC DOB permitting requirements and provide documentation consistent with published RFP threshold requirements.

Q: How can one apply for Technical Assistance review?

A: Applicants may request Technical Assistance on the [2026 Consolidated Request for Proposals \(RFP\) site](#) between March 16th and March 27th.

Q: Does the RFP require a new Environmental Review or site assessment if the project has already begun construction?

A: You should have an Environmental Review that can be submitted; requirements depend on project specifics.

Q: If a project was submitted as a bundled site, is that considered one application or multiple applications?

A: It depends on your application and financial structure. One ownership entity generally constitutes one project.

Q: Can you expand on Build America, Buy America (BABA)?

A: All federally funded infrastructure projects - except LIHTC - must use materials made in America. Waivers are required for any components not produced domestically. Specific questions or waiver requests should be sent via email to springdhcd2026.rfp@dc.gov.

Q: Where should we request Technical Assistance for logging into QuickBase?

A: Requests should be sent via email to springdhcd2026.rfp@dc.gov.

Q: Will you accept applications that plan to use HPTF in the future?

A: Yes. However, any future HPTF request would have to be applied for during an [HPTF OpenRFP](#) window, which opens quarterly on April 1, July 1, October 1, and January 1. Responses to this RFP apply to the sources referenced in this RFP. The Form 202 financial model can indicate other funding sources that you're anticipating making a request for however only funding sources that are available in the 2026 Consolidated RFP can be awarded in this round.

Q: Can you confirm threshold items, including number of possible submissions, structuring, permitting, etc.?

A: If you're looking to request a specific funding source, submit what you can submit in response to what is being asked for, and if you don't have something for that given documentation requirement, you can submit something that says we don't believe this applies.

Q: What are the 9% LIHTC cap and DC LIHTC caps?

A: **9% LIHTC:** Similar to previous DHCD RFPs, the maximum request for 9% LIHTC is \$1.1 million. **DC LIHTC:** In accordance with the District of Columbia Low-Income Housing Tax Credit Amendment Act of 2024 (see [D.C. Law 25-217. Fiscal Year 2025 Budget Support Act of 2024. | D.C. Law Library](#), Subtitle Q), the maximum DC LIHTC allocation request shall not exceed 9% of the project's qualified basis, as determined pursuant to the standards set forth in Section 42(c) of the Internal Revenue Code of 1986, approved October 22, 1986.

Q: How is a 9% LIHTC award made?

A: A reservation of 9% Tax Credits is made after DHCD does an initial review of the Project budget sources-and-uses statement to determine the Project's feasibility and is conditioned upon the development's sponsor meeting certain requirements as described in this QAP. Those applicants satisfying the requirements will be given an allocation of tax credits. If the development is placed in service in the year of allocation, it qualifies for an allocation for that year, and IRS Form(s) 8609 will be issued on or before December 31. If the development is not placed in service in the year of allocation, the Sponsor/Developer can request a Carryover Allocation. Upon this request, DHCD will review the development budget for continued feasibility to reflect any changes in the development's cost and/or financial structure before granting a Carryover Allocation.

Q: How do you submit a 4% and 9% LIHTC hybrid project?

A: Submit a separate Form 202 for the 4% and 9% transactions with all sources referenced and provide a narrative that addresses which sources of funds will be applied for and used.

Q: How do applicants access the online application portal?

A: **Consolidated RFP/Development Opportunities:** For competitive funding like tax-exempt bonds or LIHTCs, DHCD uses an **Online Application System** hosted on [Quickbase](#). New users must request access or sign up for updates through that link to initiate a new application.

Q: What is the application fee?

A: A \$1,000 non-refundable application fee is required 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.

Q: What are the fees for a 9% LIHTC application?

A: Please refer to the following Fee Table 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 fees (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.

Q: Are the \$1,000 application fees for other sources and 9% LIHTC fee separate?

A: Yes, these fees are separate and both are due at the time of application.

Q: Form 202 notes that DC LIHTC must be priced at \$0.70, but that floor appears to have been removed. Is the pricing floor still in effect?

A: The pricing floor has been removed. Equity pricing should reflect current market conditions.

Q: What is the process for applying for DC LIHTC for future 4% projects?

A: The process for applying for DC LIHTC is outlined in the 2026 Consolidated RFP.

Q: Does the 5 unit minimum apply to homeownership projects?

A: Yes. Home ownership projects should have five (5) or more units.

Q: Is there funding for case management in this RFP?

A: No but case management expenses are operational expenses that should be referenced in your Form 202 with an alternative funding source if required for your project.

Q: Do preservation projects need to submit the same reports, plans, phase one appraisals and market studies?

A: Yes. Preservation projects must submit all required reports, plans, and studies to be considered for funding.

Q: Can one apply for an LRSP only?

A: Yes, you may apply for LRSP operating subsidy only.

Q: Will applying for funding through this consolidated RFP for two projects bar development consultant sponsor individual pass-through entity from applying for funding when HPTF becomes available?

A: No.

Q: Is PSH required on Affordable Projects

A: PSH is required on transactions with federal sources 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.

Q: When will Housing Production Trust Fund (HPTF) Applications be available?

A: DHCD will begin accepting HPTF Project Concept Applications on March 23, 2026. Please review the HPTF OpenRFP guidance currently available on the DHCD website for further information.

Q: What are the overarching requirements of the RHP program

A:

- 1. RHP can be a loan or a grant.*
- 2. Must serve people living in recovery from a substance use disorder (SUD).*
- 3. Property must have an Application Intake/Screening Process in line with Fair Housing.*
- 4. On Site Supportive Services to include a gathering space.*
- 5. Ten percent of the units must meet Uniform Federal Accessibility Standards (UFAS)*
- 6. Lease is limited to no more than 24 months.*
- 7. Residents must move to permanent housing.*

Q: Must a developer use the service providers partnered with the Department of Behavioral Health (DBH)?

A: No

Q: What is the benefit of partnering with DBH?

A: DBH has clients that need housing and can provide services and case management to their clients.

Q: May the developer choose their own service providers?

A: Yes, but the service provider must demonstrate experience with RHP population.

Q: Do I have to provide medical support services on sight?

A: No, RHP supportive services is a “social model” and the expectation is that service providers engage with residents on life skills, employment skills and serve as a conduit between the resident and outpatient services.

Q: What are the requirements for resident eligibility?

A: Resident Requirements are:

- 1. Fifty one percent of the residents living in the development must earn 80% or less of the uncapped area median income adjusted for household size.*
- 2. Residents must actively be in recovery.*
- 3. Residents must follow house rules.*
- 4. Residents must have the ability to choose to participate in recovery supportive services.*

Q: Does LRSP project-based voucher contracts require updated third party reports (i.e. appraisal, market study, and phrase I).

A: No – DHCD will accept previous third-party reports.

PADD RFP

Q: Can an applicant propose a blighted property not listed in PADD Appendix 1?

A: No. Only properties listed in the RFP Appendix 1 are eligible.

Q: Do you need to submit the application fee if you were previously awarded funding for a PADD site?

A: If you are applying for a PADD site no application fee is required. Application fees are required for all other sources.

Q: Do you need to submit the application for funding if you were previously awarded funding for a PADD site?

A: A DHCD funding award is denoted by a Letter of Conditional Commitment, which still requires the developer to meeting a number of conditions prior to closing on any DHCD financing. As such, any indication regarding DHCD financing associated with a PADD site award was always subject to further underwriting. All of that stated, application fees noted in the Consolidated RFP and QAP are requirements of applying for any DHCD financing.