




GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT



This is not a Notice of Funding Availability.

The Department of Housing and Community Development (DHCD), on behalf of Mayor Bowser, has been asked by the U.S. Department of Housing and Urban Development (HUD) to submit a list of properties that HUD may consider for an allocation of project-based Section 8 operating assistance. The total amount of federal budget allocation that may be transferred will cover a gross potential rent of up to \$109,293 per month (over \$1.3MM per year), adjusted annually for inflation. This federal budget allocation may be transferred to one or divided among more than one projects. The number of units covered at a project by any transferred allocation will be determined by HUD and will be pursuant to a Rent Comparability Study.

Property owners that would like the opportunity to be included in the list DHCD submits to HUD, please notify us no later than close of business on Friday, August 11 as requested below. DHCD reserves the right to filter the list of interested properties in order to deliver to HUD a list of properties that are likely to be well-qualified for a transfer of budget authority. If a proposed property does not currently have a loan, grant, operating subsidy award or other relationship with DHCD, DHCD will indicate to HUD that DHCD does not have direct knowledge of property condition, compliance or financial performance. HUD will ultimately determine which properties to consider for a transfer of budget allocation.

Details follow about the opportunity and information that property owners and managers should provide.

Transfer of budget authority:

HUD will require owners to enter long-term (i.e., 20-year) Housing Assistance Payment (HAP) contracts for amounts allocated and comply with the terms of the Project Based Rental Assistance program administered by HUD's Office of Multifamily Programs. The entire selection and transfer process will be determined by HUD and must be completed within the next two years.

Some important requirements for projects to be eligible for consideration include:

- Properties must be multifamily projects with 5 or more *existing* dwelling units before receiving any transfer of budget authority.
- Owner must demonstrate demand for affordable housing by:
 - Listing current tenants eligible for Section 8 assistance, and/or
 - Listing of eligible prospective tenants from the project wait list, and/or
 - Providing market analysis showing eligible households in the area.
- HUD letter approving transfer can be used to obtain financing, but covered units must be habitable at the time that budget authority is transferred (e.g., have secured C of O).
- Project must have a current score ≥ 60 in a recent HUD Real Estate Assessment Center (REAC) inspection prior to receiving the transfer.
 - Should a project not currently in the REAC system be considered it will have the opportunity to undergo an inspection.

These and other requirements for candidate projects are detailed in Sections VI of HUD [Notice H-2015-03](#). HUD's process for determining whether to transfer a budget allocation is described in Section VIII of this Notice.

While DHCD will submit a list of candidate projects to HUD based on the responses it receives and continued due diligence, HUD will conduct the eligibility and technical review and HUD will determine the project or projects that will receive a transfer of budget allocation.

Accepting the opportunity to be considered:

If you would like a specific property in the District of Columbia to be considered for the list of candidate properties that DHCD submits to HUD, please respond via email to preservation.dhcd@dc.gov and confirm the following information **no later than close of business on August 11, 2023:**

- Property name and address.
- State explicitly that you are the owner or owner's representative for this property and you would like it to be considered for inclusion in the list of candidate projects submitted by DHCD to HUD.
- Owner name, designated individual to receive HUD communications, and contact information.
- Total number of residential units currently leased or available for lease.
- Total number of units leased by households earning less than 80% of MFI, by household and bedroom size (see the table at the end of this email, or [Income Limits | HUD USER](#)), if known.
- Number of residential units currently available for immediate placement under a new HAP contract (i.e., vacant or with a tenant who is likely to be eligible).
- Number of units not currently available but that might be expected to become available in the next two years.
- Is the property subject to an FHA-insured mortgage currently?
- What is the number of residential units at the property currently occupied by tenants participating in tenant-based voucher programs, including the federal Housing Choice Voucher program or the Local Rent Support Program administered by the DC Housing Authority (DCHA).
- What is the number of residential units at the property currently covered by project-based contracts with DCHA, including Annual Contributions Contracts (ACC), federal Housing Choice Vouchers and Local Rent Support Program vouchers.
- Does the property have an existing project-based Section 8 operating assistance (Housing Assistance Payment, HAP) contracts directly with HUD (i.e., not with DCHA)? If so, how many units are covered?

If you have questions, please e-mail preservation.dhcd@dc.gov. Thank you for responding to this message. DHCD is eager to assist HUD in finding a new partner or partners and to retain affordable housing resources in the District.

FY 2023 Income Limits Summary

FY 2023 Income Limit Area	Median Family Income Click for More Detail	FY 2023 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area	\$152,100	Very Low (50%) Income Limits (\$) Click for More Detail	52,750	60,300	67,850	75,350	81,400	87,450	93,450	99,500
		Extremely Low Income Limits (\$)* Click for More Detail	31,650	36,200	40,700	45,200	48,850	52,450	56,050	59,700
		Low (80%) Income Limits (\$) Click for More Detail	66,750	76,250	85,800	95,300	102,950	110,550	118,200	125,800

NOTE: **District of Columbia** is part of the **Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area**, so all information presented here applies to all of the Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area. HUD generally uses the Office of Management and Budget (OMB) area definitions in the calculation of income limit program parameters. However, to ensure that program parameters do not vary significantly due to area definition changes, HUD has used custom geographic definitions for the Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area.